

3700 N US 1 Hwy

3700 N US 1 Hwy, Cocoa, FL 32926



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3700 N US 1 Hwy

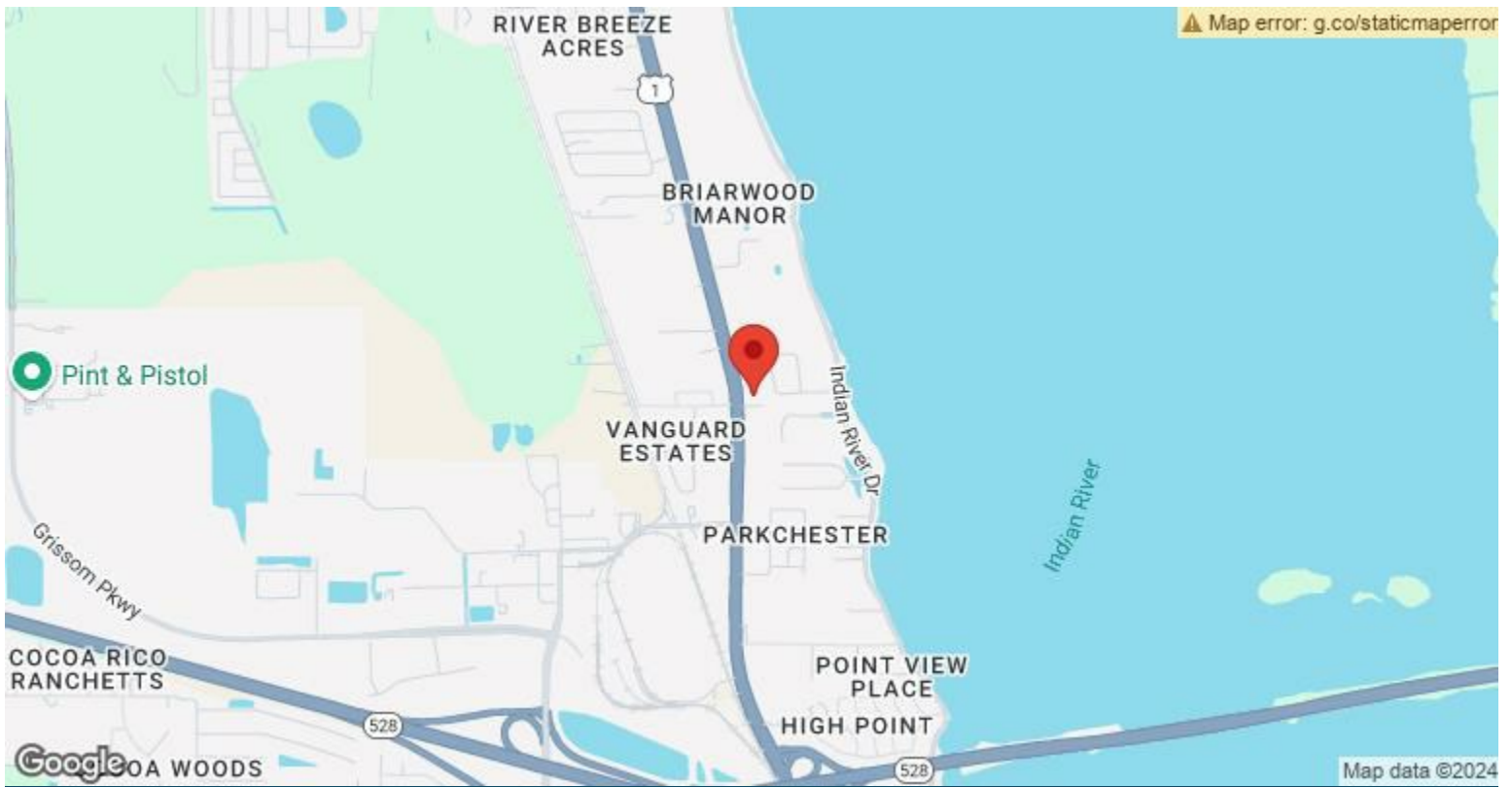
\$2,350,000

A fantastic opportunity for a traditional investor or 1391 exchange!

- NNN Lease in place
- Well established Tenant with personal guarantee
- High visibility, 32,500 Annual Average Daily Traffic 2023
- Ample parking - 13 Spaces
- Proximity to SR-528 (1m) & I-95 (5m)
- Unincorporated taxing district



Price:	\$2,350,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.97%
Lot Size:	0.84 AC
Gross Leasable Area:	10,738 SF
Sale Conditions:	Investment Triple Net
No. Stories:	1
Year Built:	1984/ Reno 2022
Tenancy:	Single
Parking Ratio:	1.24/1,000 SF
Clear Ceiling Height:	14 FT
No. Dock-High Doors/Loading:	1

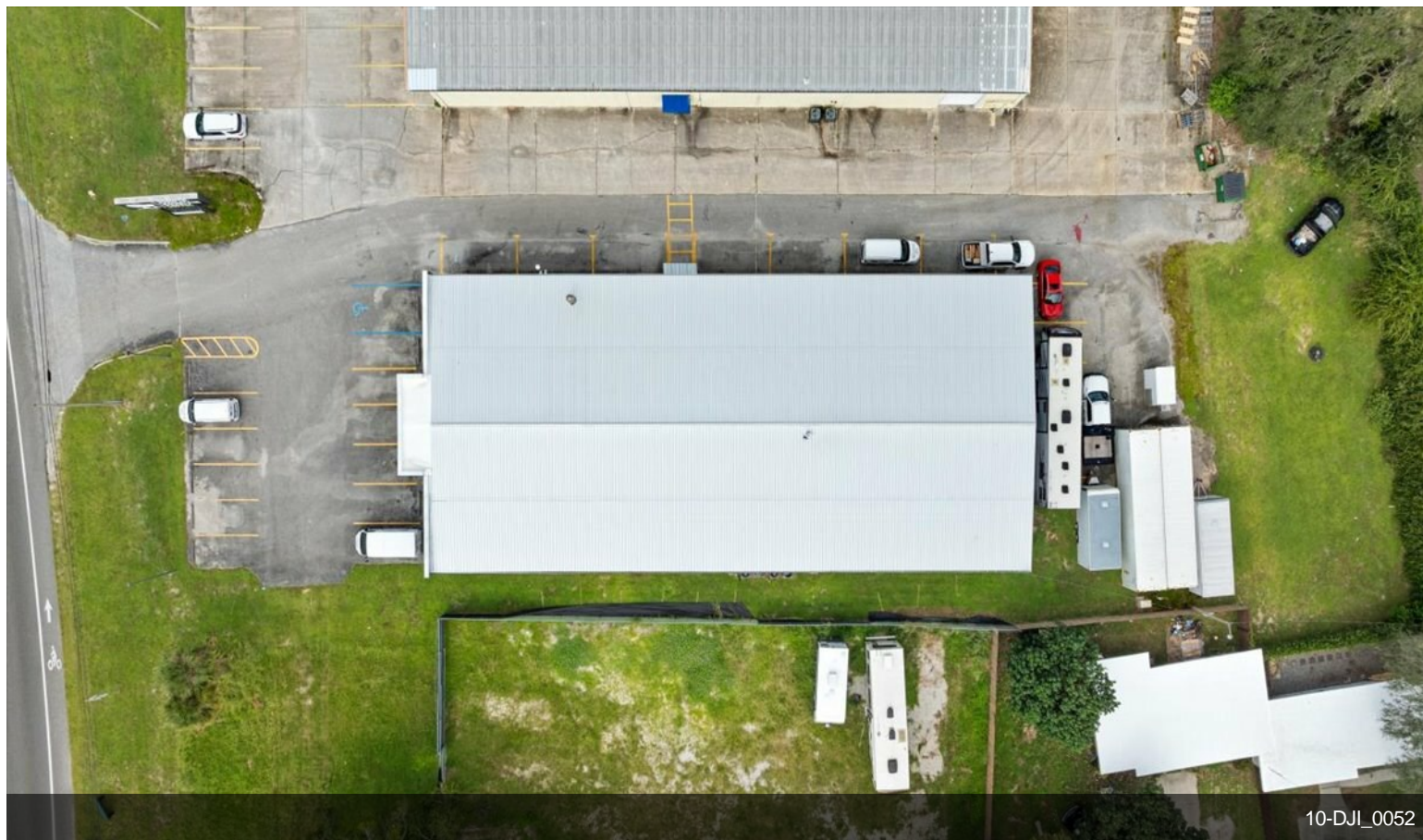


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Property Photos



08-DJI_0046



10-DJI_0052

Property Photos



11-DJI_0055



12-DJI_0058

Property Photos

