

7139 North US 1

FOR SALE | 4,680 SF
Triple Net Leased Medical Office Building





7139 North US 1

CBRE, as exclusive broker, is pleased to offer for sale 7139 N US 1 Cocoa, Florida. The property is prominently positioned on US Highway 1 and is comprised 4,680 rentable square feet. This exceptional investment offers long-term passive income with strong fixed rent increases.

7139 N US 1 provides an investor with an ideal opportunity to purchase a medical office product that is occupied by a cardiologist group on a long-term basis.

PROPERTY DETAILS

PARCEL NUMBER	23-35-13-79-*--3
YEAR BUILT/RENOVATED	1998
BUILDING SF	4,680
CONSTRUCTION	Masonry
OCCUPANCY	100%
ZONING	BU-1
PARKING RATIO	TBD
ASKING PRICE	\$2,285,000
CAP RATE	7.25%

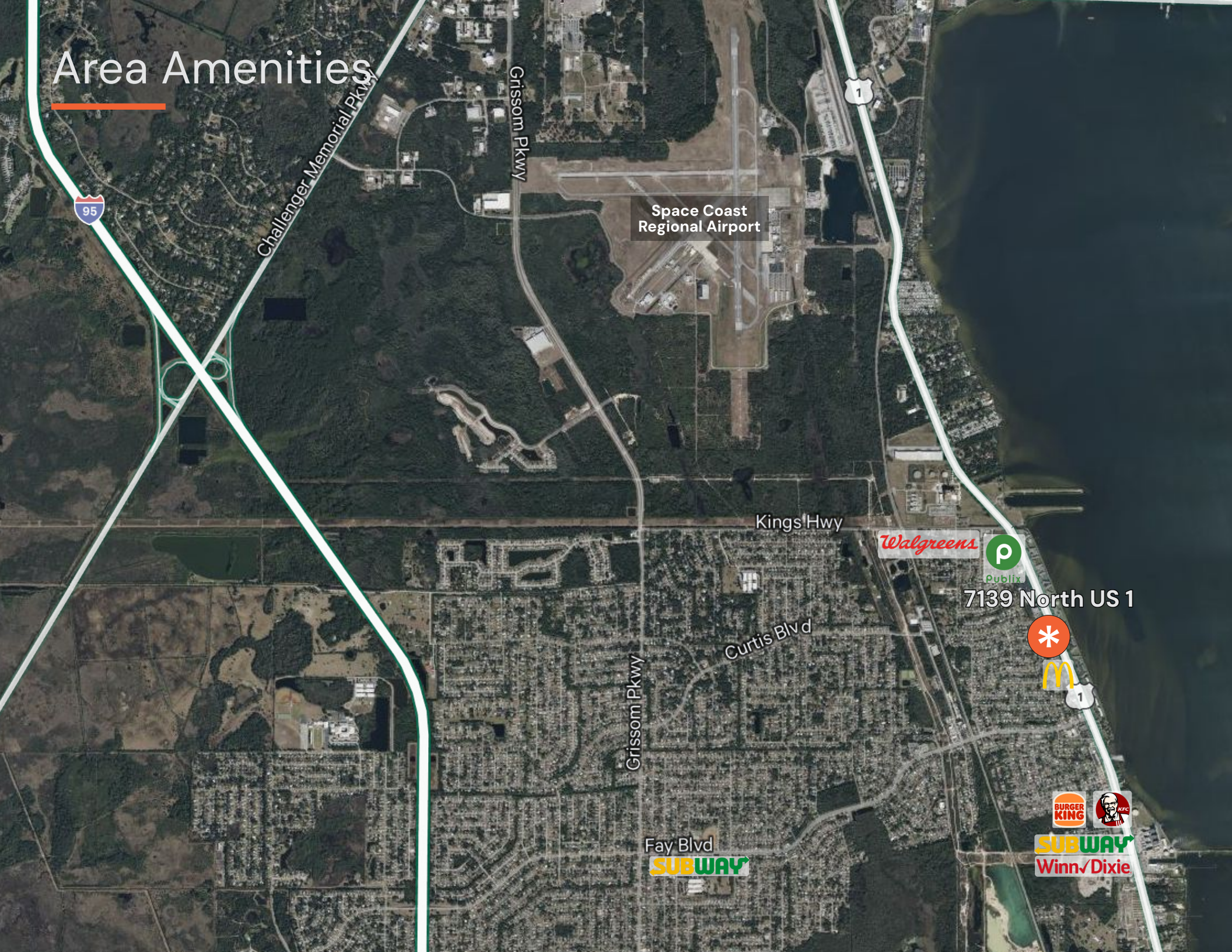
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Area Amenities



Space Coast
Regional Airport

Kings Hwy

Walgreens



7139 North US 1



SUBWAY
Winn/Dixie

Fay Blvd
SUBWAY

Curtis Blvd

Grissom Pkwy



Location & Access

Drive Times/Distances

LOCATION	DRIVE TIME	DISTANCE
I-95	9 minutes	4.6 miles
SR 50	9 minutes	5.7 miles
SR 528	9 minutes	5.9 miles
Space Coast Regional Airport	5 minutes	2.8 miles

Tenant Overview

“Space Coast Cardiology Consultants, established in 1989, is a prominent cardiology clinic in Brevard County, FL. Led by Dr. R. B. Palaniyandi, the clinic serves patients at Wuesthoff – Rockledge, Wuesthoff – Melbourne, and Cape Canaveral hospitals. With a strong presence in the community for over three decades, Space Coast Cardiology Consultants is dedicated to providing high-quality cardiac care to its patients. Dr. Palaniyandi’s leadership ensures that patients receive expert treatment and compassionate care at every visit.”

TENANT/TERMS:

LEASE EXPIRATION	10/31/2039
RENEWAL OPTION	One, five-year option
ANNUAL INCREASES	3%
NOI	\$165,600
BASE RENT	\$13,800
RENT PSF	\$35.38/SF



LOCAL DEMOGRAPHICS

DEMOGRAPHIC BRIEF			3 MILES		5 MILES		10 MILES	
Population								
2024 Population – Current Year Estimate			22,785		41,476		147,681	
2029 Population – Five Year Projection			24,054		43,711		152,613	
2020 Population – Census			22,555		40,416		143,873	
2010 Population – Census			23,187		40,739		135,986	
2020–2024 Annual Population Growth Rate			0.24%		0.61%		0.62%	
2024–2029 Annual Population Growth Rate			1.09%		1.06%		0.66%	
Households								
2024 Households – Current Year Estimate			8,677		15,998		62,290	
2029 Households – Five Year Projection			9,410		17,173		65,134	
2020 Households – Census			8,553		15,522		60,286	
2010 Households – Census			8,157		14,535		55,233	
2020–2024 Compound Annual Household Growth Rate			0.34%		0.71%		0.77%	
2024–2029 Annual Household Growth Rate			1.64%		1.43%		0.90%	
2024 Average Household Size			2.50		2.52		2.34	
Household Income								
2024 Average Household Income			\$104,303		\$110,553		\$100,982	
2029 Average Household Income			\$123,365		\$128,776		\$118,575	
2024 Median Household Income			\$78,888		\$85,201		\$72,619	
2029 Median Household Income			\$93,540		\$100,177		\$85,205	
2024 Per Capita Income			\$39,932		\$43,098		\$42,655	
2029 Per Capita Income			\$48,283		\$51,115		\$50,663	
Housing Units								
2024 Housing Units			9,181		16,976		68,376	
2024 Vacant Housing Units			504	5.5%	978	5.8%	6,086	8.9%
2024 Occupied Housing Units			8,677	94.5%	15,998	94.2%	62,290	91.1%
2024 Owner Occupied Housing Units			7,334	79.9%	13,454	79.3%	44,427	65.0%
2024 Renter Occupied Housing Units			1,343	14.6%	2,544	15.0%	17,863	26.1%
Education								
2024 Population 25 and Over			16,911		30,816		110,572	
HS and Associates Degrees			11,279	66.7%	20,008	64.9%	69,474	62.8%
Bachelor’s Degree or Higher			3,910	23.1%	8,439	27.4%	32,241	29.2%
Place of Work								
2024 Businesses			521		1,123		6,292	
2024 Employees			7,408		17,378		61,272	

COCOA FL 32827

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