

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
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rob@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
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HAYDEN BROUILLETTE

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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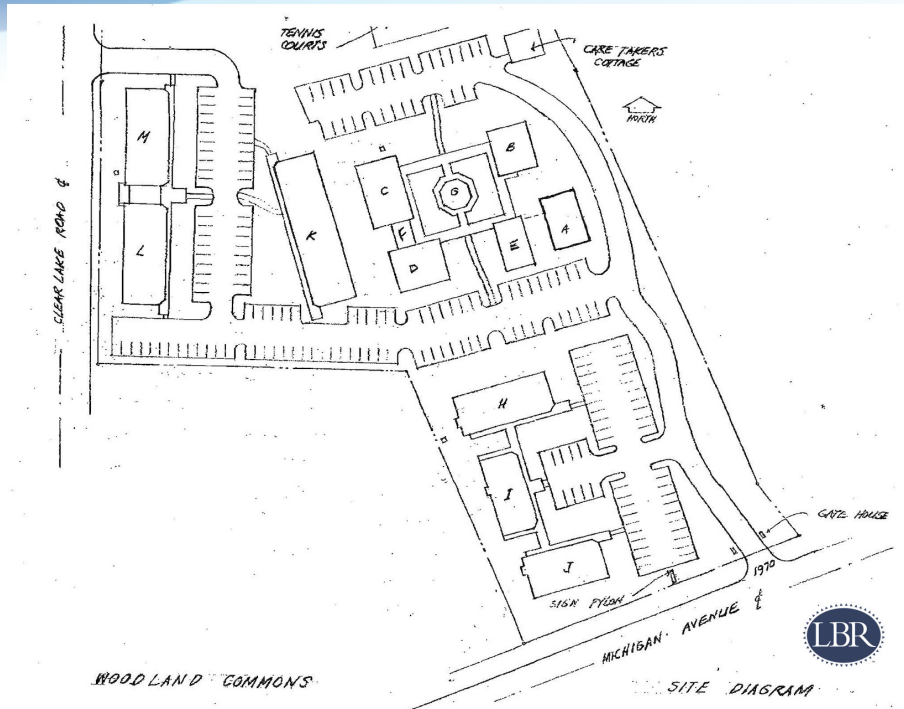
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LEASE SPACES

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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-I	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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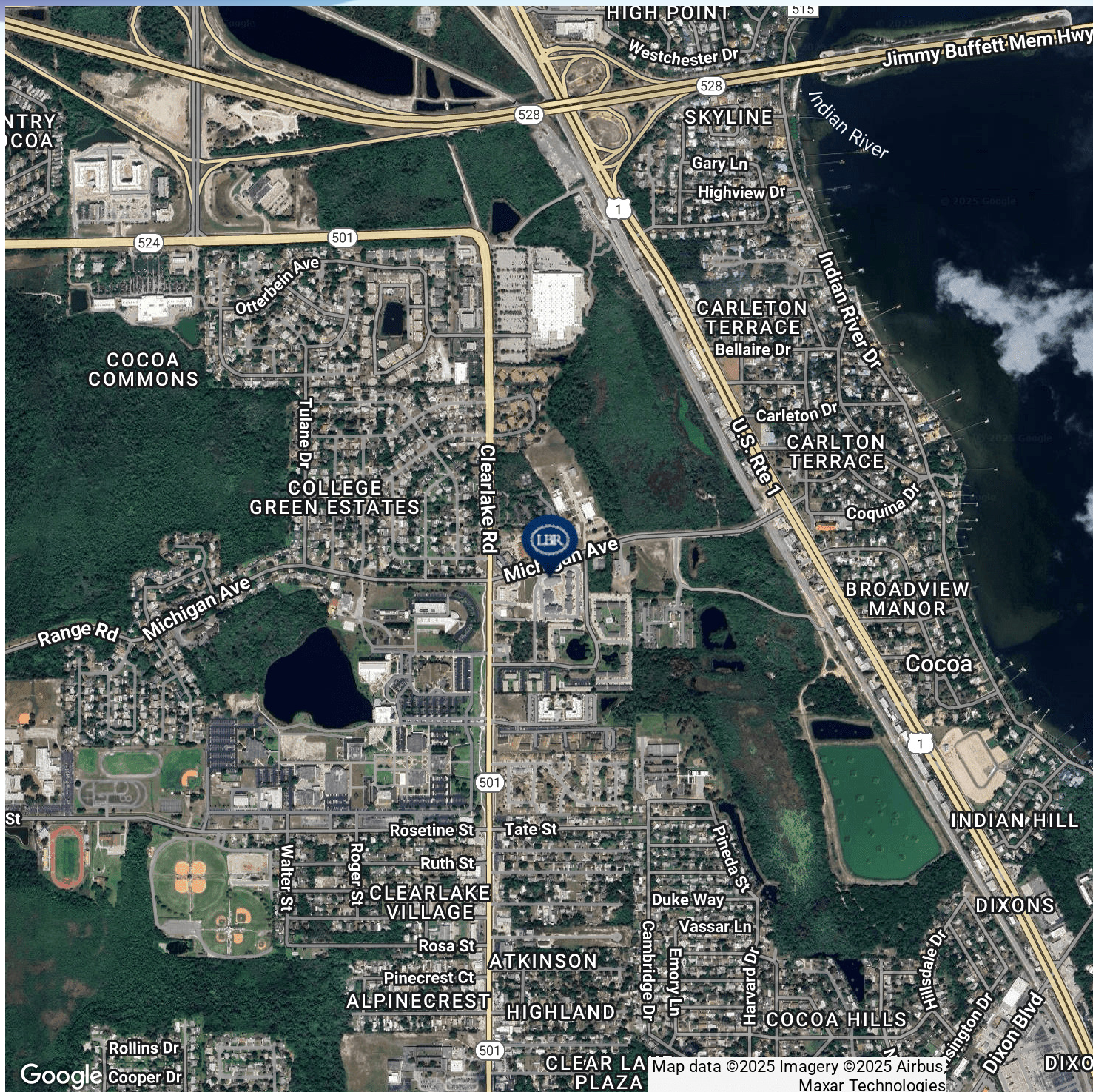
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LOCATION MAP

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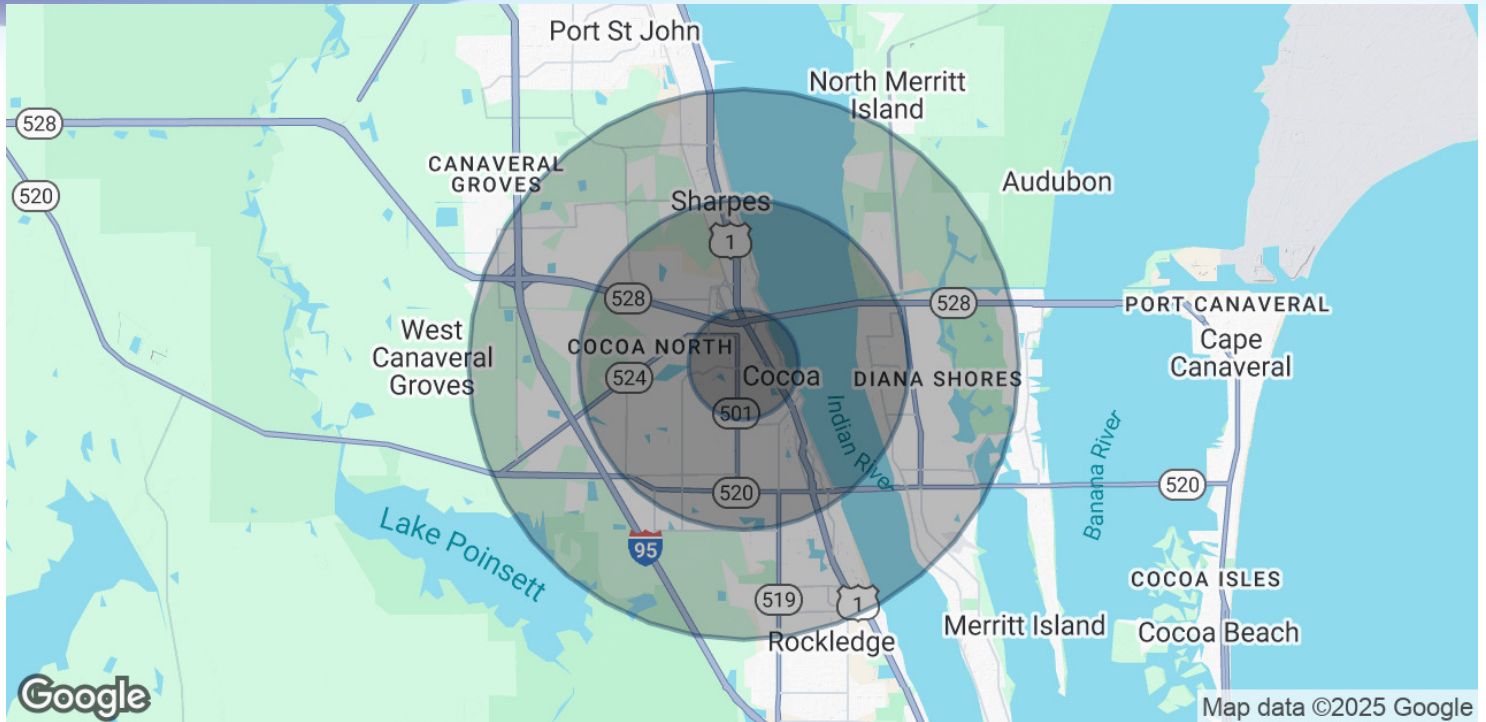
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DEMOGRAPHICS MAP & REPORT

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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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