



SPERRYSM

FLINT BROKERS & ASSOCIATES

411

CLEARLAKE RD
COCOA, FL 32922

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Offering Memorandum



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Property Summary



PROPERTY DESCRIPTION

Newly renovated storage and parking. Rent includes 1600 SF of storage, and access to water and bathroom. Monthly rate includes CAM, water, electricity and garbage. Private entry from gated, lighted, and video monitored parking area. 2 parking spaces included.

Additional parking spaces, and 24-hour AC available for a fee. Includes roll-up door with ramp. 7.5' wide by 6'7" high. Clear height in storage area is 8'4". Outdoor 8'x20' container storage also available.

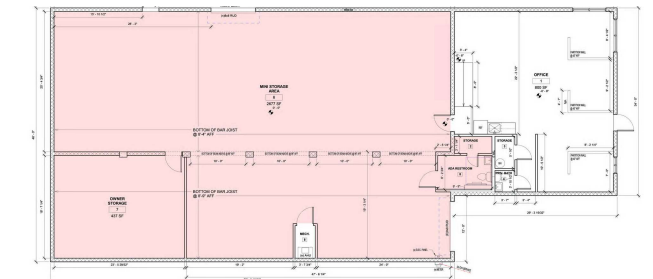
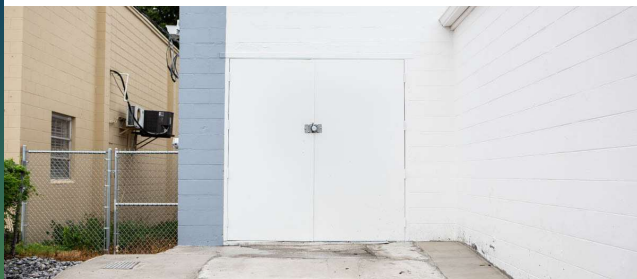
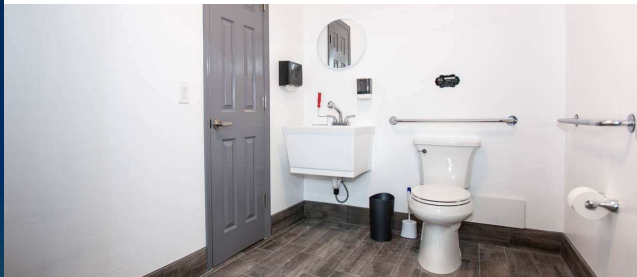
OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	2
Available SF:	1,600 SF
Lot Size:	13,302 SF

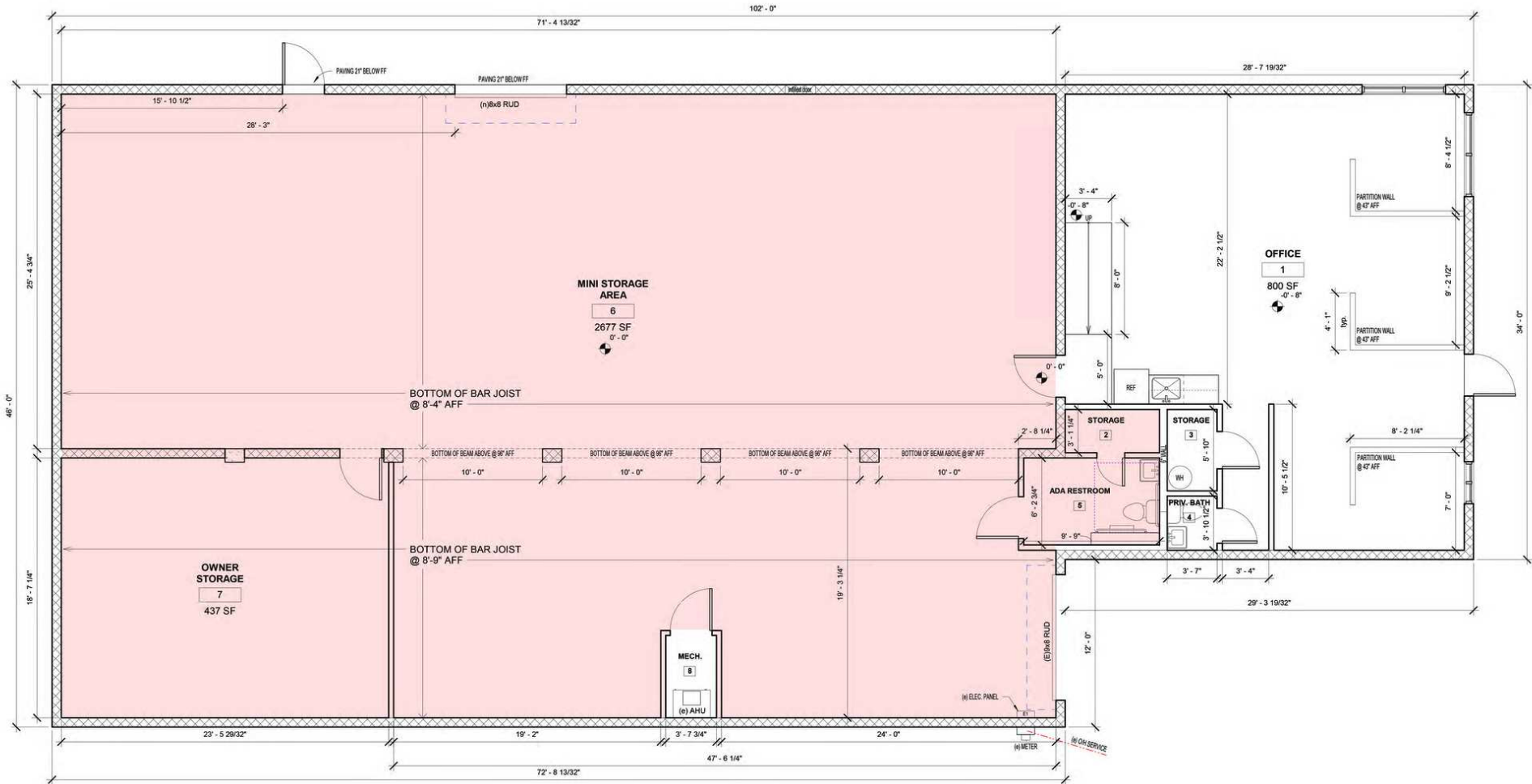
PROPERTY HIGHLIGHTS

- Newly renovated storage
- Gated and video monitored parking area
- 24/7 Private entry access
- 24-hour AC available

Additional Photos

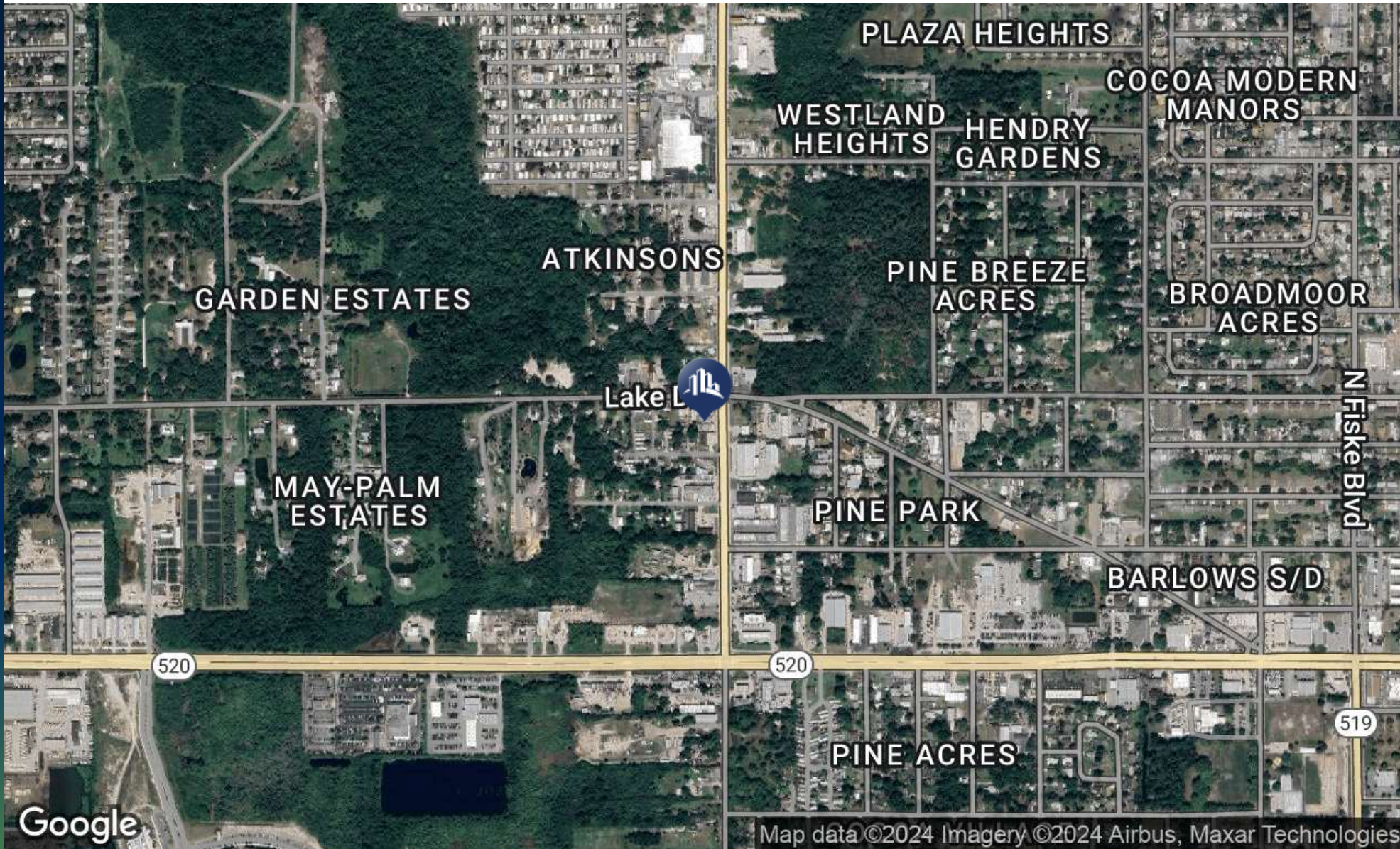


Floor Plans



*Shaded areas denote leasable space

Aerial Map



Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,967	91,109	199,363
Average Age	38	45	47
Average Age (Male)	37	44	46
Average Age (Female)	38	47	48

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,991	38,568	85,605
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$50,041	\$89,655	\$106,002
Average House Value	\$181,199	\$341,494	\$402,677

TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap

