

# EXECUTIVE SUMMARY

Woodland Commons • 1970 Michigan Avenue Cocoa, FL 32922



## OFFERING SUMMARY

**Available SF:** 2,507 - 4,789 SF

**Lease Rate:** \$15.00 SF/yr (MG)

**Lot Size:** 7.31 Acres

**Building Size:** 10,308 SF

## PROPERTY OVERVIEW

Welcome to Woodland Commons, an exceptional office complex offering prime leasing opportunities for businesses seeking a serene and professional environment. Nestled within a tranquil natural setting, this unique complex provides a distinctive backdrop for your company's success.

**Scenic Surroundings:** Embrace the beauty of nature with Woodland Commons' thoughtfully designed landscape. The tranquil greenery surrounding the complex creates a serene atmosphere, fostering a productive and peaceful work environment.

**Privacy and Security:** Woodland Commons offers a discreet location that may particularly appeal to government contractors requiring confidentiality and security. The secluded nature of the complex provides an added layer of privacy for your business operations.

## LOCATION OVERVIEW

Conveniently located off of US-1 in Cocoa

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### HAYDEN BROUILLETTE

Office Sales And Leasing Associate  
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hayden@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

# ADDITIONAL PHOTOS

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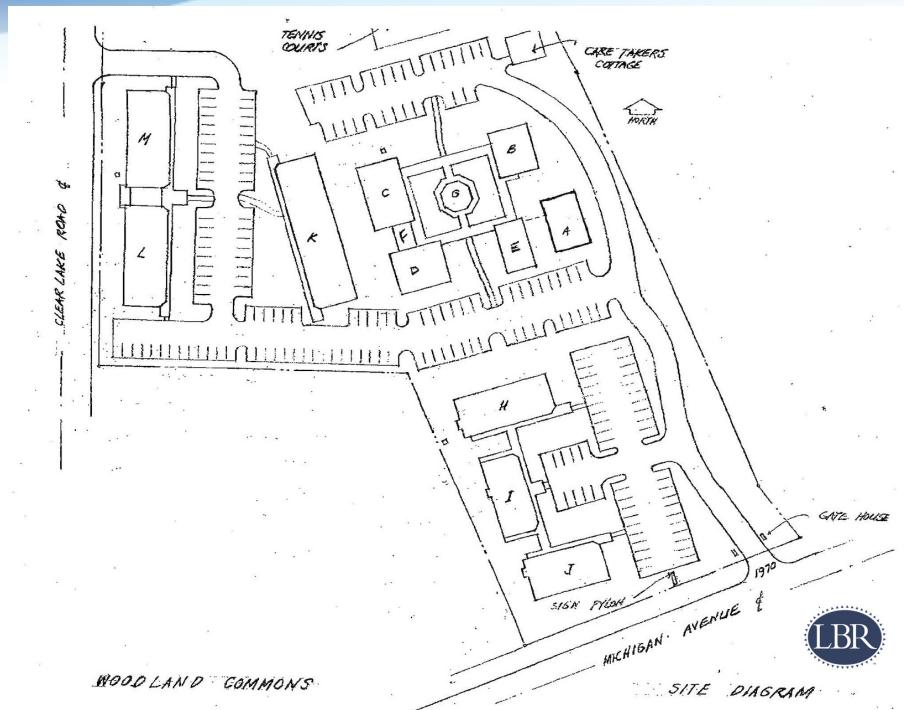
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# LEASE SPACES

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,507 - 4,789 SF	Lease Rate:	\$15.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
A-1	Available	2,507 SF	Modified Gross	\$15.00 SF/yr
L	Available	4,789 SF	Modified Gross	\$15.00 SF/yr

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# A-I INTERIOR PHOTOS

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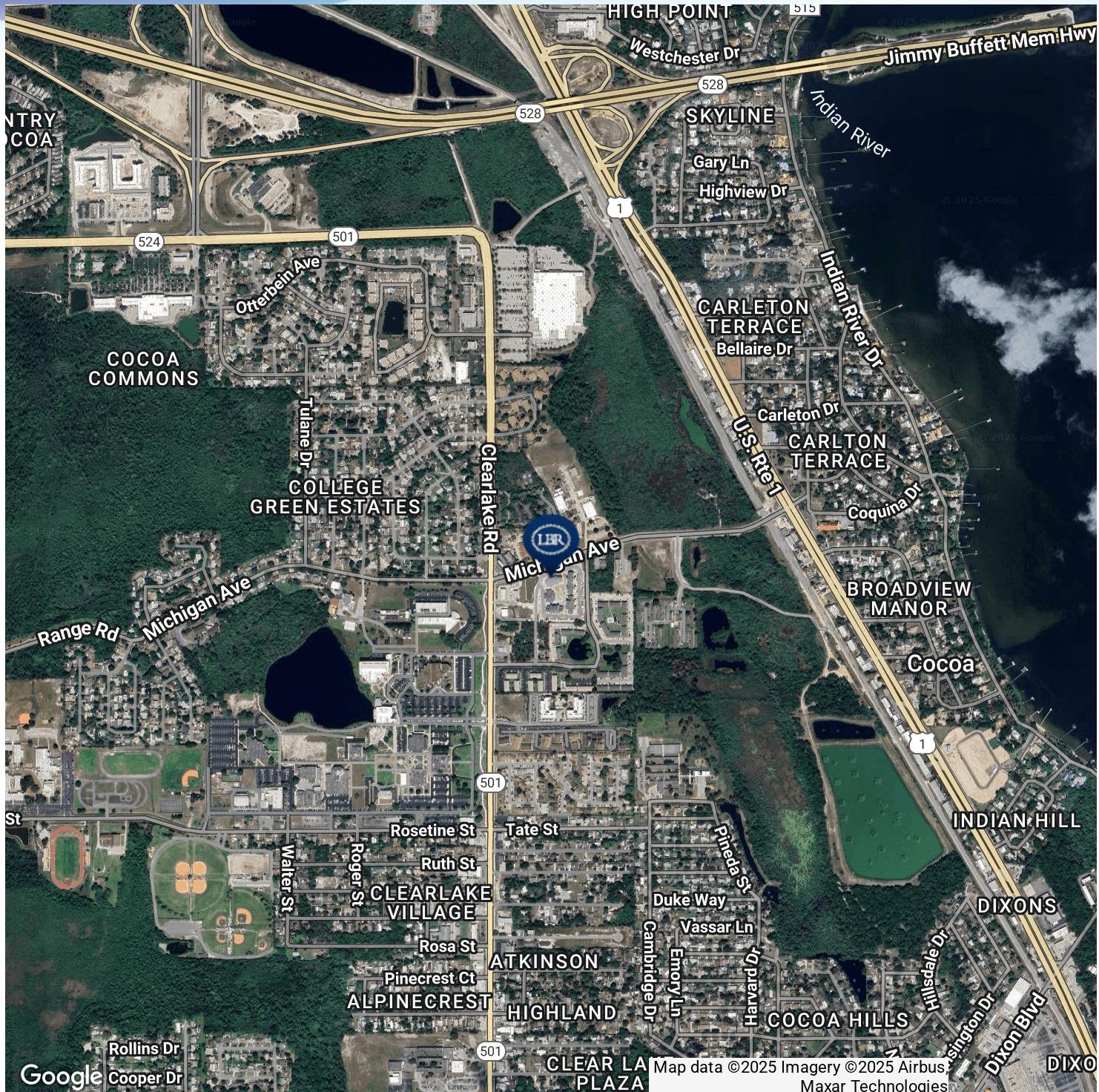
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# LOCATION MAP

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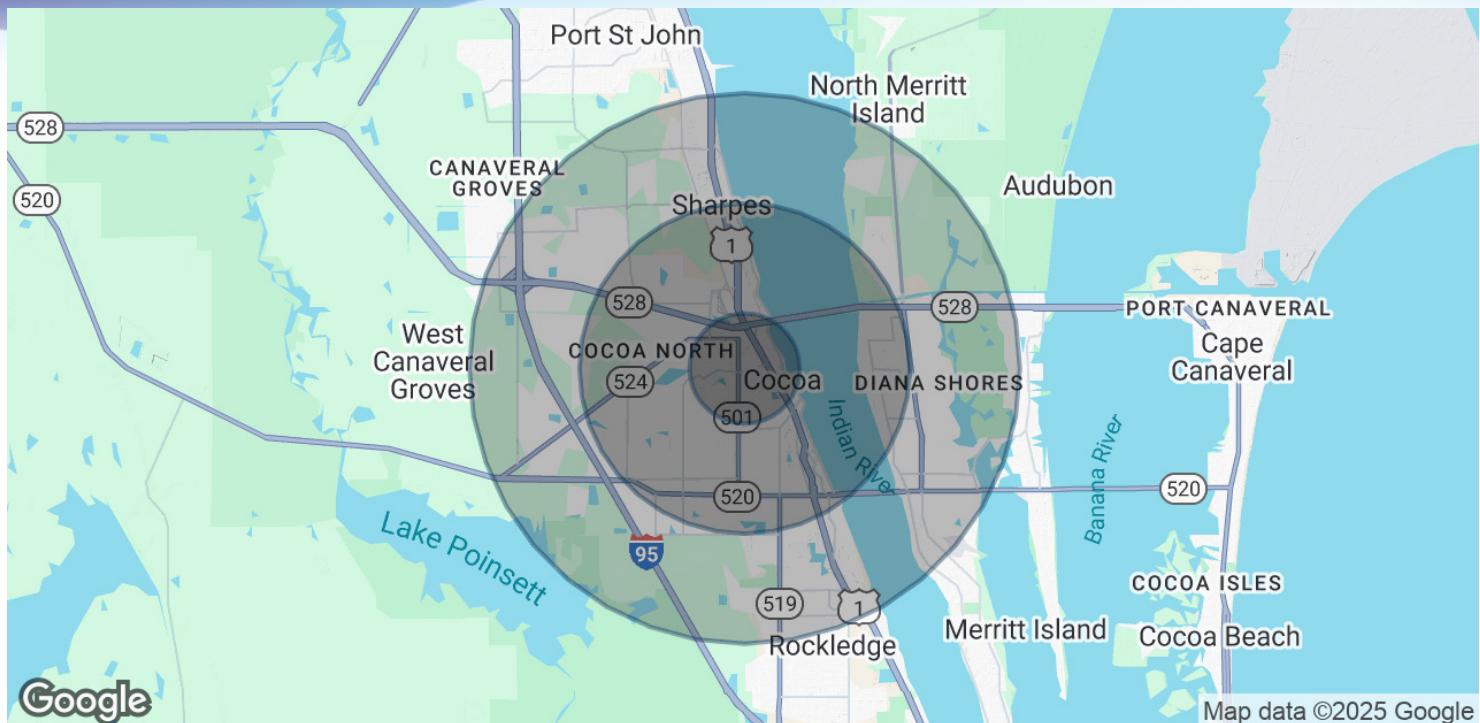
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# DEMOCRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,141	32,397	76,954
Average Age	44	43	46
Average Age (Male)	43	42	44
Average Age (Female)	46	44	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,798	13,498	32,218
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$69,586	\$73,496	\$87,896
Average House Value	\$252,958	\$279,975	\$343,421

Demographics data derived from AlphaMap

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