



PROPERTY DESCRIPTION

505 Brevard Ave offers a highly functional 2,097 SF office opportunity designed to support a professional office user. The suite features efficient space planning with an adaptable layout suitable for private offices, collaborative work areas, reception, kitchen, 2 restrooms and support functions. Prominent corner placement enhances identity and presence, while the suite's manageable size allows for ease of operation and long-term leasing appeal. This office property presents an attractive opportunity in a distinctive commercial setting. Cocoa Village offers a walkable downtown location with many restaurants, services and shops. Large onsite parking lot.

PROPERTY HIGHLIGHTS

- 2,097 SF office building
- Corner location at Brevard Ave and Orange Blvd
- Professional office use
- Adaptable layout for multiple configurations
- Ideal for office-user

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Number of Units:	5
Available SF:	2,097 SF
Lot Size:	57,598 SF
Building Size:	17,323 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,977	21,609	38,383
Total Population	4,051	51,778	92,255
Average HH Income	\$112,235	\$81,330	\$95,768

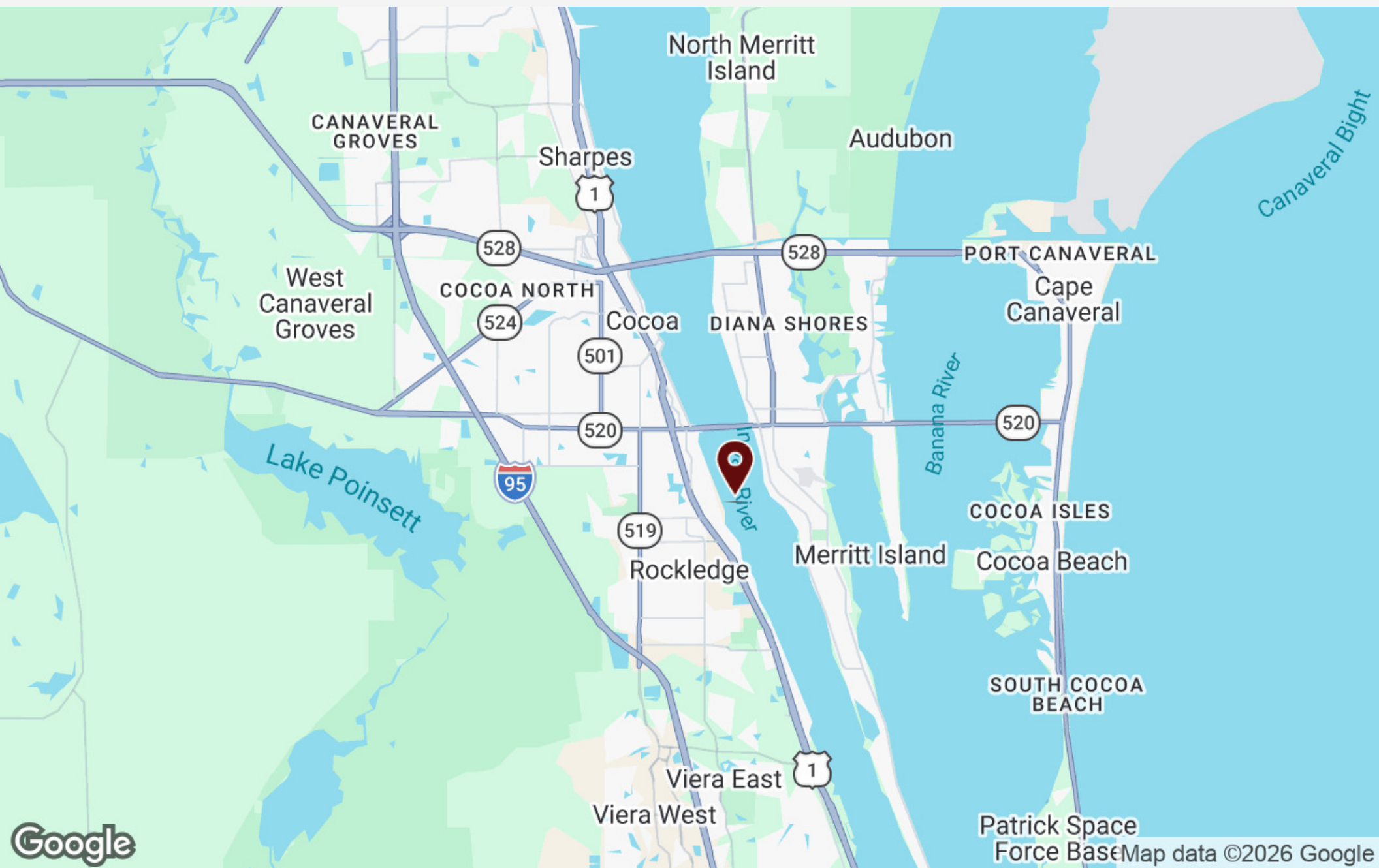
NICOLE REED

314.795.4339

nicole@southtrend.com | southtrend.com

SouthTrend Realty | 321.752.1199 | 760 North Drive, Suite A, Melbourne, FL 32934





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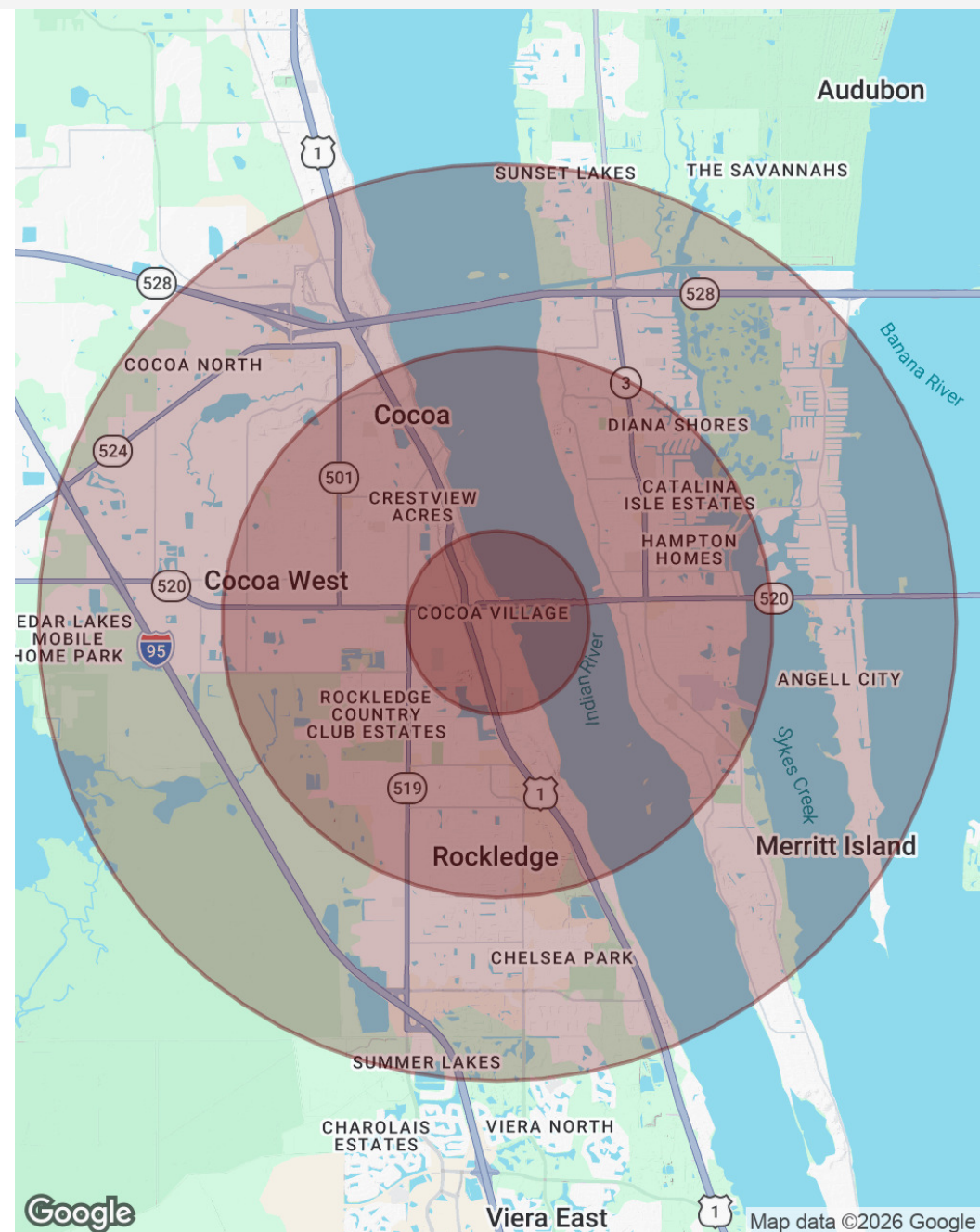
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,051	51,778	92,255
Average Age	48.2	43.1	45.8
Average Age (Male)	46.2	41.8	44.7
Average Age (Female)	46.8	44.4	46.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,977	21,609	38,383
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$112,235	\$81,330	\$95,768
Average House Value	\$513,574	\$301,944	\$328,381

2023 American Community Survey (ACS)



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