

For Sale | Cocoa Florida Redevelopment Opportunity

6250 U.S. ROUTE 1, COCOA, FL 32927



OFFERING SUMMARY

Sale Price:	\$1,300,000
Available SF:	1.6 Acres
Price / Acre:	\$812,500
Zoning:	BU-1 General Retail Commercial
Market:	Land

PROPERTY OVERVIEW

The property is waterfront, offering rare direct frontage along the Indian River (Intracoastal Waterway), significantly enhancing its redevelopment value. The subject property at 6250 US Route 1 in Cocoa, Florida presents a prime redevelopment opportunity along one of Brevard County's most active commercial corridors. The parcel offers excellent visibility, direct US-1 frontage, and strong connectivity to the broader Space Coast region.

The existing structure on-site is not functional and likely not usable in its current condition, making the property ideal for developers seeking a clean slate for new commercial construction. Its location, accessibility, and zoning flexibility support a wide range of potential uses.



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John Lochner

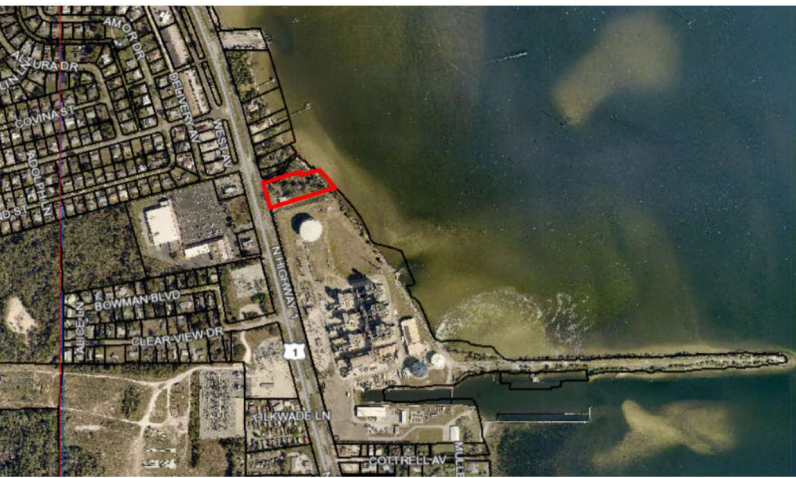
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LOCATION DESCRIPTION

Positioned along US Route 1, the property benefits from consistent daily traffic, strong commercial presence, and proximity to key regional amenities, including:

Port Canaveral (approx. 20 minutes)

Kennedy Space Center

Cocoa and Cocoa Beach urban centers

SR 528 Beachline Expressway, providing access to Orlando and I-95

The surrounding area features a mix of commercial, service-oriented, and residential uses, creating a healthy customer base for new development. The site's strong regional accessibility enhances its potential for both local and destination-focused commercial concepts.

SITE DESCRIPTION

Parcel Type: Commercial redevelopment site

Frontage: Direct frontage along US Route 1

Topography: Generally level and conducive to construction

Utilities: Public utilities available in the surrounding corridor

Existing Improvements: A former commercial structure is present but likely not viable for reuse due to its condition. Demolition or full redevelopment is recommended.

The site's configuration and roadside position offer strong signage potential, ideal for businesses requiring visibility and ease of access.



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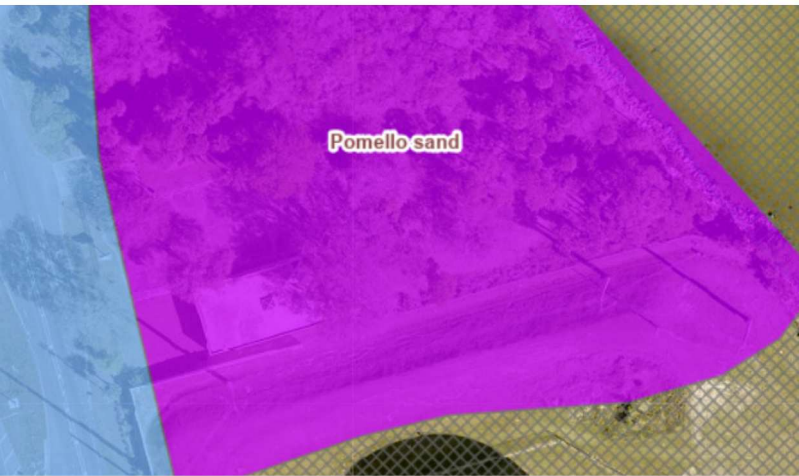
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LOCATION INFORMATION

Building Name	Cocoa Florida Redevelopment Opportunity
Street Address	6250 U.S. Route 1
City, State, Zip	Cocoa, FL 32927
County	Brevard
Market	Land

PROPERTY HIGHLIGHTS

- Waterfront property with Indian River frontage
- Premier US Route 1 commercial frontage
- Ideal for redevelopment – underutilized existing improvements
- Strong traffic exposure and visibility
- Proximity to major Space Coast employment hubs
- Flexible commercial zoning allowing diverse development opportunities
- Large customer base and growing regional population
- Easy access to SR 528, I-95, Cocoa Beach, and Cape Canaveral



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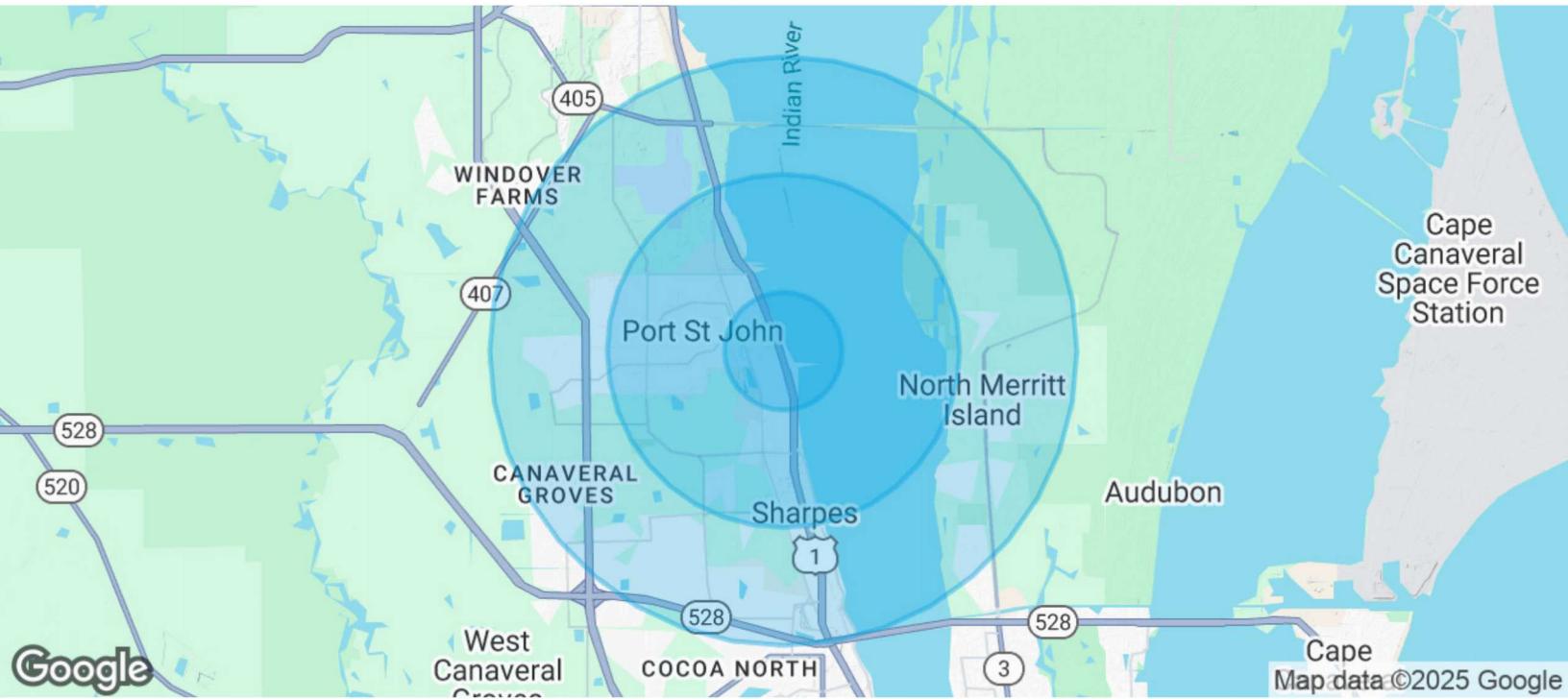
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,369	23,742	44,865
Average Age	45	43	45
Average Age (Male)	44	42	44
Average Age (Female)	46	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,467	9,104	17,412
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$77,010	\$100,243	\$107,899
Average House Value	\$240,103	\$303,637	\$352,474

Demographics data derived from AlphaMap



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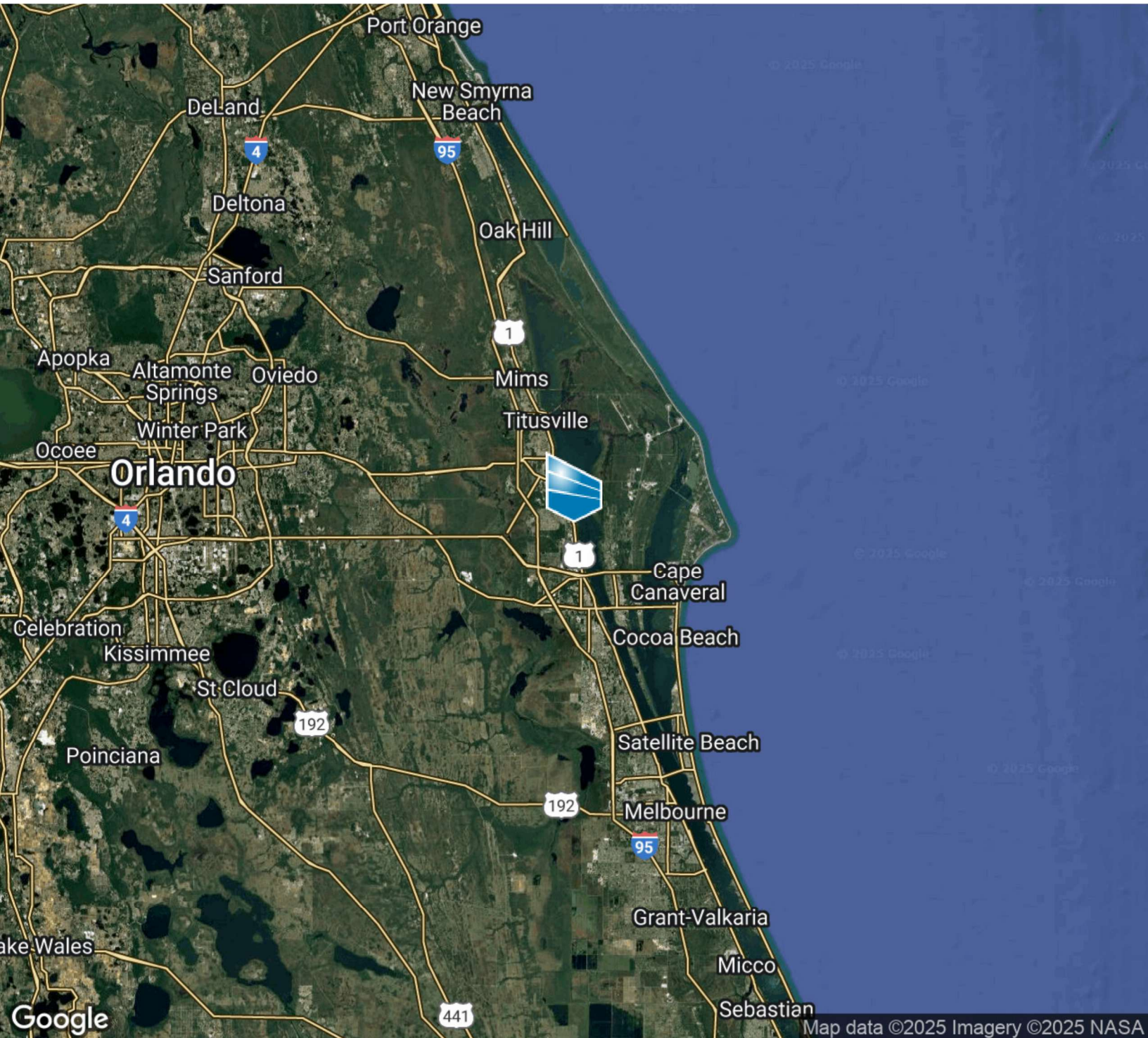
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