

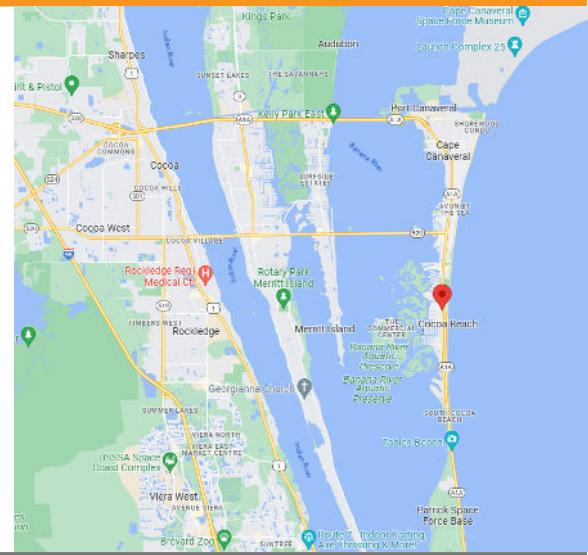
## MEDICAL / OFFICE SPACE FOR LEASE

# SEACREST

503 N Orlando Ave, Cocoa Beach, FL 32931



- Great LOCATION! Cocoa Beach
- 503 N Orlando is where Highway A1A Splits for North & Southbound Traffic
- Excellent Walkability to Many Local Restaurants, Shops, and the Post Office
- 1st Floor - 105 - Medical Suite 1,100 SF
- 2nd Floor Office Suites Range from 1,120 to 1,040 SF, Private Restrooms
- Elevator Building, Ample Parking
- Locally Owned & Managed
- 1st Floor \$18/SF/YR plus \$5/SF/YR NNN
- 2nd Floor \$16/SF/YR plus \$5/SF/YR NNN



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**

JM Real Estate, Inc.

Office: 321.242.2882 x 209

Cell: 321.423.4305

Courtney@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

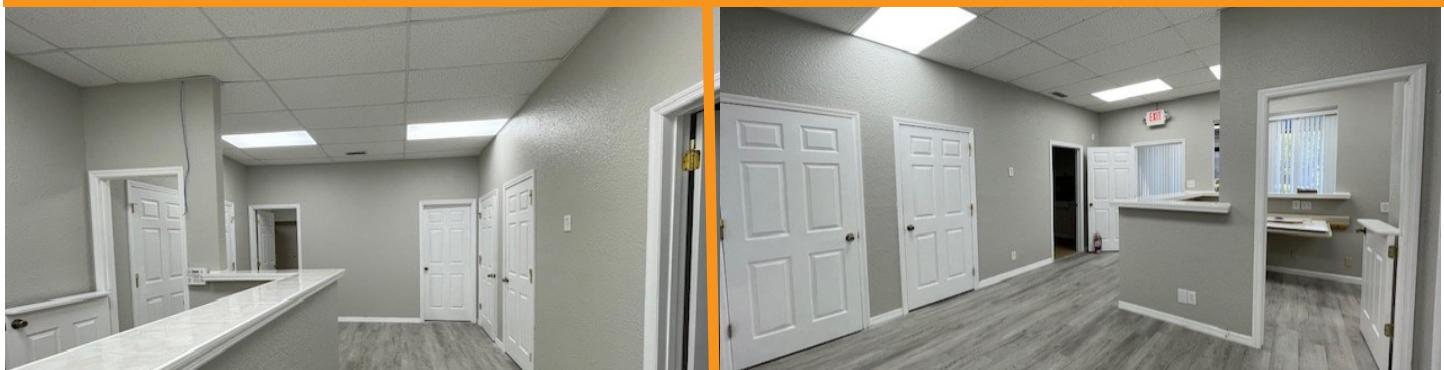
MEDICAL / OFFICE SPACE FOR LEASE

## SEACREST

503 N Orlando Ave, Cocoa Beach, FL 32931



Suite 105 - Former Medical Clinic



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

[JMREALESTATE.COM](http://JMREALESTATE.COM)

Courtney Smith

JM Real Estate, Inc.

Office: 321.242.2882 x 209

Cell: 321.423.4305

Courtney@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

MEDICAL / OFFICE SPACE FOR LEASE

# SEACREST

503 N Orlando Ave, Cocoa Beach, FL 32931



2nd Floor Office Suites. Open work space, some private offices, each has a private restroom.

Suites 203, 204, 205



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**

JM Real Estate, Inc.

Office: 321.242.2882 x 209

Cell: 321.423.4305

Courtney@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

MEDICAL / OFFICE SPACE FOR LEASE

# SEACREST

503 N Orlando Ave, Cocoa Beach, FL 32931



Demographics	1 mile	3 mile	5 mile
2023 Population	3,678	12,276	33,732
2028 Pop Projection	3,676	12,507	34,288
Growth 2022-2027	-0.5%	0.4%	0.3%
Median Age	60.1	61.1	56.2
Bachelor's or Higher	46%	42%	36%
Average HH Income	\$111,130	\$92,317	\$94,161



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
Office: 321.242.2882 x 209  
Cell: 321.423.4305  
Courtney@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.