



**202 - 204 N FISKE BLVD**



**935 SCHOOL ST**

**FOR SALE • RETAIL / OFFICE / RESTAURANT •**

**\$1,000,000 | ZONE CN | 8,712 SQFT | 0.20 AC  
COCOA, FL 32922**

EXCLUSIVELY LISTED BY

**DAVID WEISS**

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The David Weiss  
— TEAM —

## OFFERING SUMMARY

Price:	\$1,000,000
Building Size:	8,712 SF
Lot Size:	0.20 AC
Zoning:	CN (Commercial Neighborhood)
Ideal Use:	Retail, Office, and Restaurant
Year Built:	1956



## PROPERTY OVERVIEW

Positioned along a high-visibility corridor in the heart of Cocoa, this 8,712 SF commercial property offers a versatile opportunity for investors, owner-users, or tenants seeking strong frontage and accessibility.

Located at the intersection of N Fiske Blvd and School St, the property benefits from consistent daily traffic, excellent visibility, and proximity to established residential neighborhoods and local businesses.

The flexible layout and CN zoning allow for a wide range of commercial uses, making this an ideal candidate for repositioning, multi-tenant leasing, or owner occupancy.

# PROPERTY HIGHLIGHTS

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



## LOCATION OVERVIEW

Situated in a central Cocoa corridor, the property offers convenient connectivity to key routes and demand drivers:

- Direct access to SR-520 and US-1
- Minutes from Downtown Cocoa
- Short drive to Port Canaveral
- Surrounded by established residential communities
- Strong local traffic and neighborhood customer base

## INVESTMENT / USE POTENTIAL

### 202-204 NORTH FISKE BOULEVARD

This property is well-suited for:

- Owner-user businesses looking for visibility and control
- Investors seeking a value-add or income-producing asset
- Retail or office tenants needing accessible, central location

Flexible zoning allows for a variety of commercial uses, making it a strong candidate for repositioning or long-term hold.

### 935 SCHOOL ST

This property presents a unique opportunity to acquire or lease a fully built-out restaurant location with an established identity in the Cocoa market.

Currently operating as a well-known local Caribbean restaurant, the property is ideally suited for a restaurateur seeking a plug-and-play setup with existing kitchen infrastructure, dining layout, and customer familiarity.

The flexible layout and commercial zoning allow for conversion into:

- Quick-service restaurant (QSR)
- Café or coffee concept
- Ghost kitchen / delivery-focused operation
- Specialty food concept (Latin, seafood, etc.)

## 202-204 NORTH FISKE BOULEVARD COCOA, FL 32922

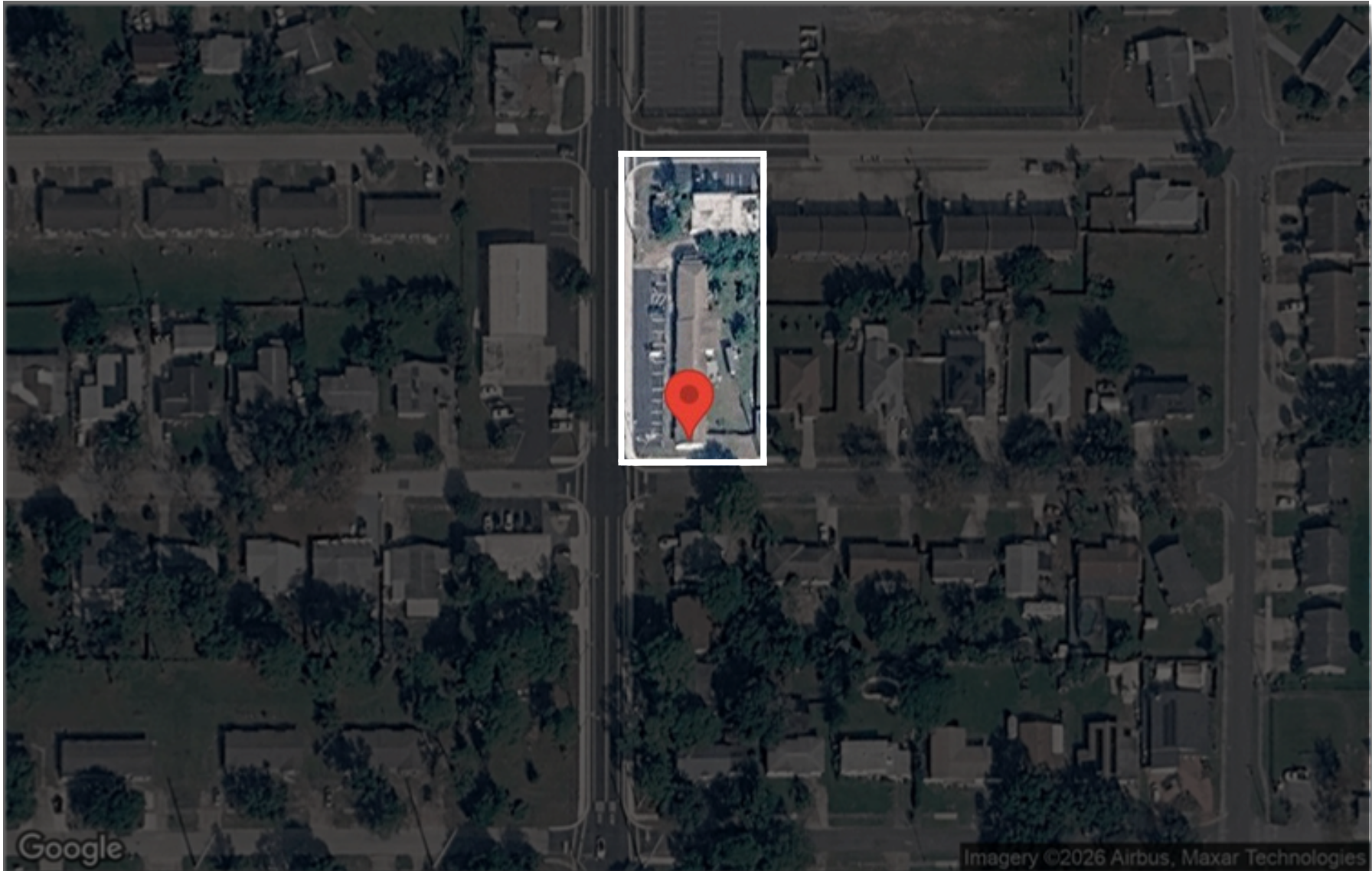


## 935 SCHOOL ST COCOA, FL 32922



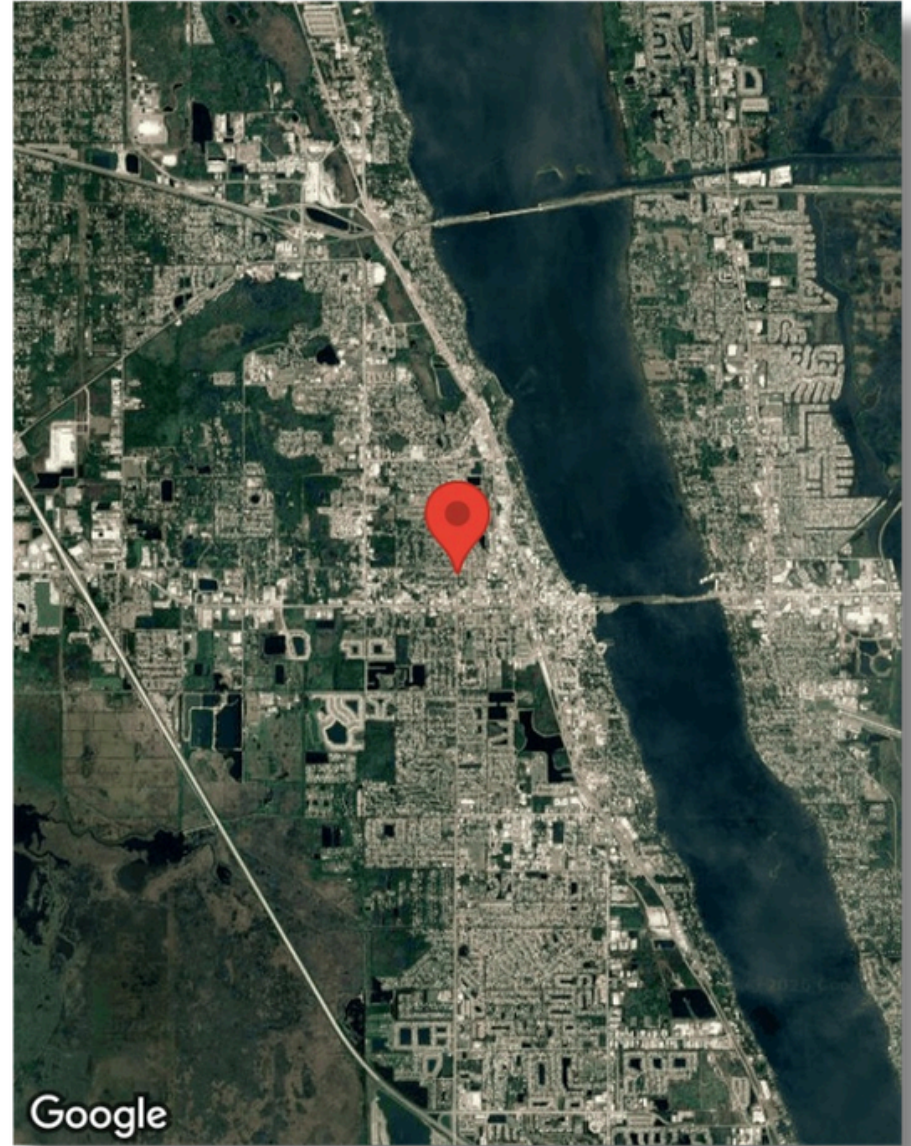
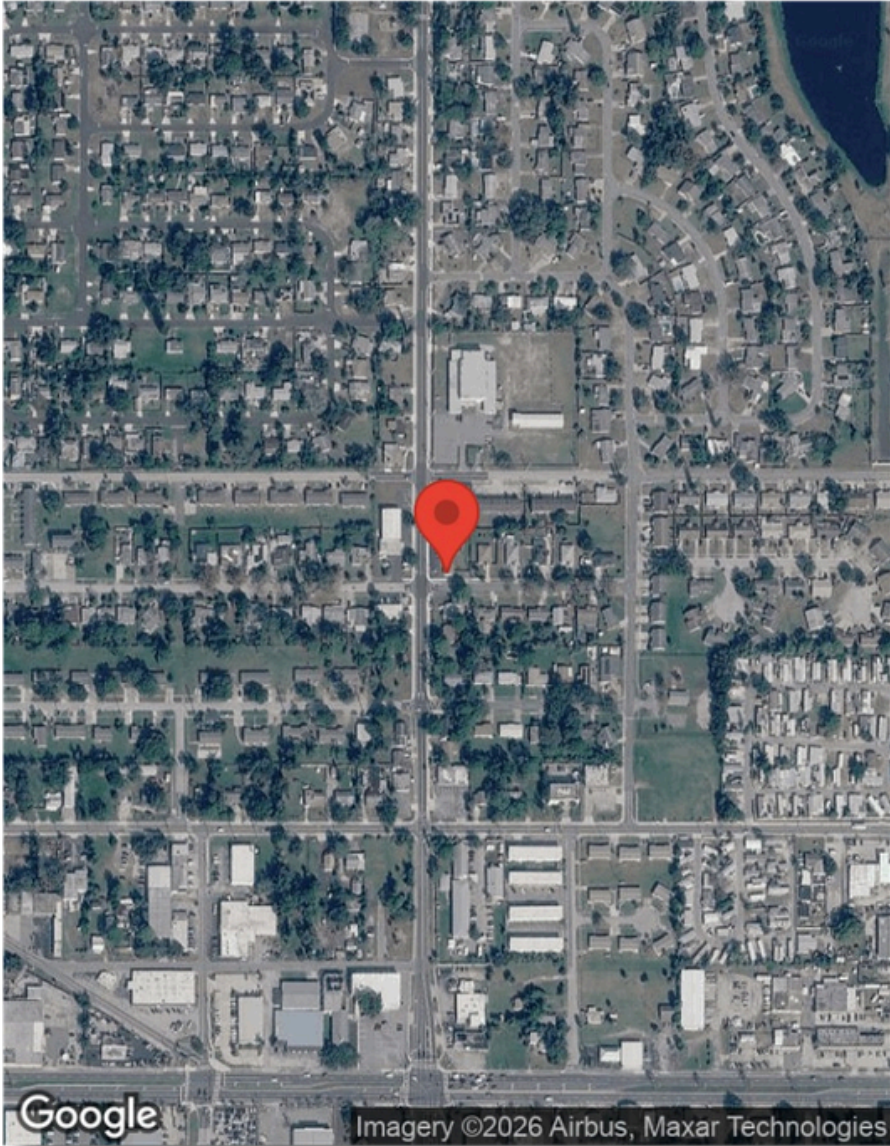
# AERIAL MAP

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



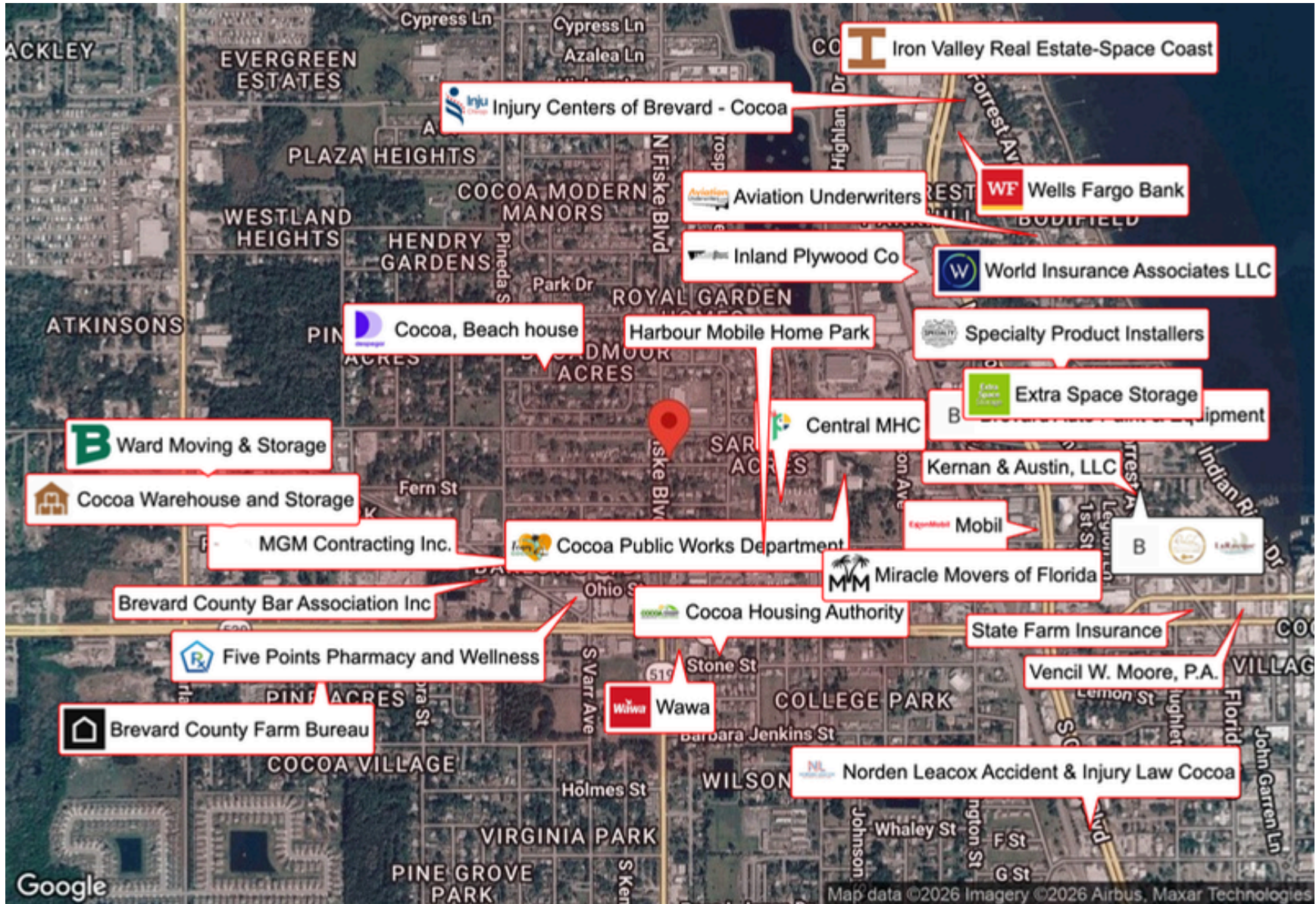
# LOCATION MAPS

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



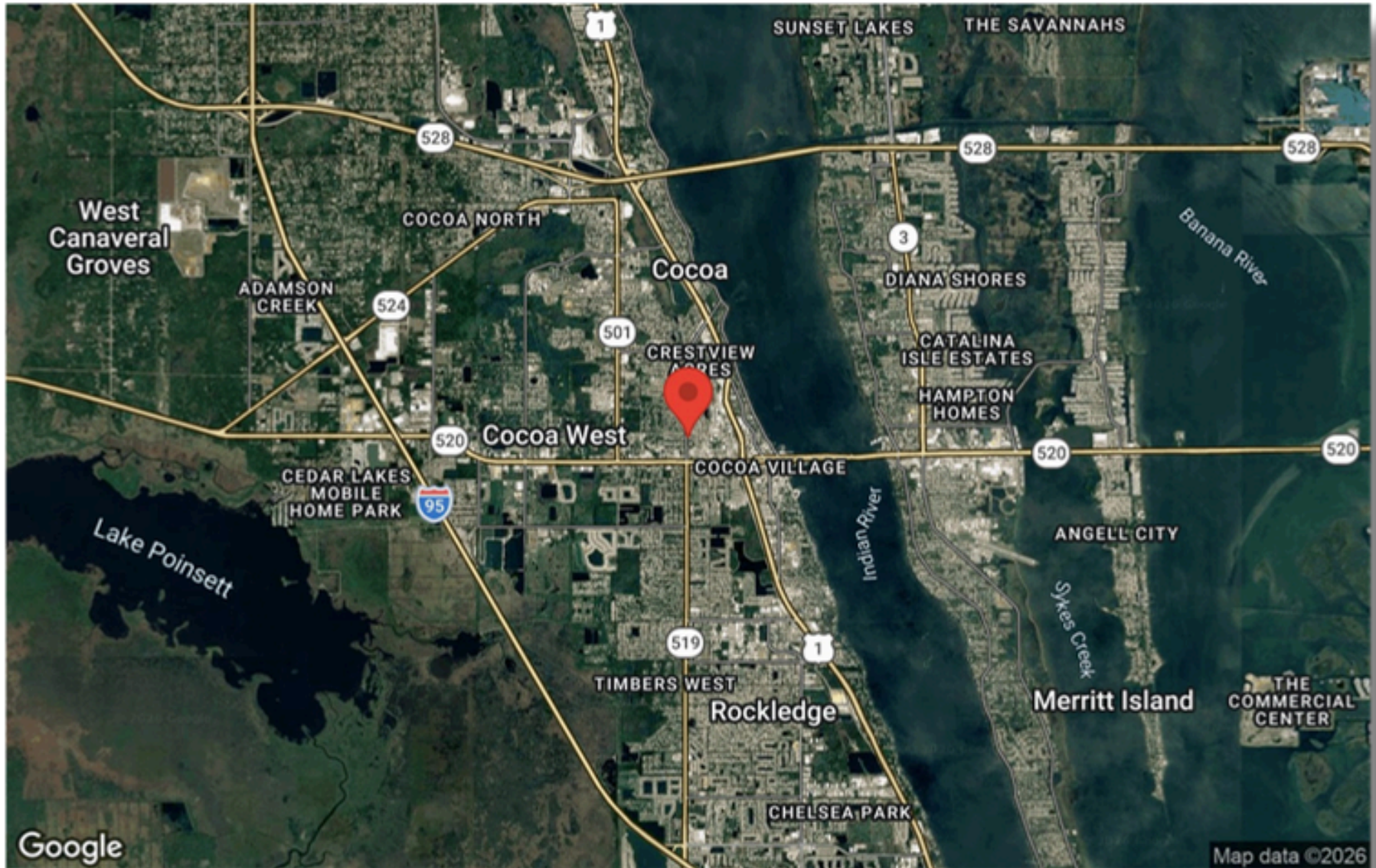
# BUSINESS MAP

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



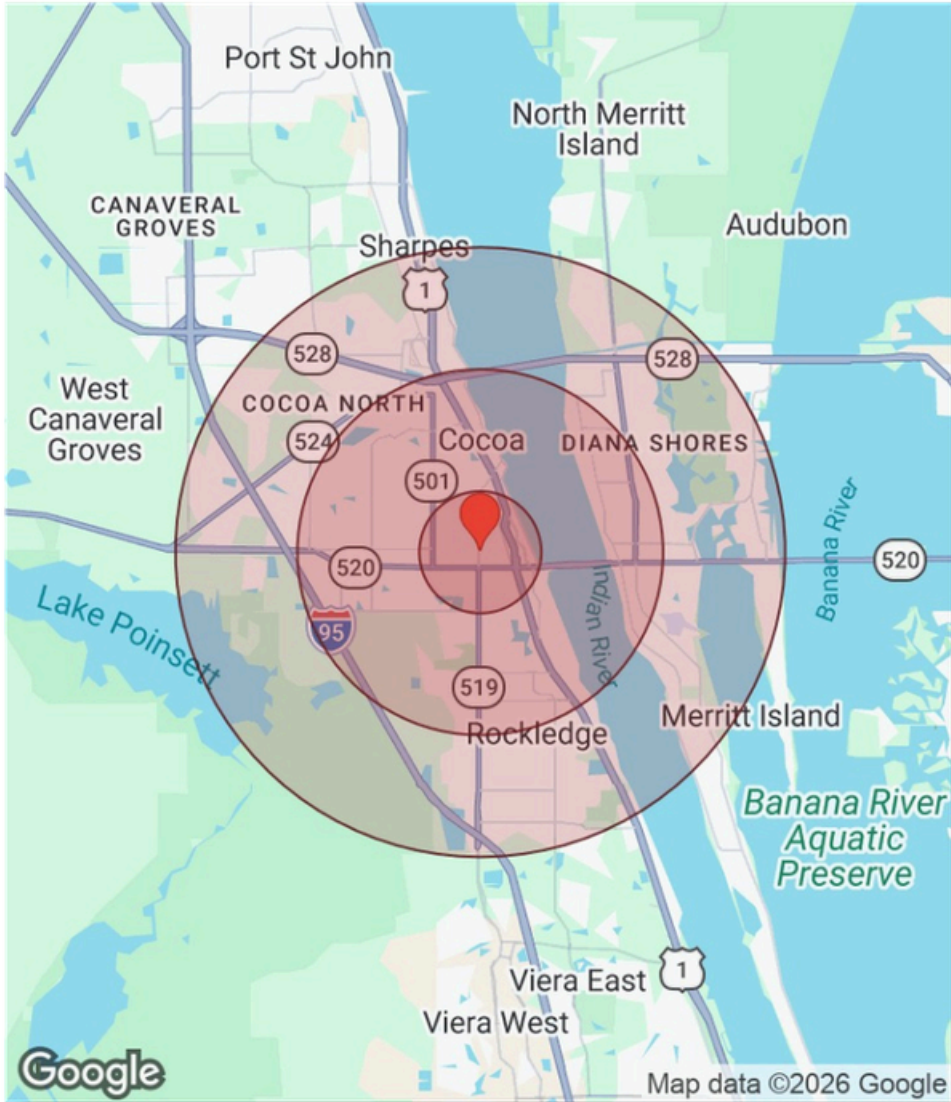
# REGIONAL MAP

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



# DEMOGRAPHICS

202-204 NORTH FISKE BOULEVARD & 935 SCHOOL ST | COCOA, FL 32922



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,558	23,552	46,727
	Female	4,691	24,788	48,989
	Total Population	9,249	48,340	95,716
Race / Ethnicity	White	3,689	28,240	64,225
	Black	3,408	11,026	14,549
	Am In/AK Nat	16	73	144
	Hawaiian	4	34	57
	Hispanic	1,807	6,830	11,955
	Asian	92	885	2,221
	Multiracial	213	1,189	2,441
	Other	20	63	124
Housing	Total Units	4,238	22,852	45,241
	Occupied	3,693	20,365	40,591
	Owner Occupied	1,504	10,808	26,581
	Renter Occupied	2,189	9,557	14,010
	Vacant	545	2,487	4,650
Age	Ages 0 - 14	1,794	8,003	14,496
	Ages 15 - 24	1,227	5,462	10,175
	Ages 25 - 54	3,698	18,138	34,183
	Ages 55 - 64	1,161	6,779	14,523
	Ages 65+	1,368	9,959	22,338
Income	Median	\$57,468	\$58,140	\$76,213
	Under \$15k	276	2,152	3,030
	\$15k - \$25k	466	1,995	3,357
	\$25k - \$35k	360	2,101	3,098
	\$35k - \$50k	503	2,482	4,098
	\$50k - \$75k	682	3,700	6,449
	\$75k - \$100k	685	2,395	5,428
	\$100k - \$150k	417	3,251	7,415
\$150k - \$200k	168	1,118	3,763	
Over \$200k	135	1,172	3,953	

## CONTACT ME

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REPRESENTED BY:



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**CONTACT ME FOR MORE INFO!**

# DISCLAIMER

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