

EXECUTIVE SUMMARY

Restaurant • 5370 U.S. 1 Cocoa, FL 32927



OFFERING SUMMARY

Available SF: 2,298 SF

Lease Rate: \$10,000.00 per month
(Includes Patio Space
of +/-1,858sf)

Lot Size: 0.97 Acres

Building Size: 2,298 SF

Zoning: BU-1

PROPERTY OVERVIEW

Charming restaurant on the river!

Large patio which offers exterior and interior dining areas. Draw customers in with its proximity to the stunning Cocoa Beach, Kennedy Space Center Visitor Complex, and historic Cocoa Village. With a thriving mix of tourism and local traffic, the area provides a steady stream of potential patrons for restaurants and retail establishments.

LOCATION OVERVIEW

Located off US Hwy 1 in Cocoa along the river!

High traffic count - 32,500 (AADT)

Easy access with parking.

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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

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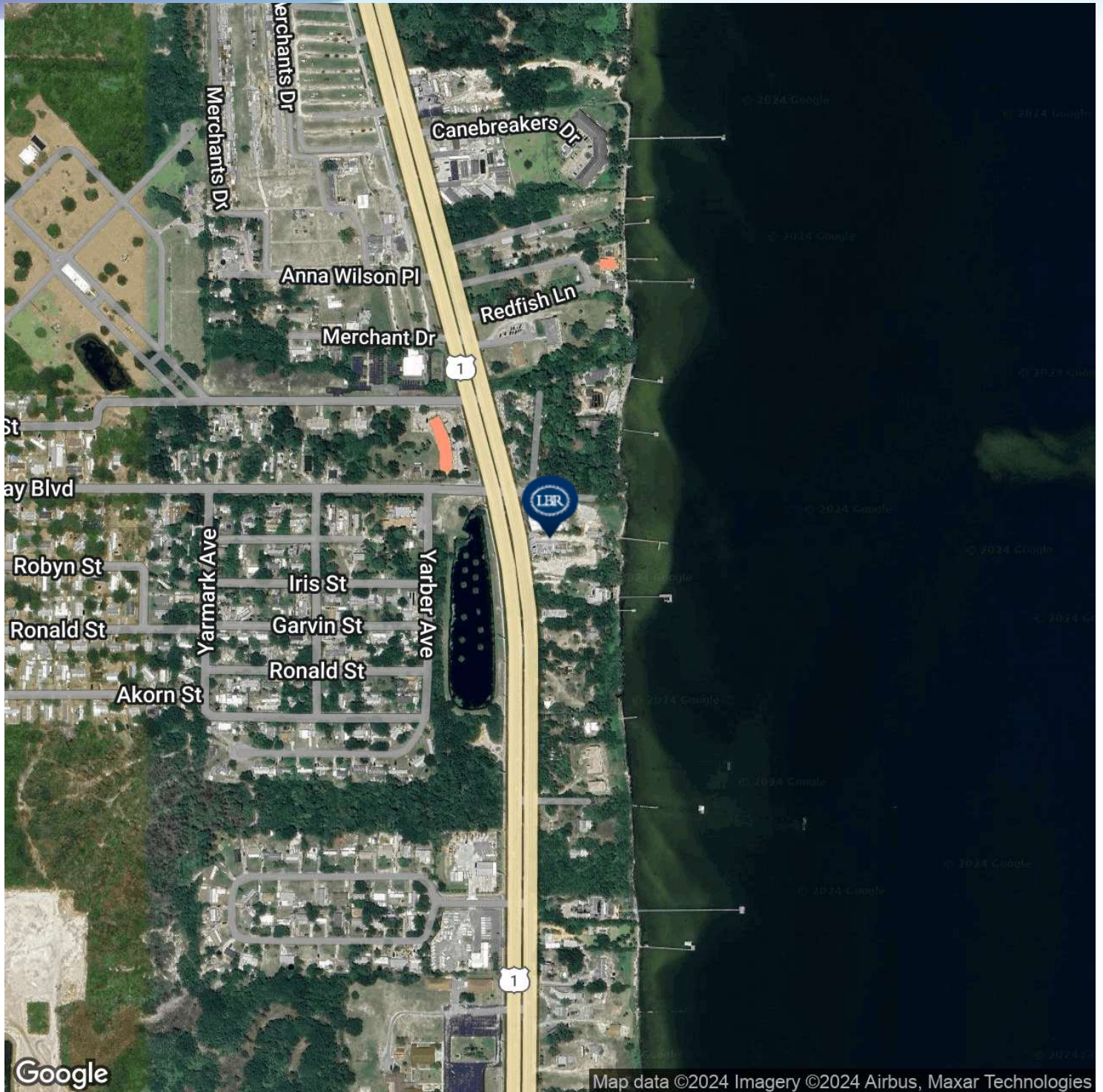
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LOCATION MAP

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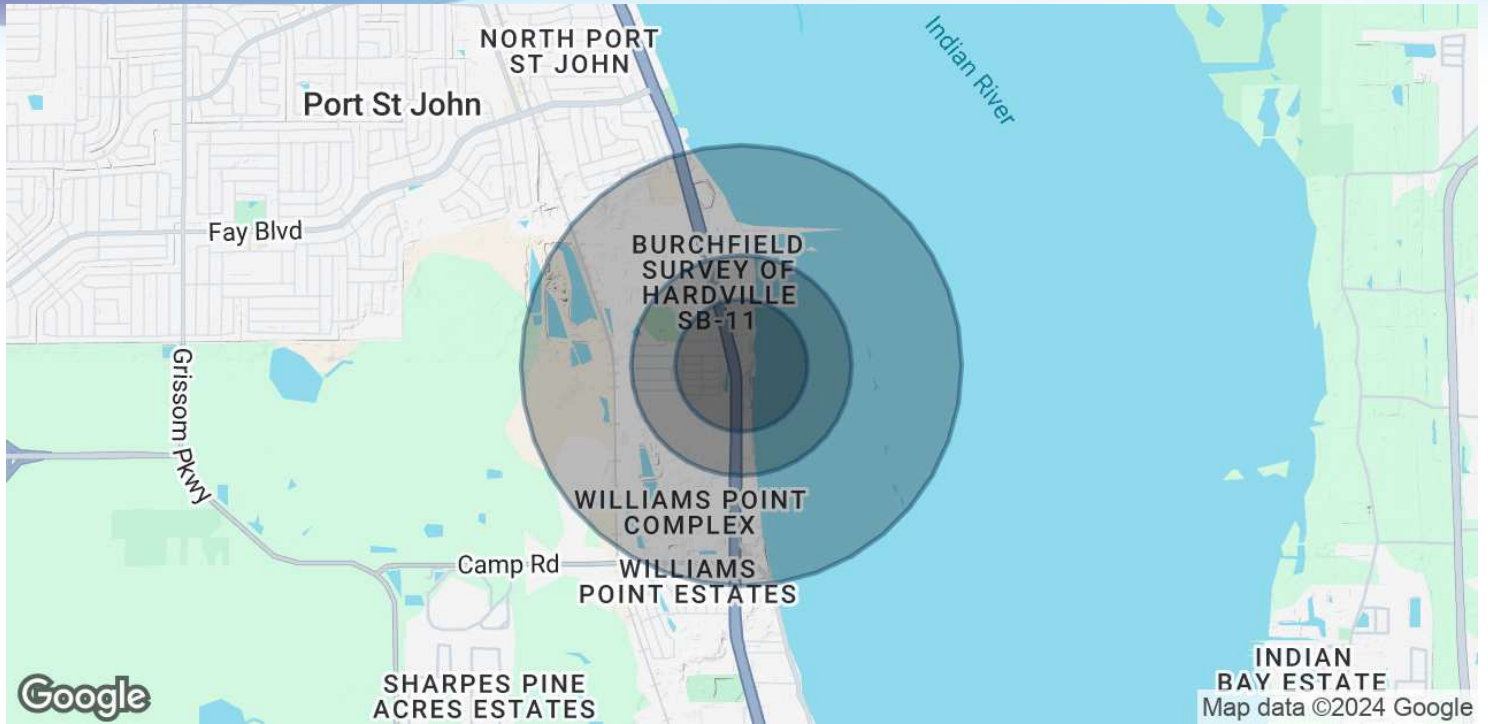
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	251	738	1,759
Average Age	45	45	46
Average Age (Male)	45	45	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	329	781
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$66,083	\$66,820	\$66,063
Average House Value	\$306,740	\$301,670	\$310,060

Demographics data derived from AlphaMap

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