

Property Summary

3800 U.S. 1
For Lease



PROPERTY DESCRIPTION

Lightle Beckner Robison Inc. is pleased to offer this 7,100 sq ft flex space on 3.4 acres that is fenced and secured.

- 7.1K SqFt clear span warehouse inclusive of 1K SqFt office/showroom space
- (5) 14'H x 14'W Grade-level doors
- 15' - 17' Clear Height
- 15' On front portion, 17' on back 2.5K SqFt portion
- 25' to center
- 3 Phase 400 Amp Power
- New Roof
- Zoned BU-2 permitting outside storage
- Frontage/Signage on US Hwy 1
- Landlord Planned Improvements (Stabilize balance of outside storage area, Interior/Exterior paint, New Warehouse Lighting)

LOCATION DESCRIPTION

Located on US Hwy 1 in Cocoa, Near 528

OFFERING SUMMARY

Lease Rate:	\$25,000.00 per month (NNN)
Available SF:	7,100 SF
Lot Size:	3.44 Acres
Building Size:	7,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	215	639
Total Population	155	494	1,463
Average HH Income	\$103,430	\$102,833	\$93,867

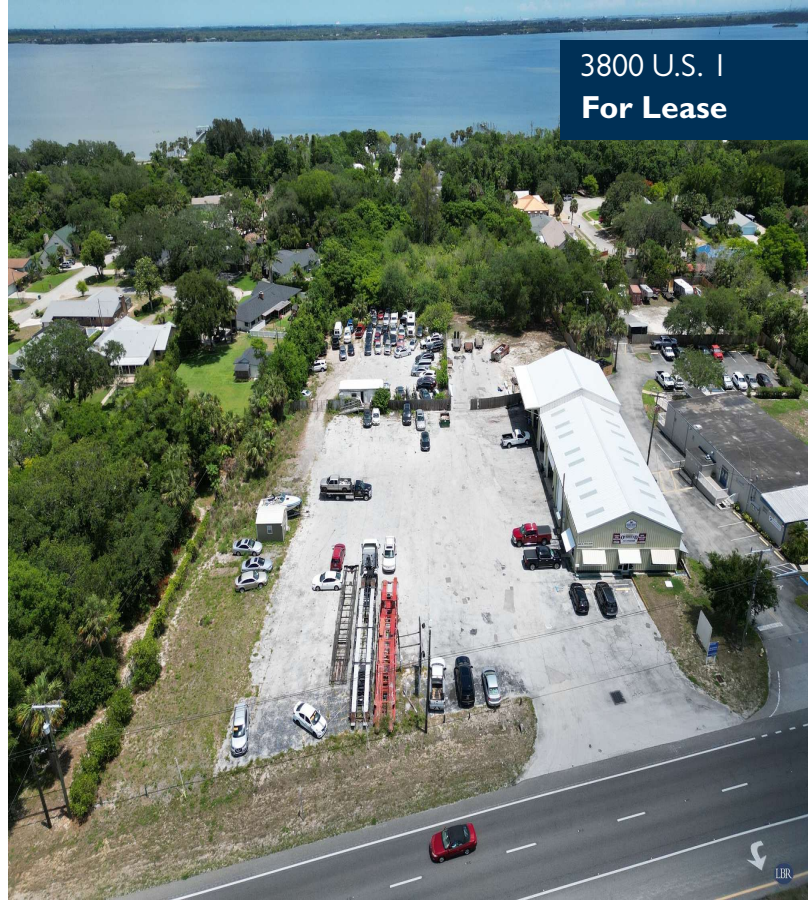
CHARLES DUVALL

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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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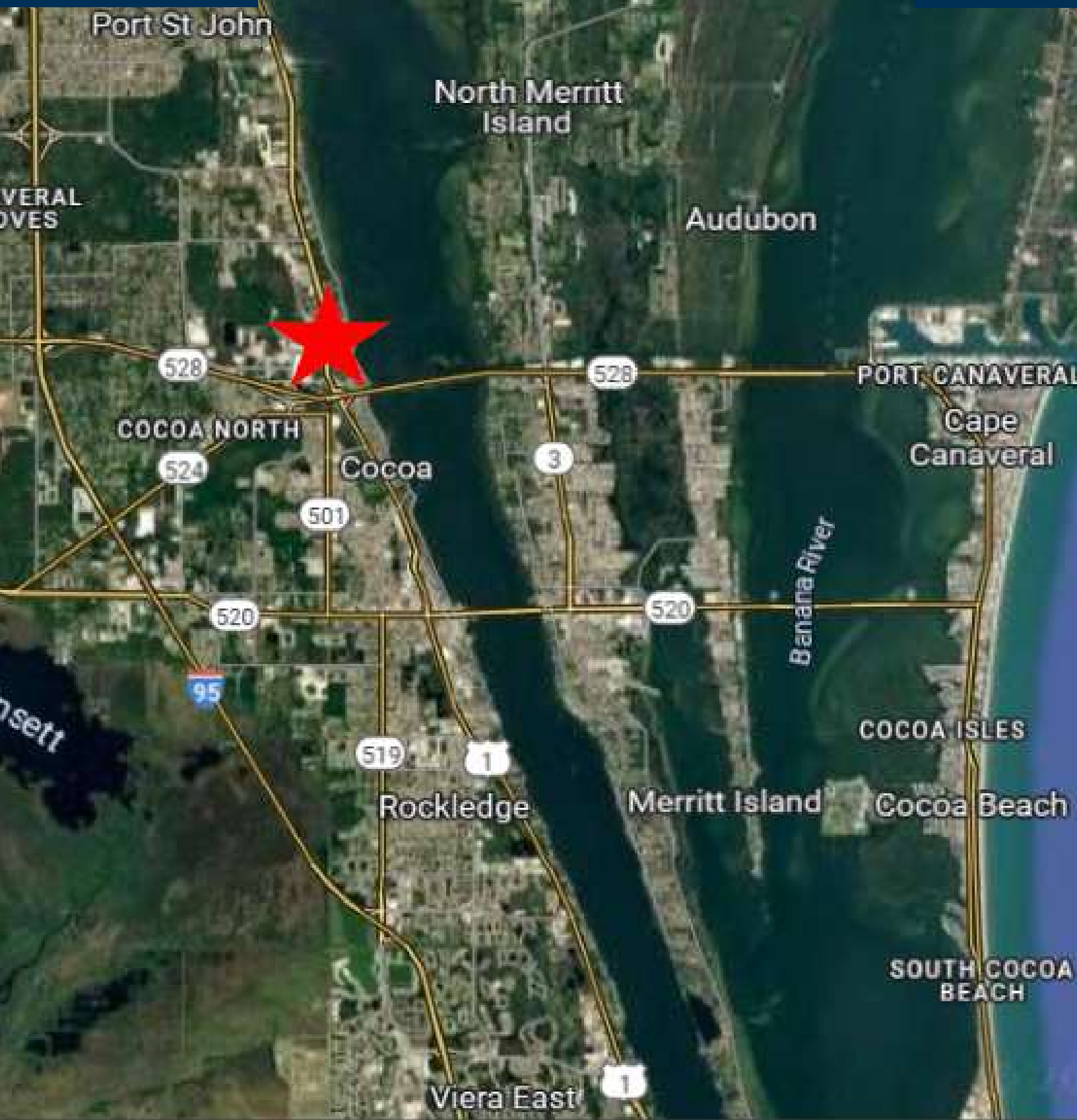
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Location Map

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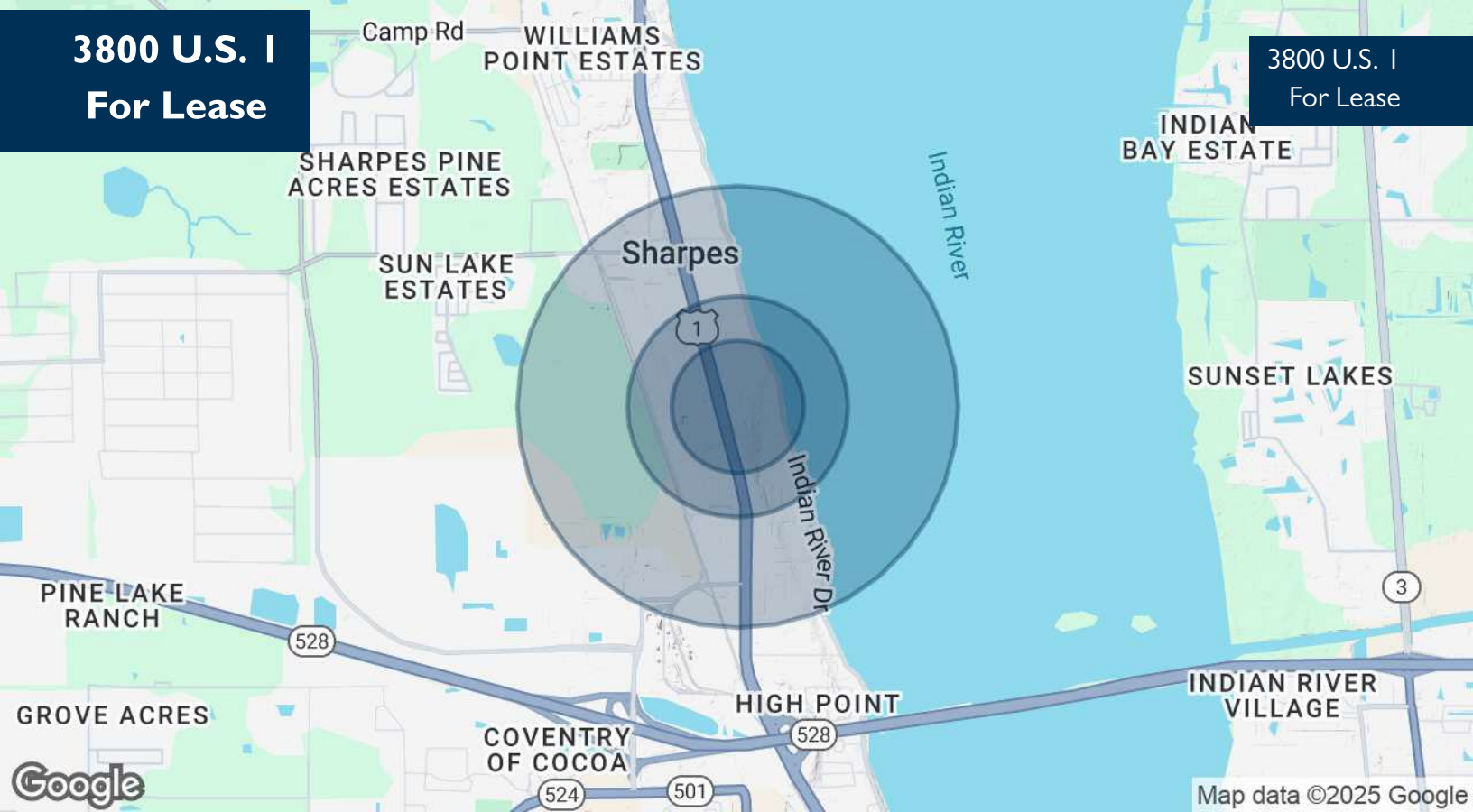
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	155	494	1,463
Average Age	51	51	49
Average Age (Male)	52	52	49
Average Age (Female)	51	51	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	215	639
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$103,430	\$102,833	\$93,867
Average House Value	\$496,159	\$490,969	\$446,206

Demographics data derived from AlphaMap

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