

FOR SALE

Listing price: \$1,800,000.00



809 N COCOA BLVD, COCOA, FL 32922

FLEX COMMERCIAL BUILDING

Prime 6,000 SF flex commercial building located on US-1 with 30,000+ vehicles per day, ideal for owner-users or investors.



Aly Hernandez
321-986-9966
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PROPERTY OVERVIEW

FREESTANDING ±6,000 SF COMMERCIAL BUILDING

located on highly visible N Cocoa Blvd (US-1) in Cocoa, FL.

The property features approximately **1,000 SF of showroom or office space** with the remaining area ideal for warehouse, storage, or flex workspace. **Zoned C-G (General Commercial)** allowing a wide range of uses including retail, showroom, contractor services, and office operations.

Property includes **19 parking spaces**, **roof replaced in 2023**, and **three newer HVAC units**. Excellent visibility with convenient access to SR-520, I-95, Merritt Island, and Port Canaveral. **Ideal for owner-user or investment.**

PROPERTY FEATURES

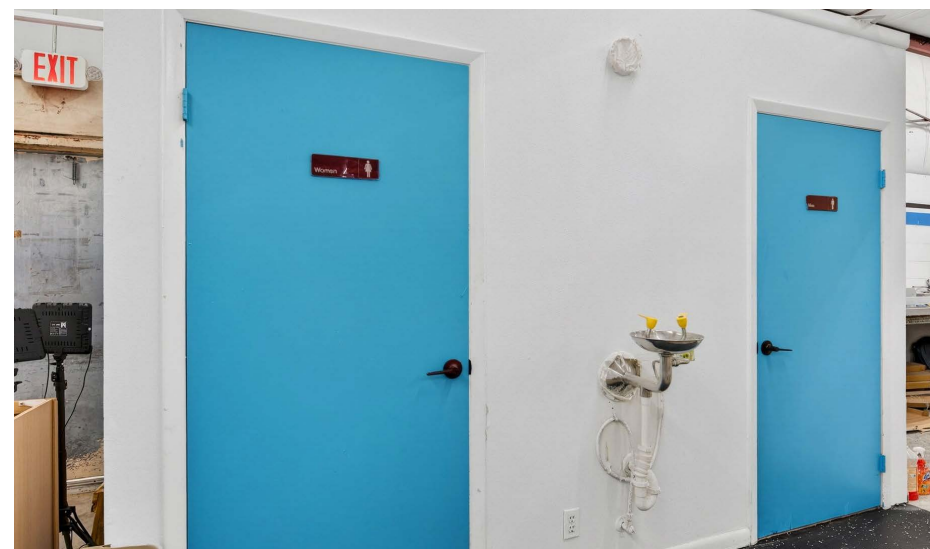
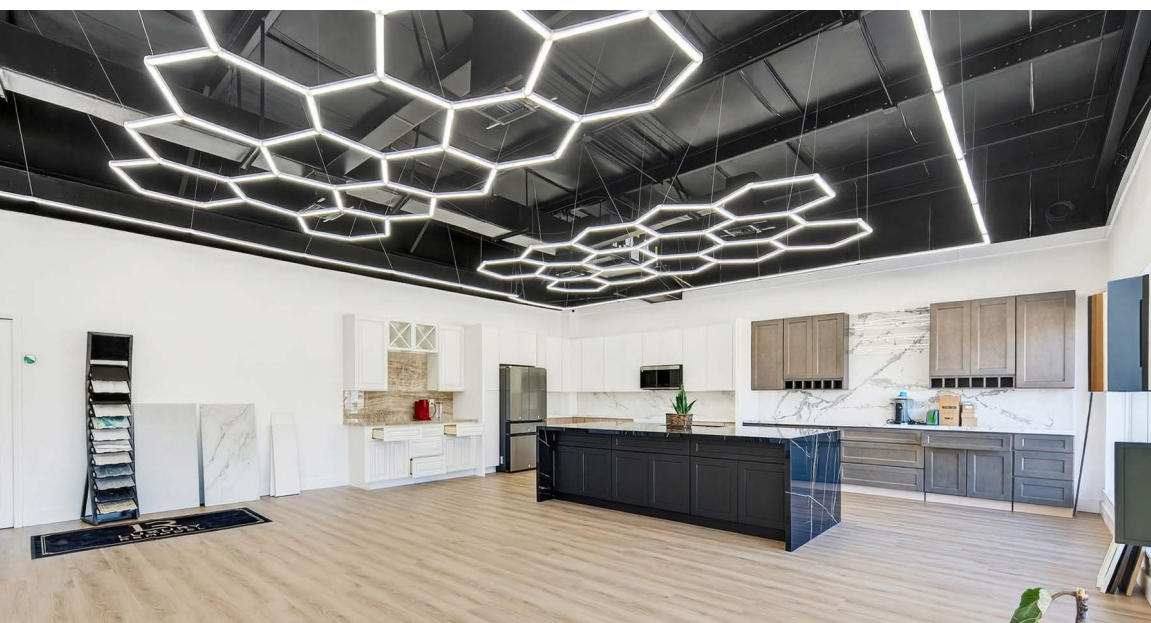
- ±6,000 SF building
- Approx. 1,000 SF showroom / office
- Flex warehouse space
- 19 parking spaces
- Roof replaced 2023
- 3 newer HVAC units
- C-G General Commercial zoning



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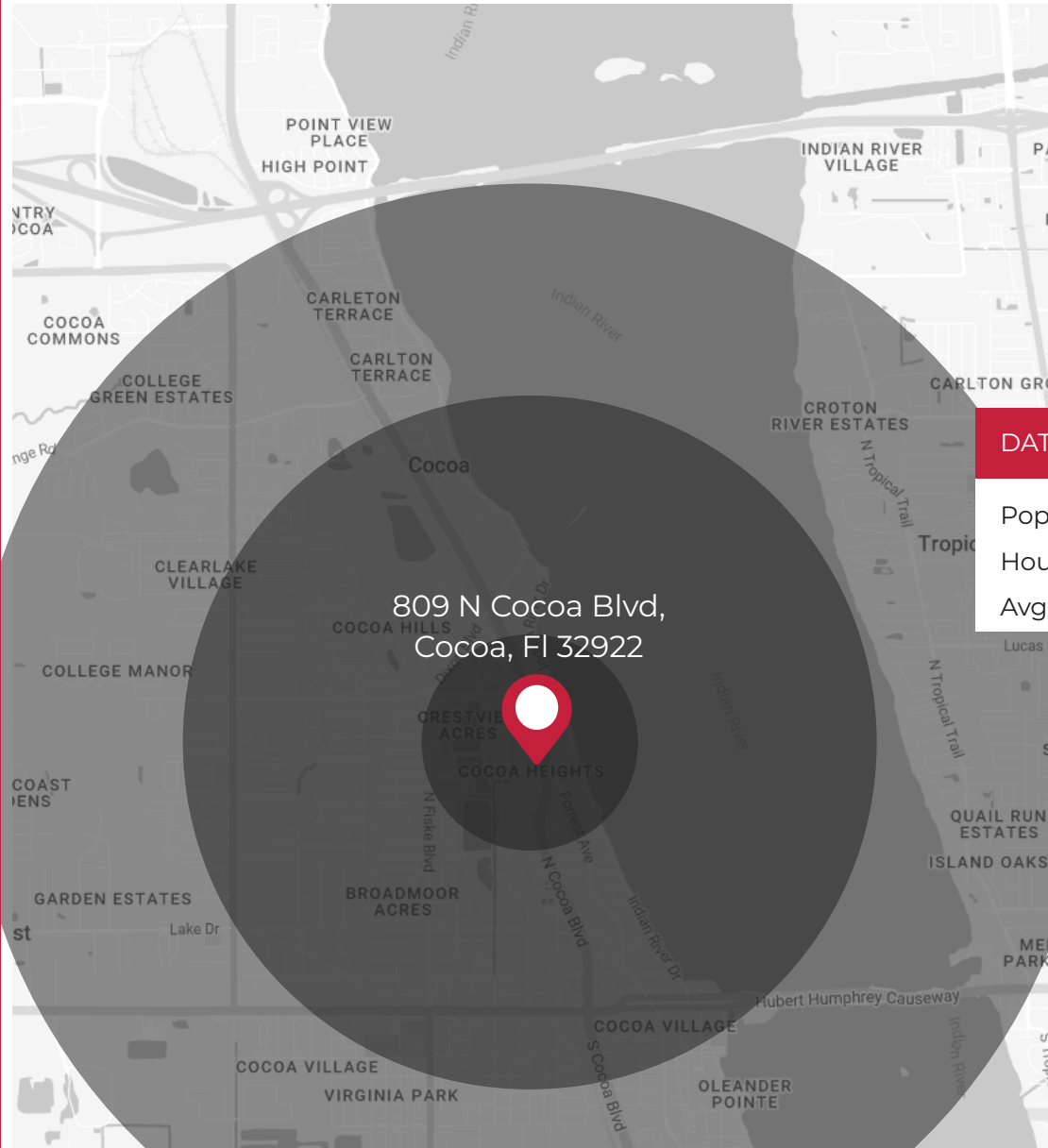


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DEMOGRAPHICS

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DATA CATEGORY	1 MILE	3 MILES	5 MILES
Population	7,200	32,500	88,000
Households	2,900	12,600	33,800
Avg HH Income	\$55,000	\$62,000	\$68,000




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