



ONE COMMERCIAL  
REAL ESTATE



Two Buildings: Combined 9,726 SF on .86 AC double-hard Corner Lot  
1801 & 1811 S ORLANDO AVE COCOA BEACH, FL 32931

# Offering Memorandum

Mel Howard

COMMERCIAL BROKER ASSOCIATE,  
ONE COMMERCIAL REAL ESTATE

P. 321.96.1959

E. MHOWARD@ONECOMMERCIALRE.COM



# Offering Memorandum



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Commercial Real Estate and should not be made available to any other person or entity without the written consent of ONE Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ONE Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ONE Commercial Real Estate has not and will not verify any of this information, nor has ONE Commercial Real Estate conducted any investigation regarding these matters. ONE Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. ONE Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



# 1801 & 1811 S Orlando Ave.

COCOA BEACH, FL 32931



## EXECUTIVE SUMMARY

ONE Commercial Real Estate is pleased to present this opportunity to acquire 1801 and 1811 S Orlando Avenue in Cocoa Beach, Florida. The two properties combine to be 1/2 a city block along S Orlando Avenue (A1A). Located one block from the Atlantic Ocean. 1801 is currently improved with a church and 1811 as an office/health care facility.

+/- 125 linear feet of frontage on South Orlando Ave (Indian River Lagoon Scenic Highway)	500 feet from the ocean
Excellent Visibility: An estimated 13,000 vehicles per day (VPD) traffic count	Two free standing buildings: 6,611 SF & 3,115 SF
Double hard corner lot (0.86 AC)	Favorable commercial zoning for wide array of uses



*Asking Price: \$2,200,000*



# 1801 & 1811 S Orlando Ave.

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## AERIAL BOUNDARY & LOCATOR MAP





# 1801 & 1811 S Orlando Ave.

COCOA BEACH, FL 32931



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## EXTERIOR PHOTOS





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## INTERIOR PHOTOS





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## INTERIOR PHOTOS





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**SKETCH OF SURVEY**

**OLIVE STREET**  
AS SHOWN DEDICATED BY PLAT BOOK 4, PAGE 4

**FRANCIS STREET**  
AS SHOWN DEDICATED BY PLAT BOOK 4, PAGE 4

**SOUTH ATLANTIC AVENUE**

**LOT 24**  
ONE STORY C&S 1911 S ORLAND AVENUE

**LOT 25**  
ONE STORY C&S 1911 S ORLAND AVENUE

**LOT 26**

**LOT 7**

**LOT 8**

**LOT 6**

**LOT 5**  
BLOCK 7

**LOT 4**  
BLOCK 7

**LOT 3**  
BLOCK 7

**LOT 2**  
BLOCK 7

**LOT 1**  
BLOCK 7

**DESCRIPTION OF S. 7000, PAGE 1981**

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725



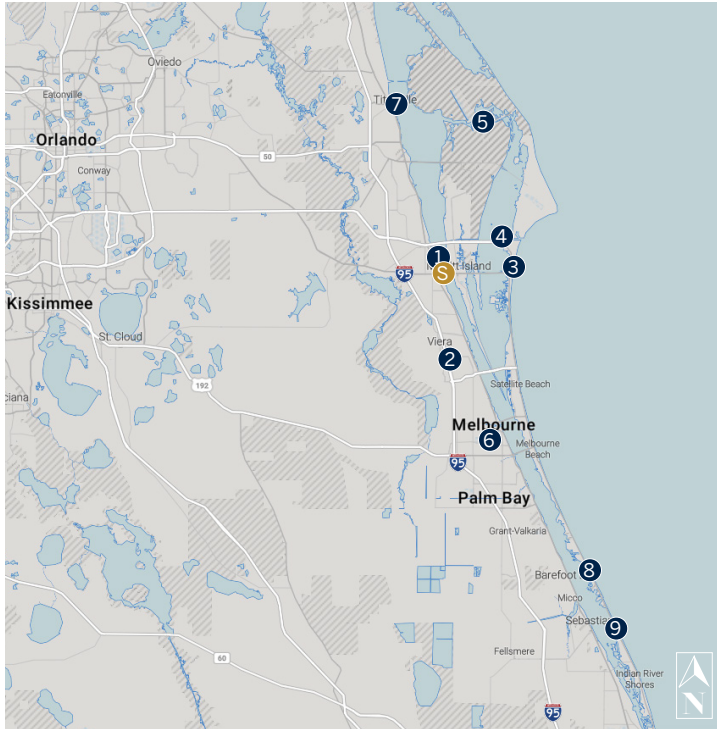
# 1801 & 1811 S Orlando Ave.

COCOA BEACH, FL 32931



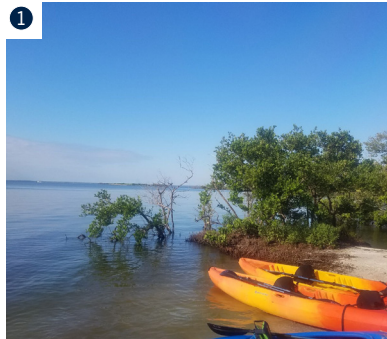
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## REGIONAL LOCATION MAP



## DISTANCE FROM SUBJECT

1	INDIAN RIVER LAGOON & MARINA	8.4 MILES
2	BREVARD ZOO AQUARIUM & CONSERVATION CAMPUS	8.5 MILES
3	COCOA BEACH PIER	6 MILES
4	PORT CANAVERAL	7.5 MILES
5	KENNEDY SPACE CENTER	20.8 MILES
6	MELBOURNE ORLANDO INTERNATIONAL AIRPORT	17.0 MILES
7	HISTORIC PRITCHARD HOUSE	34.8 MILES
8	BARRIER ISLAND SANCTUARY	28.2 MILES
9	HISTORIC JUNGLE TRAIL	25.4 MILES



INDIAN RIVER LAGOON & MARINA



BREVARD ZOO AQUARIUM & CONSERVATION CAMPUS



COCOA BEACH PIER



PORT CANAVERAL



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## COCOA VILLAGE

Located in the heart of the space coast, Cocoa Village charms residents and visitors alike with its blend of history, beauty, and effortless leisure. The village's well-preserved buildings and tree-lined streets create a quaint and welcoming atmosphere for all to explore its rich cultural heritage. Unique boutiques, art galleries, and specialty shops offer a diverse shopping experience, while a range of dining options caters to various tastes. Cultural events and festivals throughout the year add vibrancy, featuring live music and art exhibits.

Iconic landmarks like Riverfront Park provide a serene backdrop along the Indian River, and locally-owned businesses contribute to the village's distinctive character. With proximity to the Kennedy Space Center and a calendar of community events, Cocoa Village emerges as a gateway to exploration, inviting residents and visitors alike to discover its diverse attractions.

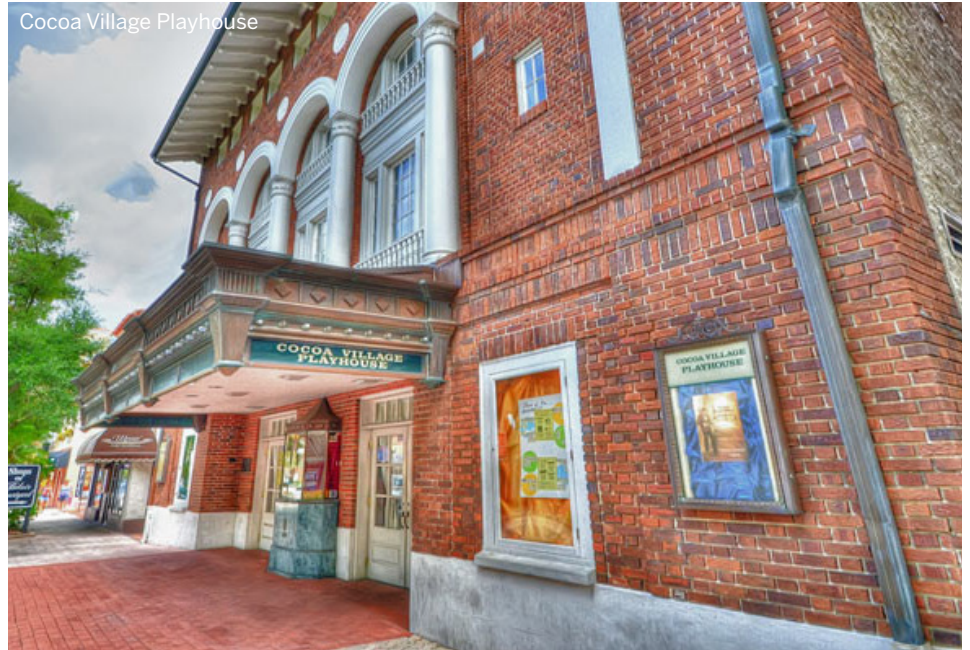
Cocoa Village Marina



Riverfront Park Amphitheater



Cocoa Village Playhouse





# 1801 & 1811 S Orlando Ave.

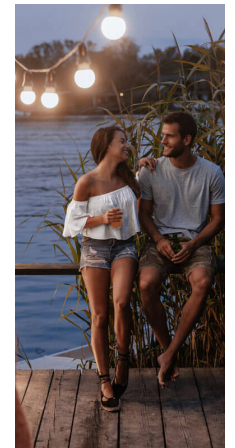
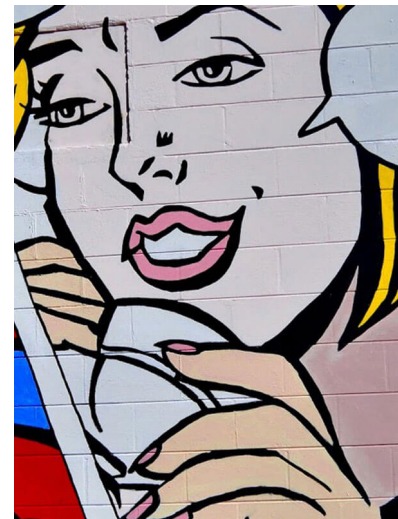
COCOA BEACH, FL 32931



## SPACE COAST

The Space Coast is America's Gateway to Space. With more launches going off than ever before the chances of experiencing this incredible display of innovation in engineering are very high year round.

With SpaceX, ULA, and NASA booking launch pads on an almost weekly basis, visitors can plan to visit the Space Coast and its amenities on a favorable schedule. These amenities include The Kennedy Space Center Visitor Complex, Space View Park, and dozens of NASA Suggested Viewing Sites spread across a multitude of parks, beaches, boating and marina sites. Thousands of tourists visit the Space Coast year round to marvel in this shared experience, unique to the area it surrounds.





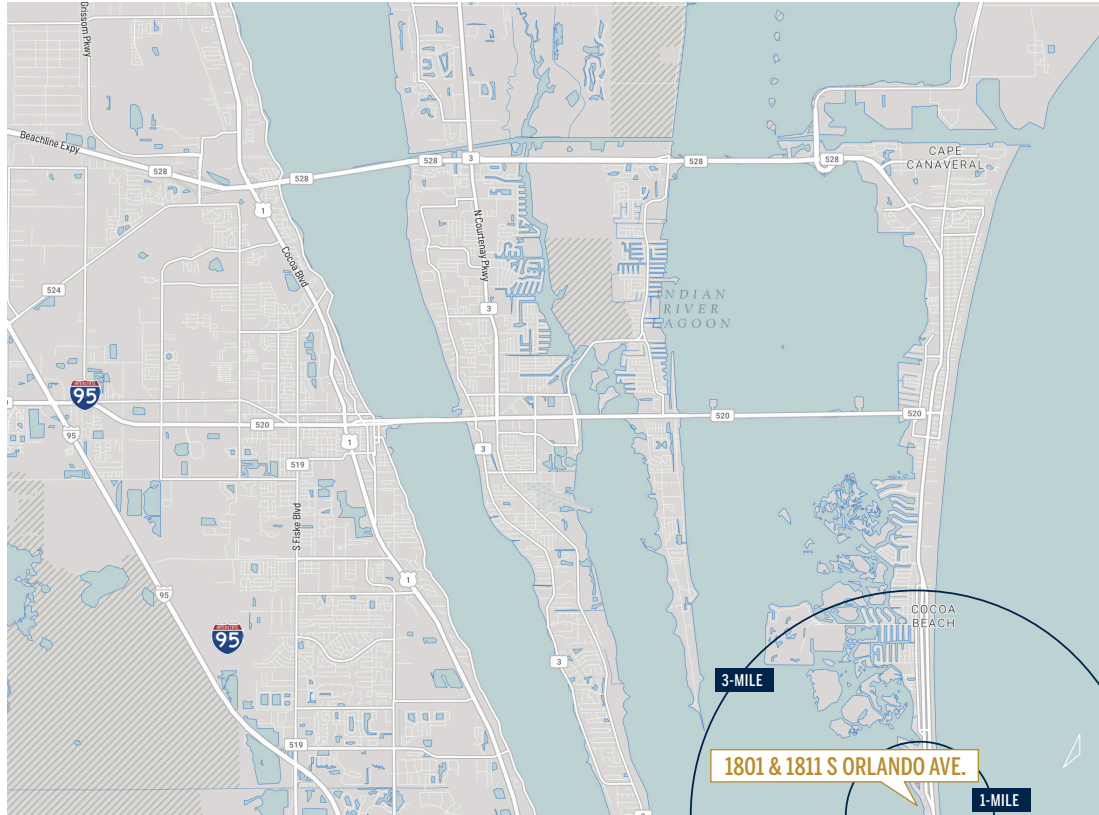
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## DEMOGRAPHICS



9,317 People  
WITHIN 3-MILES

\$99,239 Household Income  
WITHIN 3-MILES

4,714 Households  
WITHIN 3-MILES

57 Median Age  
WITHIN 3-MILES

## POPULATION

	1 MILES	3 MILES
2010 POPULATION	1,831	7,810
2024 POPULATION	2,385	9,317
2029 POPULATION PROJECTION	2,696	10,414
ANNUAL GROWTH 2020-2024	7.6%	4.8%
ANNUAL GROWTH 2024-2029	2.6%	2.4%
MEDIAN AGE	60	57
BACHELOR'S DEGREE OR HIGHER	54%	44%
U.S. ARMED FORCES	32	187

## HOUSEHOLDS

	1 MILES	3 MILES
2020 HOUSEHOLDS	965	3,902
2024 HOUSEHOLDS	1,247	4,714
2029 HOUSEHOLD PROJECTION	1,408	5,274
ANNUAL GROWTH 2020-2024	1.3%	1.2%
ANNUAL GROWTH 2024-2029	2.6%	2.4%
OWNER OCCUPIED HOUSEHOLDS	1,067	3,598
RENTER OCCUPIED HOUSEHOLDS	342	1,675
AVG HOUSEHOLD SIZE	1.9	1.9
AVG HOUSEHOLD VEHICLES	2	2
TOTAL SPECIFIED CONSUMER SPENDING (\$)	\$43.1M	\$152.1M

## INCOME

	1 MILES	3 MILES
AVG HOUSEHOLD INCOME	\$105,306	\$99,239
MEDIAN HOUSEHOLD INCOME	\$94,042	\$79,085
< \$25,000	93	937
\$25,000 - \$50,000	306	836
\$50,000 - \$75,000	127	501
\$75,000 - \$100,000	128	511
\$100,000 - \$125,000	221	546
\$125,000 - \$150,000	112	445
\$150,000 - \$200,000	154	472
\$200,000+	106	467

SOURCE: COSTAR



# A *Boutique* Brokerage With *Institutional* Quality Support



ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

*Are you ready for what's next?*



ONE Commercial leverages relationships within the ONE Sotheby's International Realty luxury residential real estate network to connect prestigious clientele spanning the globe with the assets we represent. We manage these opportunities with extreme care to ensure impeccable, white-glove service and maintain an interconnected network to expeditiously bring you the most qualified buyers.



1,300+  
AGENTS



30 offices  
ALONG FLORIDA'S  
EAST COAST



34  
COUNTIES AND  
TERRITORIES



\$8.1B  
IN ANNUAL SALES





ONE COMMERCIAL  
REAL ESTATE

*Are you ready for what's next?*  
Let's have a conversation.

ONECOMMERCIALRE.COM

(BREVARD COUNTY)  
1331 S. HARBOR CITY BLVD  
MELBOURNE, FL 32901

(MIAMI-DADE | HEADQUARTERS)  
3250 MARY STREET, SUITE 520  
COCONUT GROVE, FL 33133

(BROWARD COUNTY)  
2780 EAST OAKLAND PARK BLVD  
FT. LAUDERDALE, FL 33306

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AVENTURA | AMELIA ISLAND | BOCA RATON | BRICKELL | COCOA VILLAGE | CORAL GABLES | DELRAY BEACH | FORT LAUDERDALE | INDIALANTIC | JACKSONVILLE | JUPITER | KEY BISCAYNE | MELBOURNE  
MIAMI BEACH | PALM BEACH GARDENS | PALM COAST | PONTE VEDRA BEACH | STUART | ST. AUGUSTINE | SUNNY ISLES | SUNTREE | SURFSIDE | VERO BEACH | WESTON