



LIGHTLE
BECKNER
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

RETAIL PROPERTY FOR LEASE

Retail • Industrial • Automotive • Warehouse

750 West Ave. Cocoa, FL 32927

UP TO 2,520 SF OF RETAIL SPACE

presented by:

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

EXECUTIVE SUMMARY

Retail • Industrial • Automotive • Warehouse • 750 West Ave. Cocoa, FL 32927



OFFERING SUMMARY

Available SF:	2,520 SF
Lease Rate:	\$12.00 SF/yr NNN
Lot Size:	0.26 Acres
Year Built:	1991
Building Size:	2,520 SF
Zoning:	BU-1
Market:	Central Brevard
Submarket:	Port St John
Traffic Count:	27,111

PROPERTY OVERVIEW

- Nice location for your automotive or retail business!
- Great visibility • Surrounded by residential neighborhoods
- Easy access
- Fenced property

LOCATION OVERVIEW

- Located directly facing US Hwy 1 but with a parallel feeder road for easy access both in the front and the back of the building.
- Situated in Port St John near many neighborhood retailers
- South of Fay Blvd and north of Port St John Plaza
- Midway between FL-528 and NASA Causeway (FL-405/Columbia Blvd)

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Retail • Industrial • Automotive • Warehouse • 750 West Ave. Cocoa, FL 32927



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAPS

Retail • Industrial • Automotive • Warehouse • 750 West Ave. Cocoa, FL 32927



JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

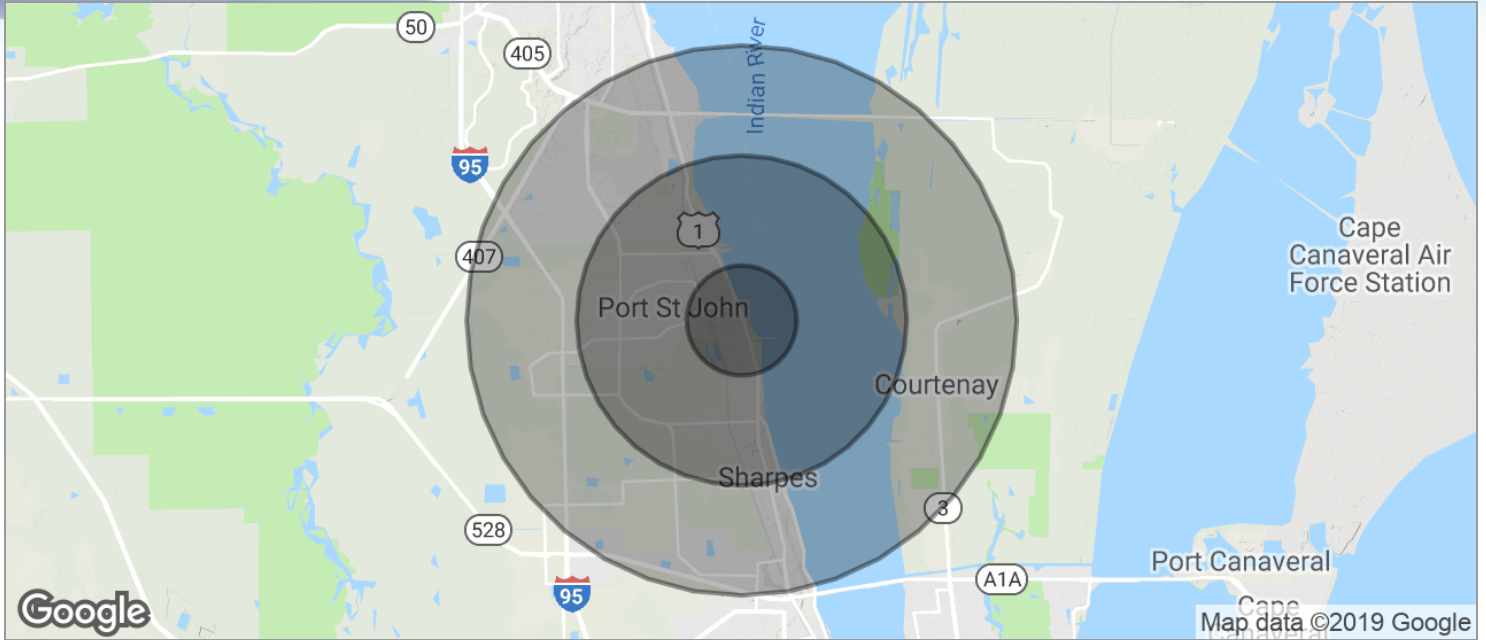
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

DEMOGRAPHICS MAP

Retail • Industrial • Automotive • Warehouse • 750 West Ave. Cocoa, FL 32927



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,946	24,028	43,262
MEDIAN AGE	40.3	38.6	40.0
MEDIAN AGE (MALE)	35.7	36.3	38.1
MEDIAN AGE (FEMALE)	46.3	41.7	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,454	8,237	15,813
# OF PERSONS PER HH	2.7	2.9	2.7
AVERAGE HH INCOME	\$55,426	\$63,714	\$66,020
AVERAGE HOUSE VALUE	\$166,093	\$182,226	\$200,180

* Demographic data derived from 2010 US Census

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.