

EXECUTIVE SUMMARY

High Point Tower • 400 High Point Dr Cocoa, FL 32926



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

1.5 Acres

Year Built:

1983

Building Size:

15,046 SF

Zoning:

BU-1

PROPERTY OVERVIEW

Immediate occupancy
Elevator with keyed security
Ample parking
High visibility
multiple spaces available
views of river from most spaces
40 minutes from Orlando International Airport
4 minutes from I-95

LOCATION OVERVIEW

US Highway 1 and SR 528 (Beachline)
Convenient to Port Canaveral, Cruise Terminals, Cocoa Beach, and Kennedy Space Center.

ROB BECKNER, SIOR

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AVAILABLE SPACES

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Lease Rate: NEGOTIABLE

Total Space

Lease Type:

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
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ADDITIONAL PHOTOS

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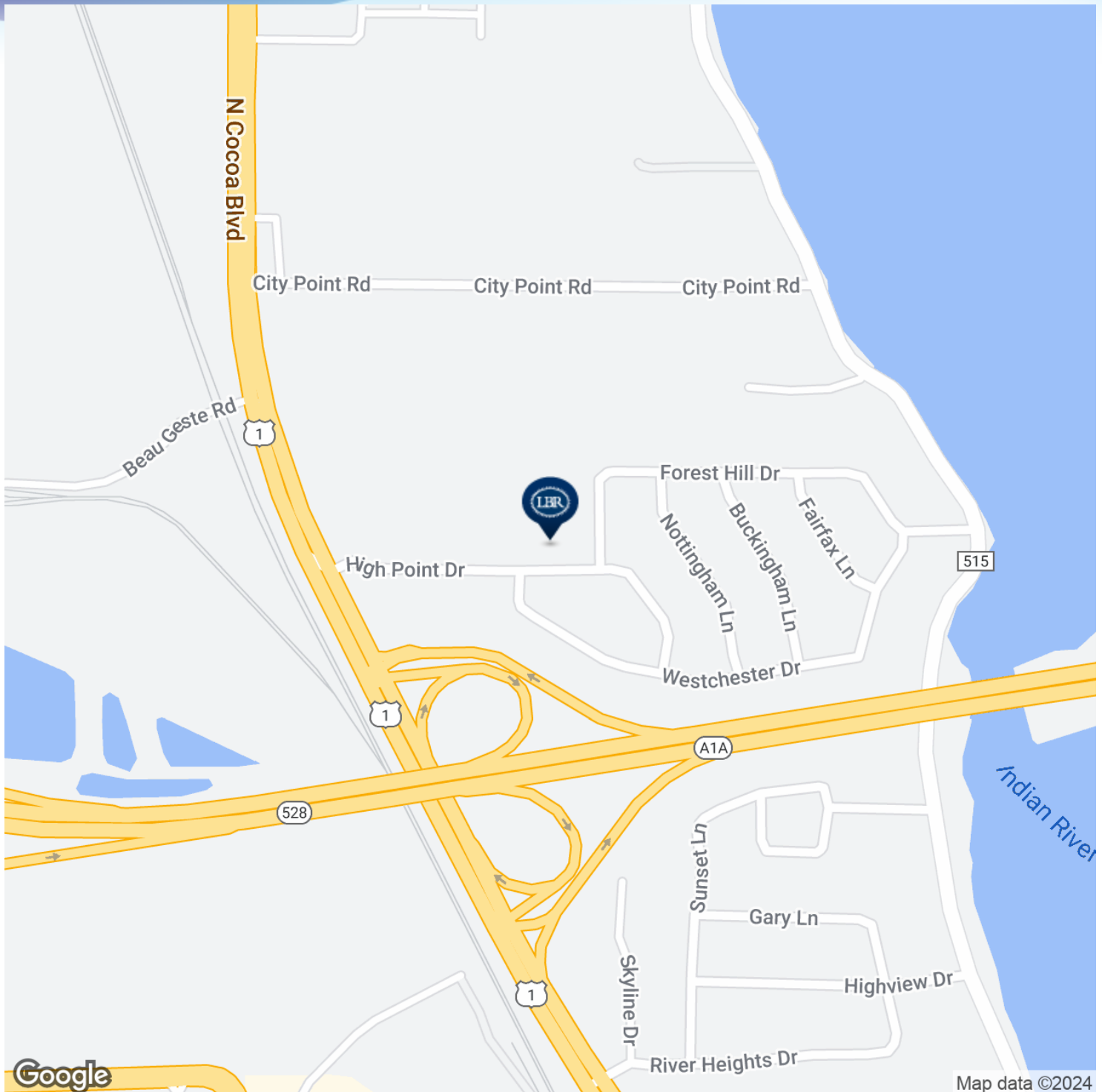
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LOCATION MAP

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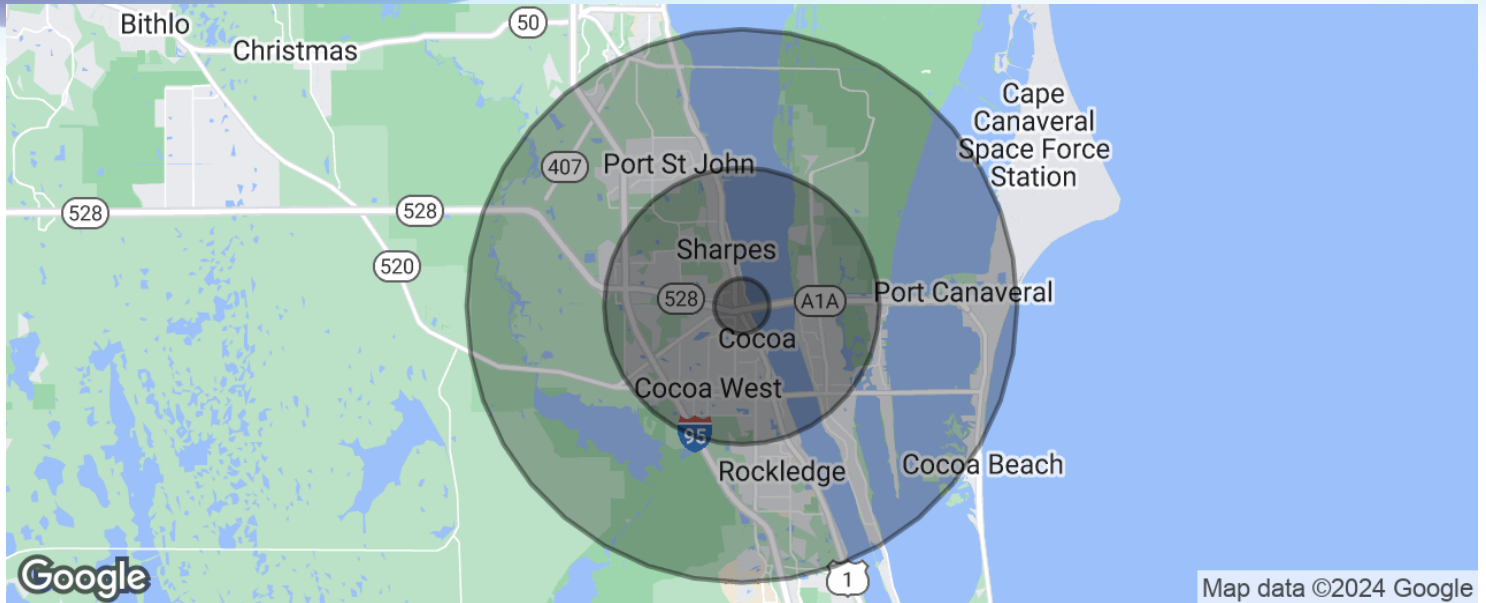
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,119	69,797	167,309
Median age	39.9	41.0	42.4
Median age (Male)	37.8	39.1	41.6
Median age (Female)	40.9	42.8	43.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,360	28,221	67,157
# of persons per HH	2.3	2.5	2.5
Average HH income	\$52,292	\$56,296	\$65,877
Average house value	\$177,572	\$204,032	\$233,393

* Demographic data derived from 2020 ACS - US Census

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