

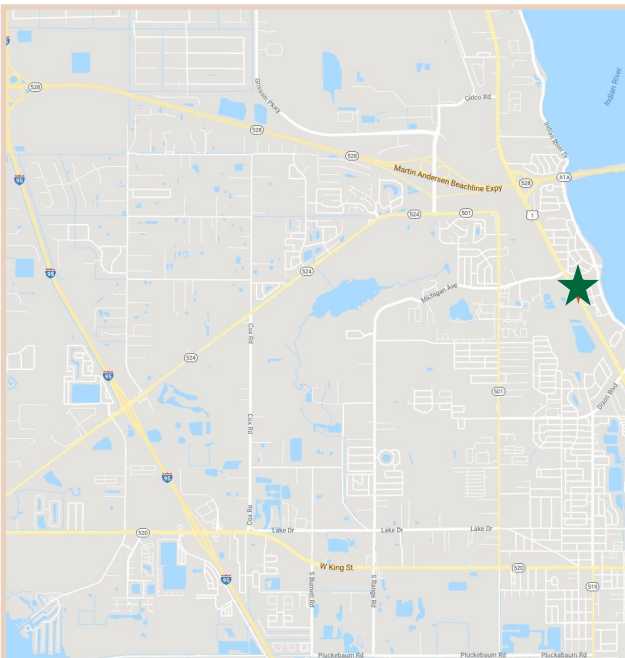
FOR LEASE

Oak Park Plaza

1617-1649 N. Cocoa Blvd. Cocoa, FL 32922

PROPERTY FACTS

Building Area:	17,820 Sq. Ft.
Parcel Size:	1.32 Acres
Property Configuration:	588 Linear Feet on U.S. Highway One
Unit Range:	940-4,937 SF
Year Built:	1986
Construction:	Concrete Block & Stucco
Configuration:	Four Buildings 4,937 Sq. Ft. 3,717 Sq. Ft. 4,700 Sq. Ft. 4,735 Sq. Ft.
Use:	Retail Shopping Center
Building Height:	Single Story



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking	Three entrances to the plaza off of US-1, paired with multiple parking spots in front of each unit. There is additional parking around the side of the buildings.
Location	Near 528, providing direct access to Orlando and the densely populated beachside communities.
Aesthetics	Freshly renovated suites, new paint, a newly renovated monument sign, and new façade signs over each business. The landscape is professionally maintained to communicate a clean, welcoming appearance across the plaza.



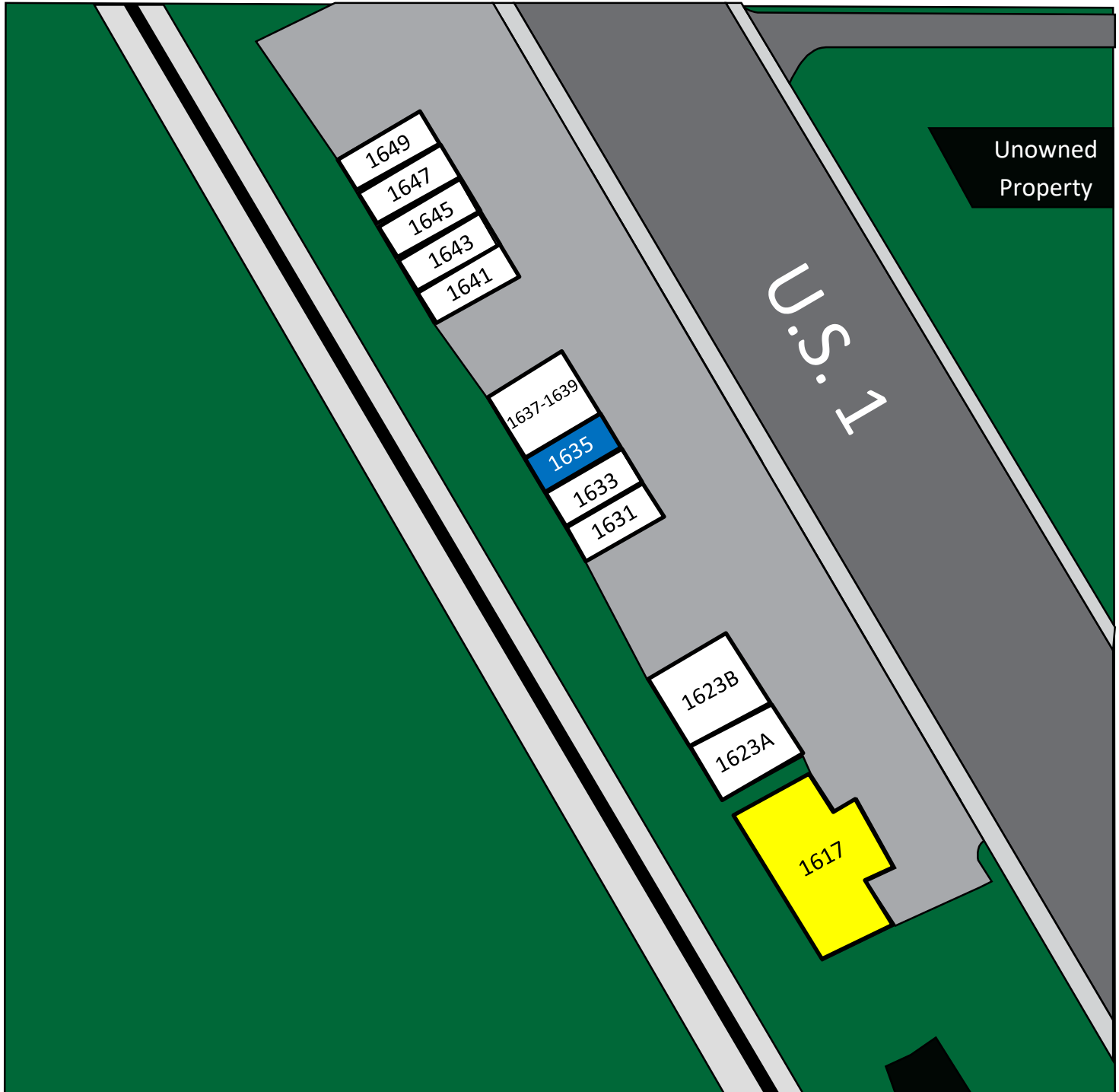
CHARLES A. VON STEIN, INC.
Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

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UNITS FOR LEASE

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BLDG	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
1617	4,937	\$10.00 SF/YR	\$4,114.17	Yes	No	Yes	No	Coming Available March 1, 2025 Office and Retail Space
1635	940 SF	\$13.00 SF/YR	\$1,272.92	Yes	No	Yes	No	Office and Retail Space



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FLOOR PLAN

Unit 1635

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940 SF



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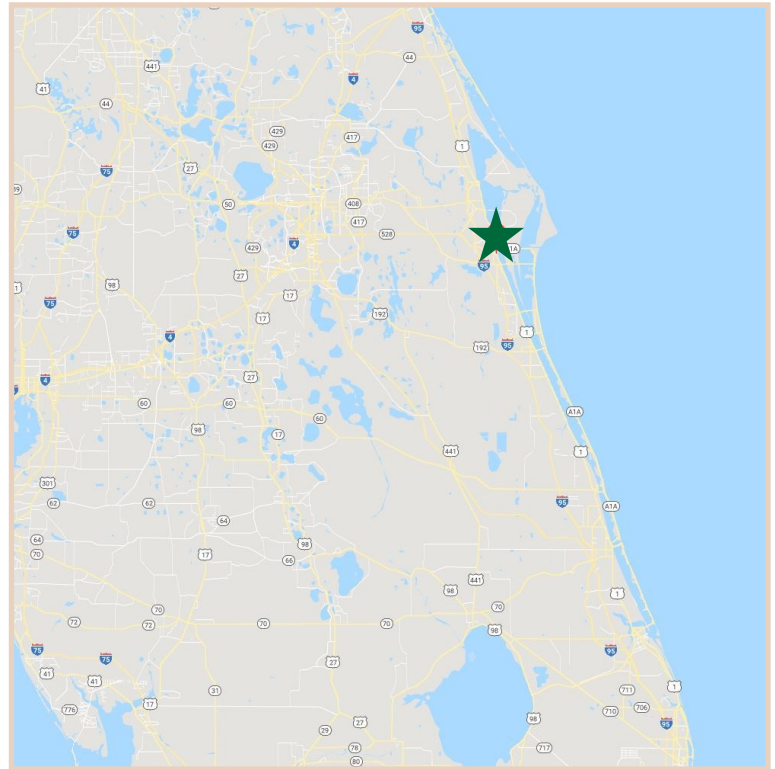
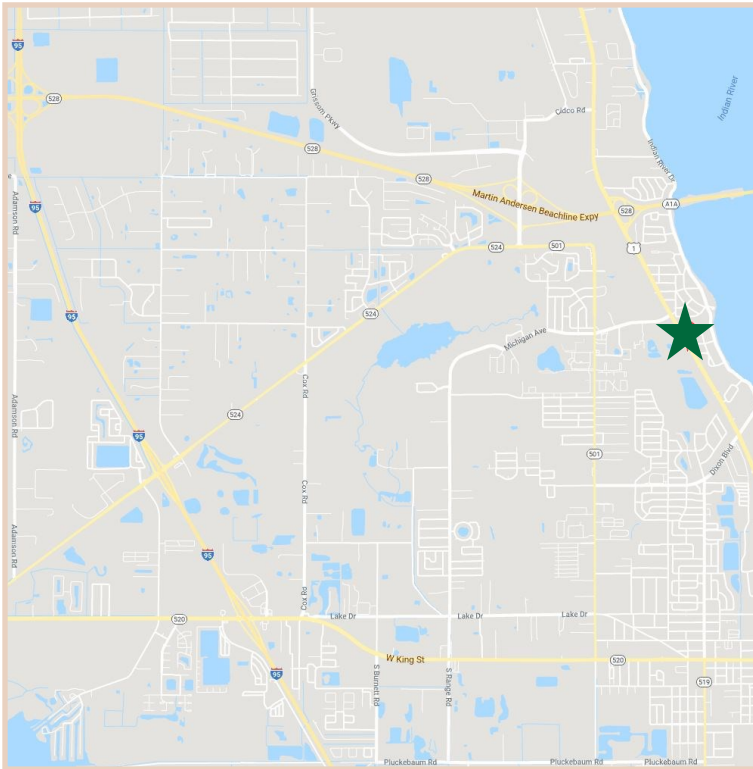
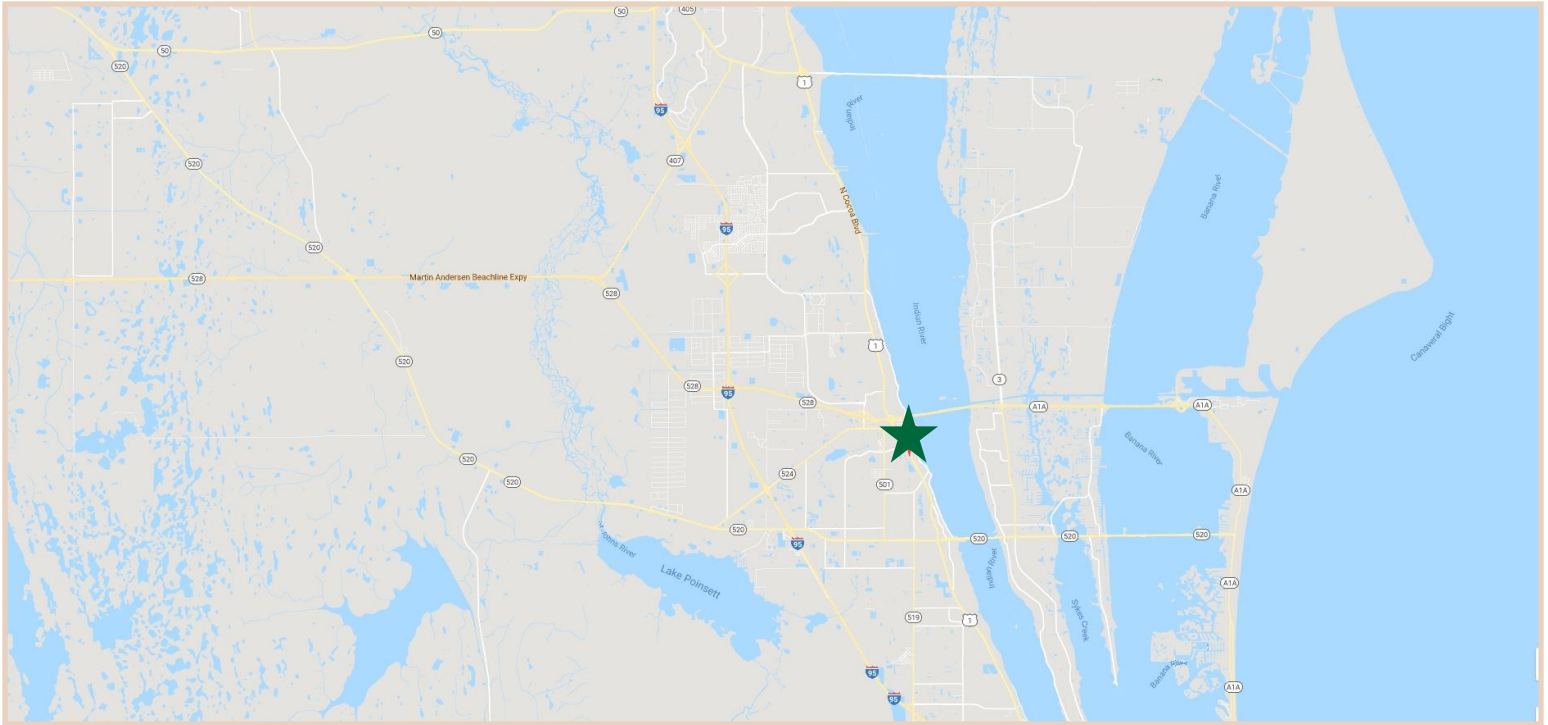
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LOCATION MAPS

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ADDITIONAL PHOTOS

Oak Park Plaza

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