

EXECUTIVE SUMMARY

Cocoa Flex Space • 3732 N Hwy I Cocoa, FL 32926



OFFERING SUMMARY

Available SF: 1,100 - 6,700 SF

Lease Rate: \$1,500.00 - 8,095.83
per month (Gross;
MG)

Building Size: 11,182 SF

Zoning: BU-I

PROPERTY OVERVIEW

Excellent flex space on heavily trafficked Hwy US-1 in Cocoa. Take advantage of Brevard County BU-I Zoning at this multi-tenant property.
Offers ample parking and building signage.
Suite 5-10 offer ~6,700 SF of contiguous flex space, with over 3,300 SF of warehouse space.
Suite 4, set up as office or retail, has one private office and restroom.
Minimum one-year lease.

LOCATION OVERVIEW

Property is on US Hwy 1 in Cocoa which offers easy access with both a left in and out.
With convenient access to major roadways and the Cape Canaveral Spaceport, the area offers an ideal combination of business and leisure amenities for prospective Office or Office Building tenants at the property.

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AVAILABLE SPACES

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Lease Rate: \$1,500.00 - 8,095.83 PER MONTH (GROSS; MG)

Total Space 1,100 - 6,700 SF

Lease Type: Gross; MG

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 4		\$1,500 PER MONTH	Gross	1,100 SF	Negotiable	
Suite 5-10 Flex	Flex Space	\$14.50 SF/YR	Modified Gross	6,700 SF	Negotiable	Fantastic Flex space. Confirm your use with Brevard County Planning and Zoning. Multiple private offices, open workspaces, 14' clear warehouse space with 12'x12' grade level roll-up door, multiple bathrooms, kitchenette. Racking and forklift can remain in space for tenant's use.

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ADDITIONAL PHOTOS

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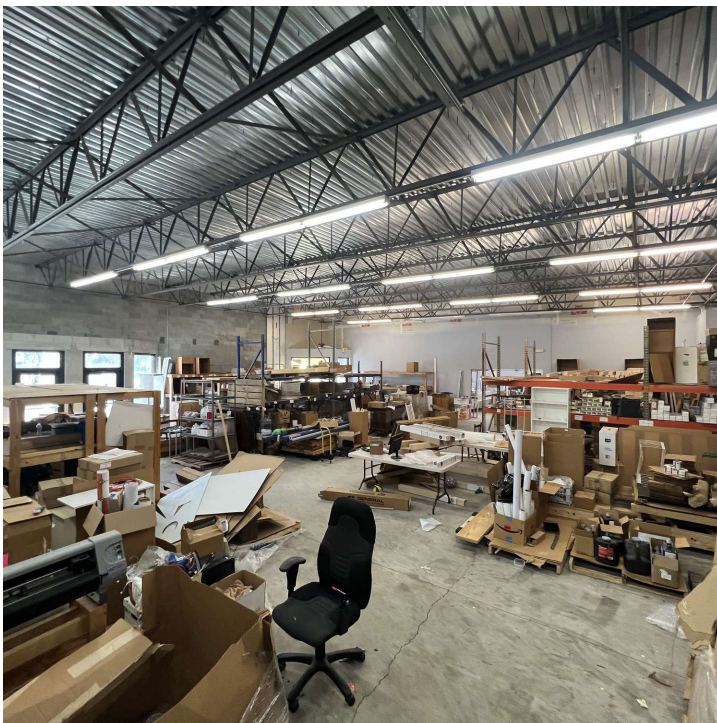
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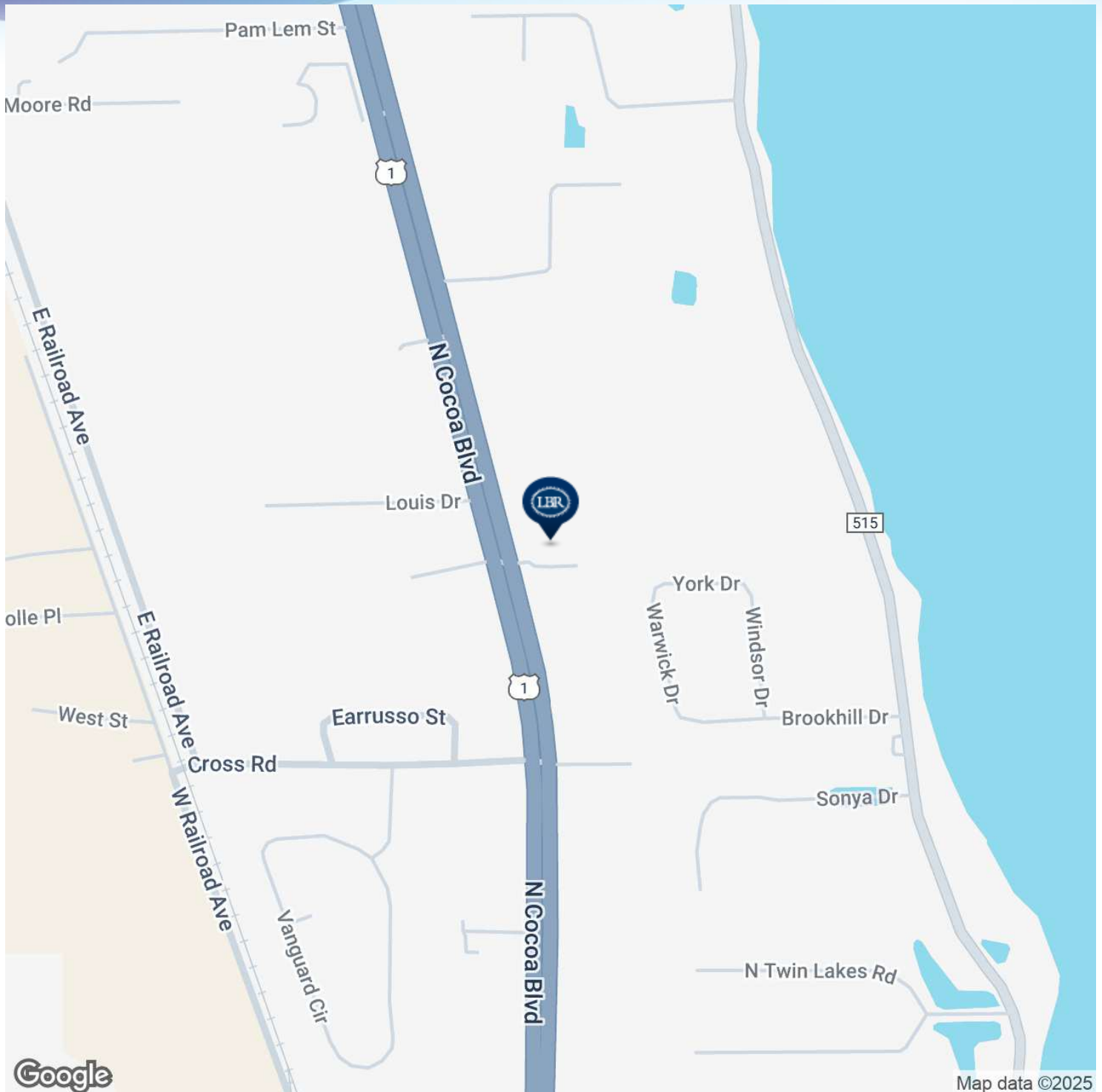
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LOCATION MAP

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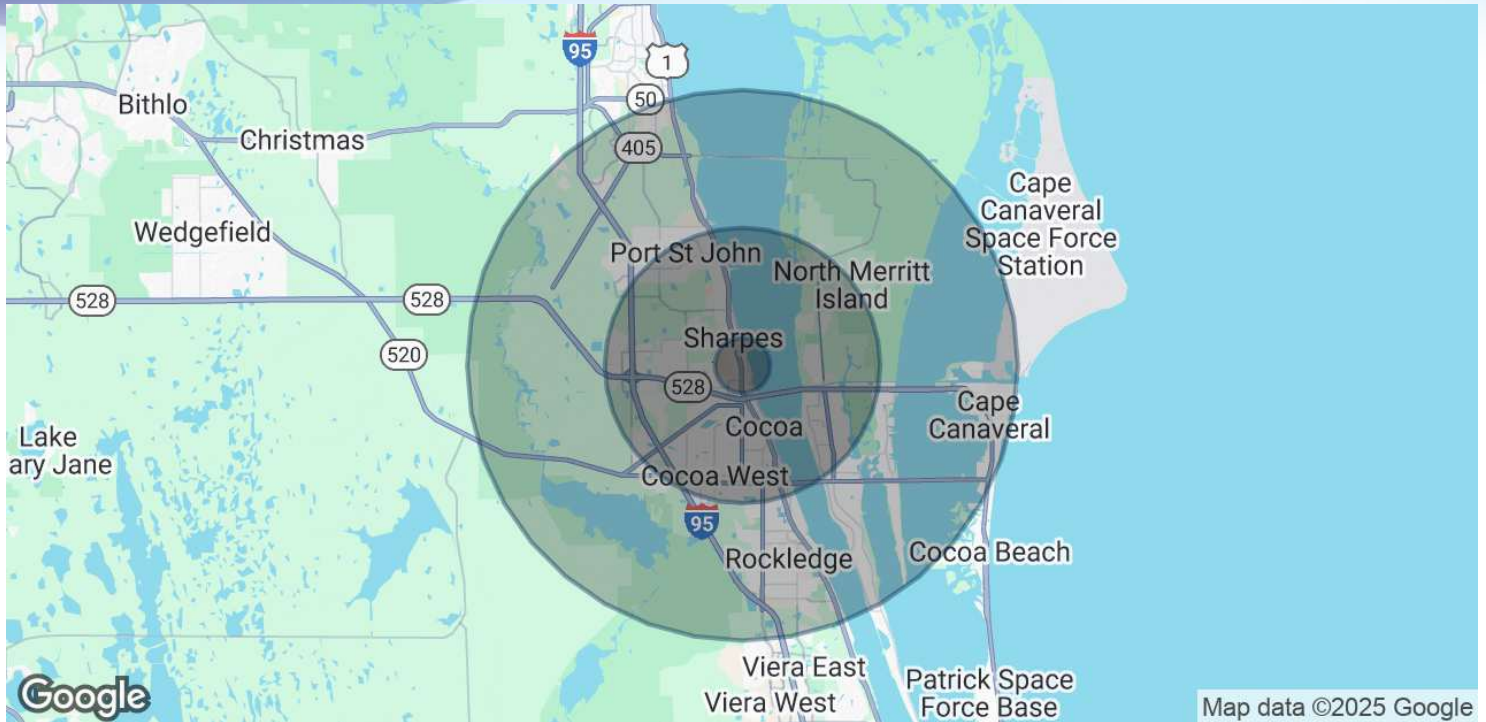
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,163	70,871	161,405
Average Age	51	45	46
Average Age (Male)	51	44	46
Average Age (Female)	50	46	47

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	507	28,959	68,644
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$100,798	\$93,501	\$99,991
Average House Value	\$473,259	\$335,887	\$365,573

Demographics data derived from AlphaMap

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