

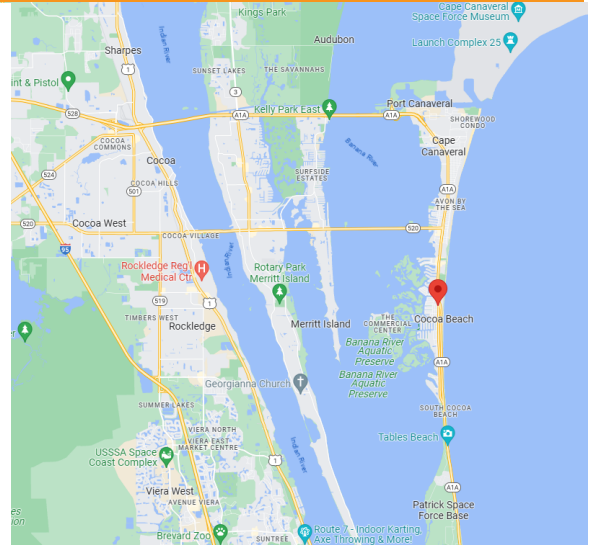
MEDICAL / OFFICE SPACE FOR LEASE

SEACREST

503 N Orlando Ave, Cocoa Beach, FL 32931



- Great LOCATION! Cocoa Beach
- 503 N Orlando is where Highway A1A Splits for North & Southbound Traffic
- Excellent Walkability to Many Local Restaurants, Shops, and the Post Office
- 1st Floor - 105 - Medical Suite 1,100 SF
- 1st Floor - 103 - 1,140 SF
- 2nd Floor Office Suites Range from 1,120 to 1,040 SF, Private Restrooms
- Elevator Building, Ample Parking
- Locally Owned & Managed
- 1st Floor \$18/SF/YR plus \$5/SF/YR NNN
- 2nd Floor \$16/SF/YR plus \$5/SF/YR NNN



JMREALESTATE.COM

Courtney Smith
JM Real Estate, Inc.
Office: 321.242.2882 x 209
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Suite 103 - Office - Could Be Great for Massage & Facials!



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Suite 105 - Former Medical Clinic



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Demographics	1 mile	3 mile	5 mile
2023 Population	3,678	12,276	33,732
2028 Pop Projection	3,676	12,507	34,288
Growth 2022-2027	-0.5%	0.4%	0.3%
Median Age	60.1	61.1	56.2
Bachelor's or Higher	46%	42%	36%
Average HH Income	\$111,130	\$92,317	\$94,161



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2nd Floor Office Suites. Open work space, some private offices, each has a private restroom.

Suites 203, 204, 205



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