

EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: \$1,500 per month
(MG)

Building Size: 11,182 SF

Zoning: BU-1

PROPERTY OVERVIEW

Excellent flex space with warehouse on heavily trafficked Hwy US-1 in Cocoa. Take advantage of Brevard County BU-1 Zoning at this multi-tenant property. Offers ample parking and building signage.

Suite 3 is a 1,100 SqFt space that can be used as office or retail.

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 PER MONTH (MG) **Total Space** 1,100 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 3	Office Building	\$1,500 PER MONTH	Modified Gross	1,100 SF	Negotiable

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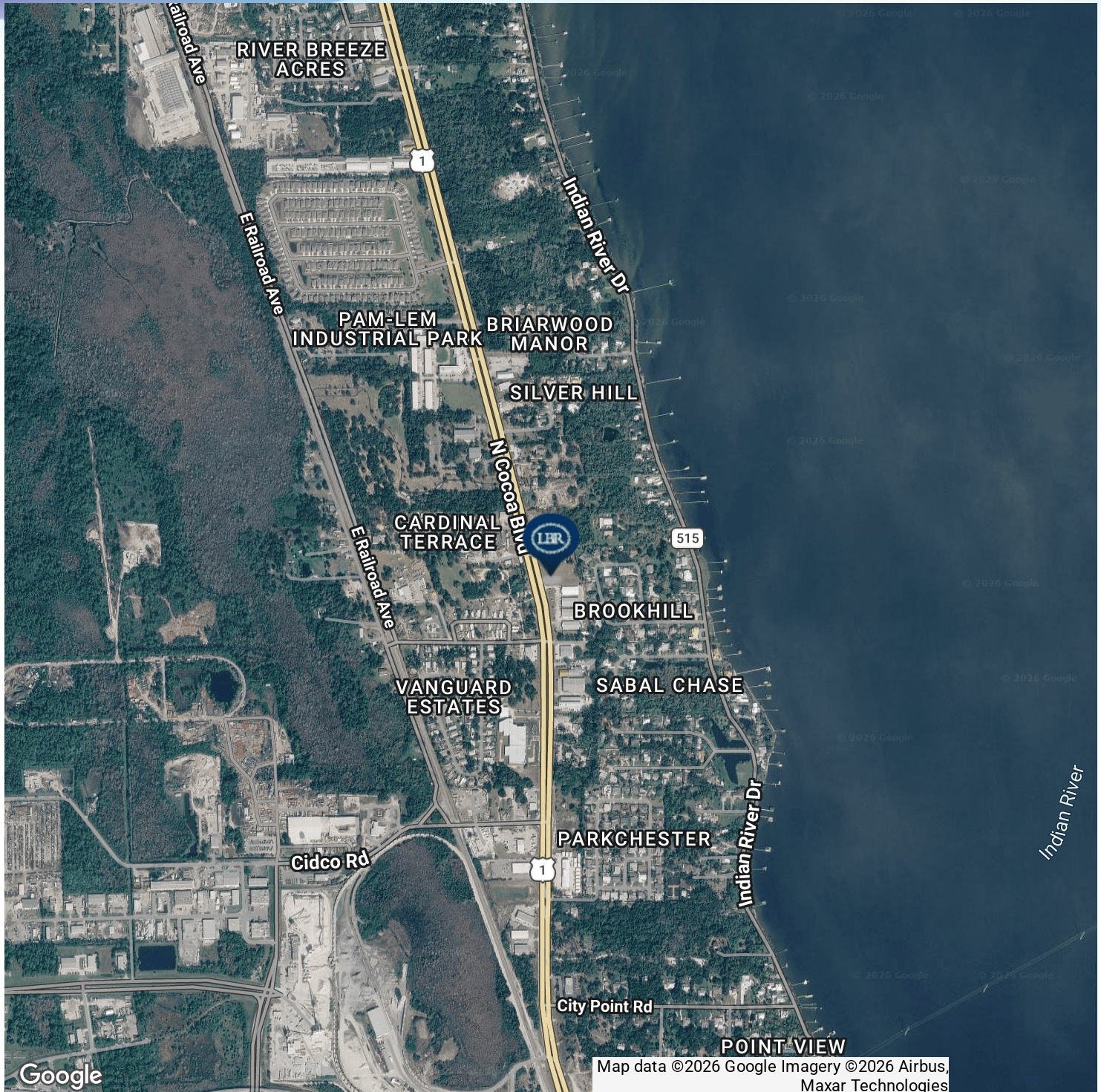
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LOCATION MAP

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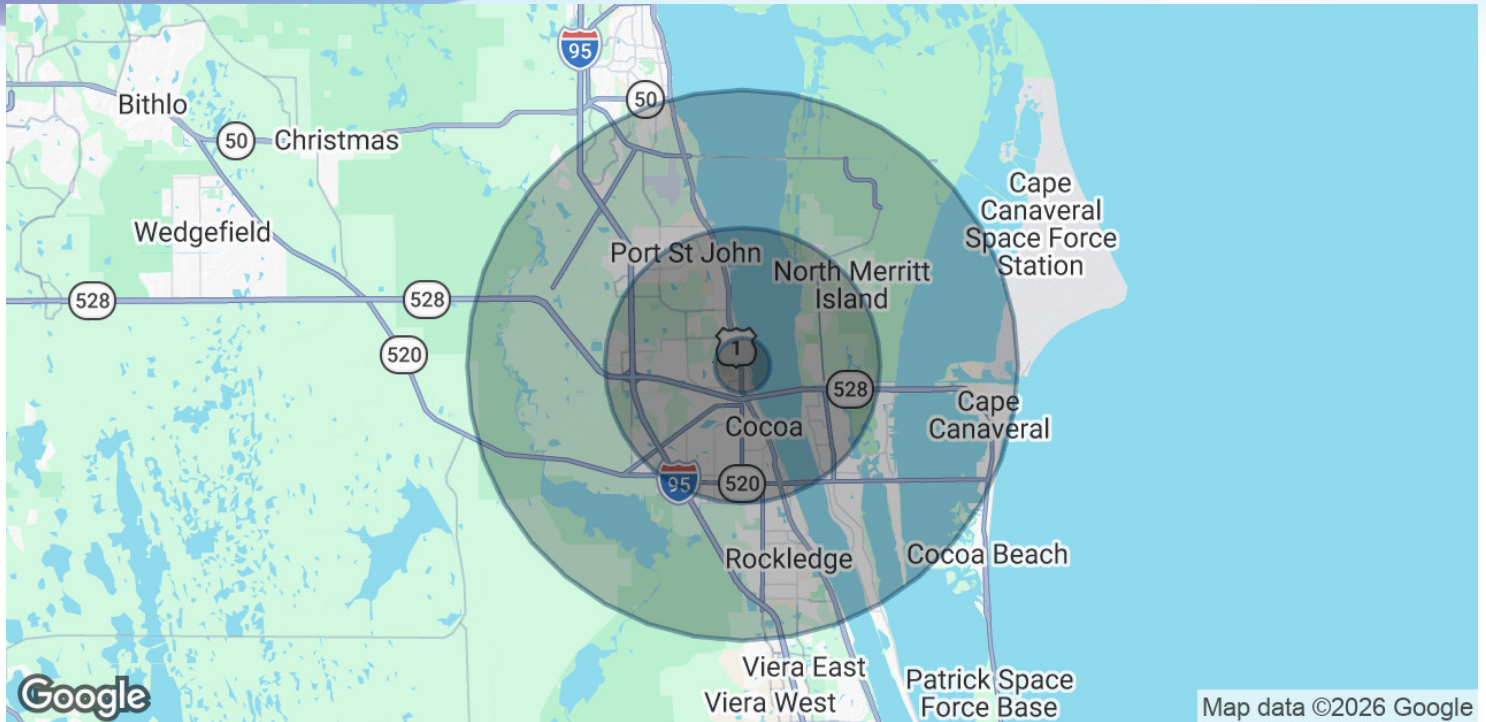
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DEMOGRAPHICS MAP & REPORT

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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

2020 American Community Survey (ACS)

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