

EXECUTIVE SUMMARY

• Friday Rd @ FL-524 Cocoa, FL 32926



OFFERING SUMMARY

Sale Price: \$1,500,000

Price / Acre: \$132,159

Lot Size: 11.35 Acres

Zoning: COMM

APN#: 24-35-23-00-505

PROPERTY OVERVIEW

Commercial property off I-95 on SR 524
+/- 11.35 acres ready for development
Easy access with high visibility

LOCATION OVERVIEW

The parcel is split by Friday Rd, north of SR 524 @ I-95

Property located across from Flying J Travel Center

JEFFERY T. ROBISON, CCIM

President | Broker
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jeff@teamlbr.com

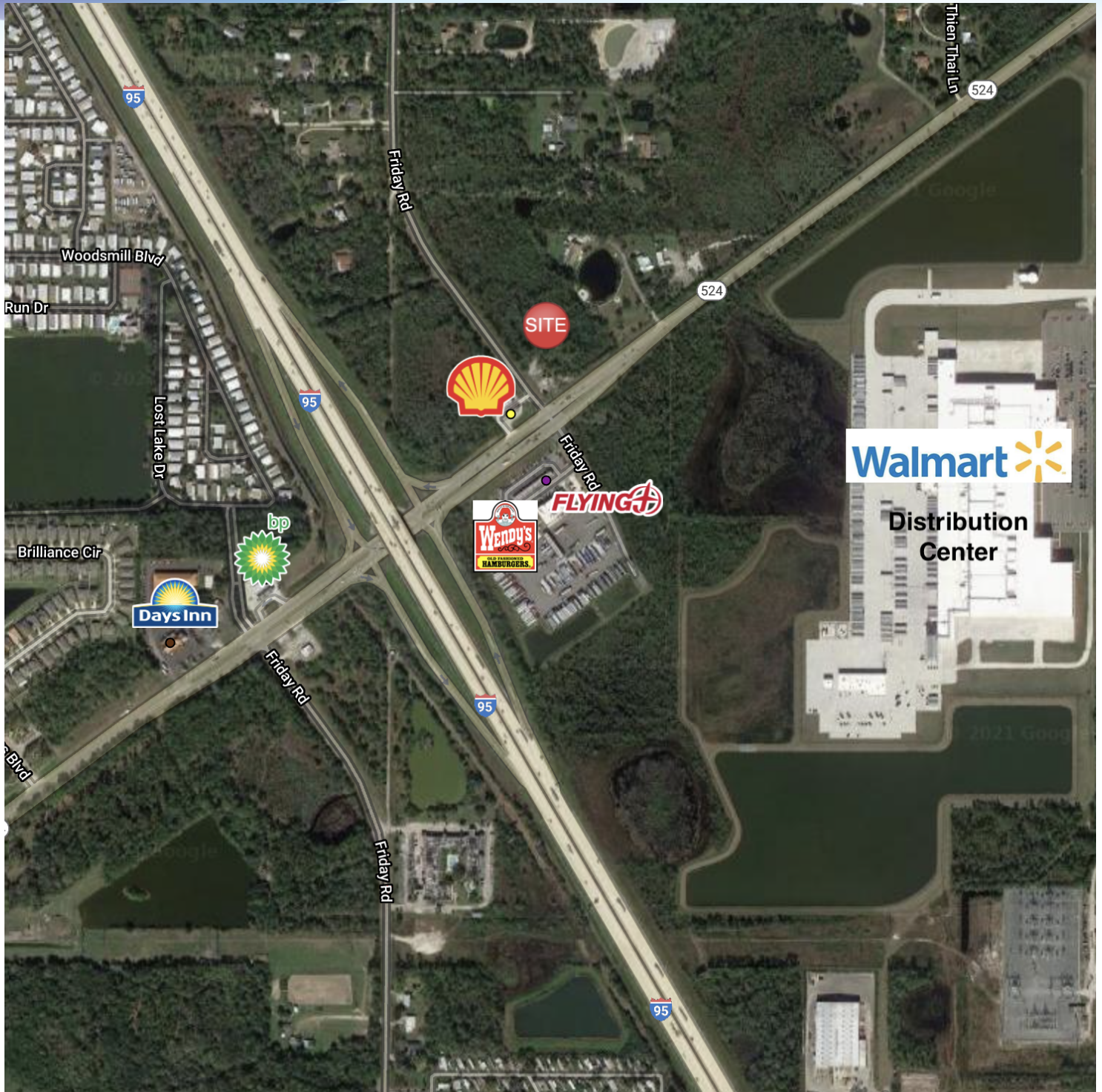
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

RETAIL MAP

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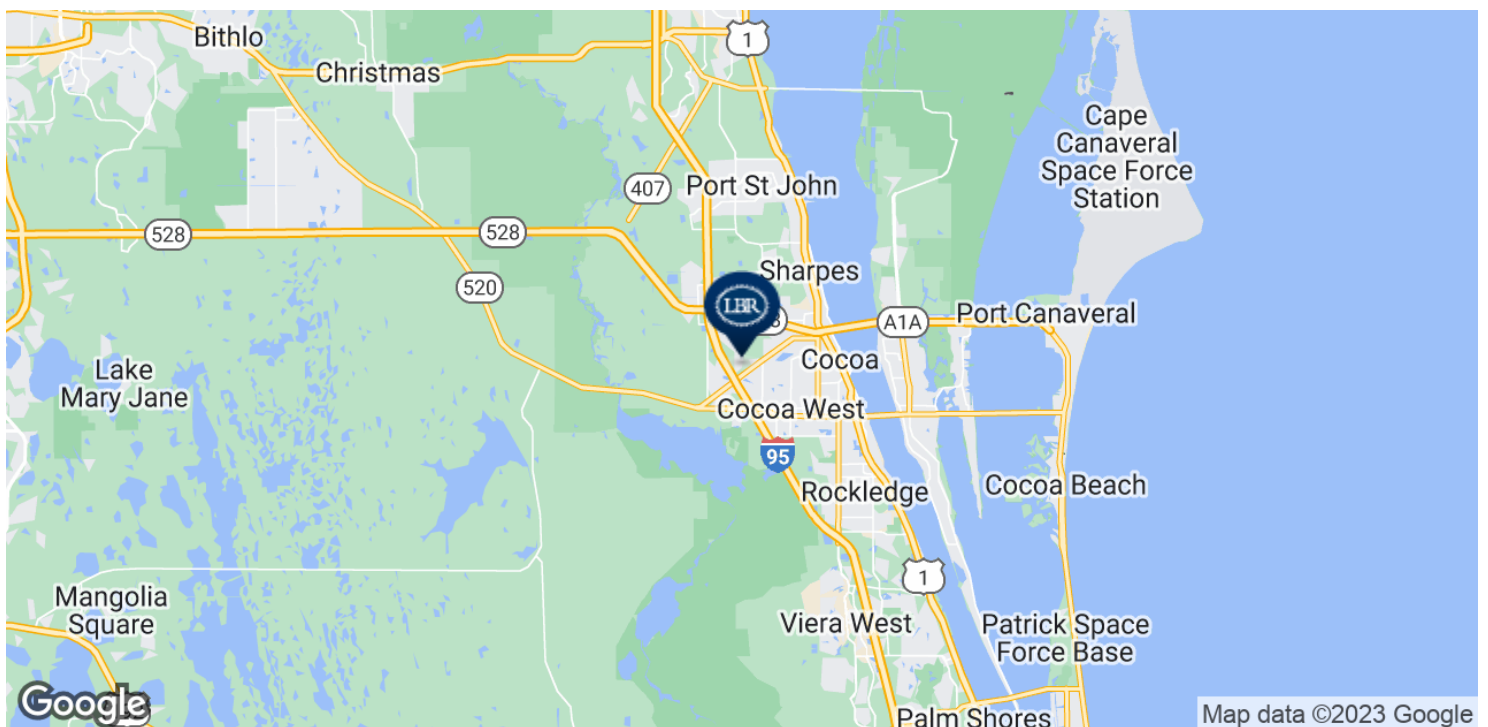
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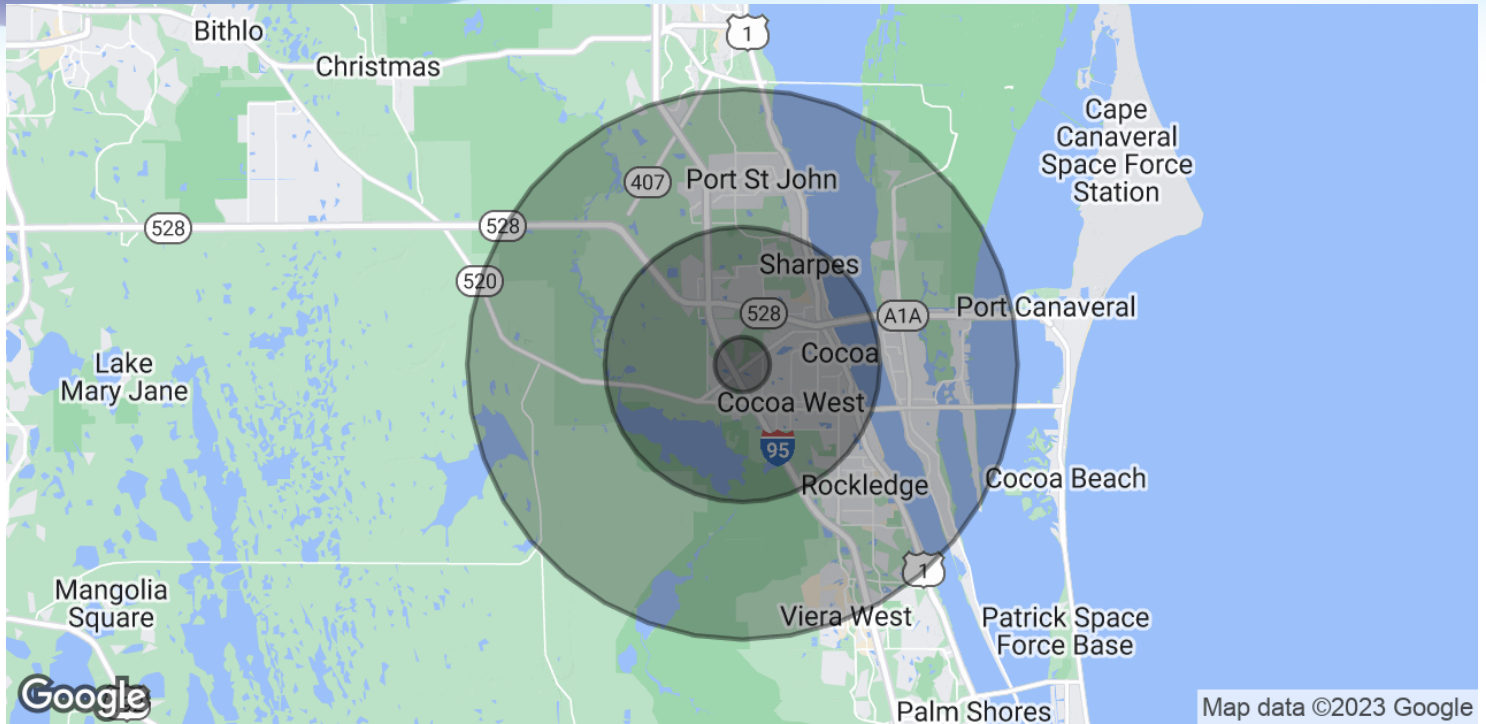
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DEMOGRAPHICS MAP & REPORT

• Friday Rd @ FL-524 Cocoa, FL 32926



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,772	53,316	151,966
Average age	41.5	39.1	41.5
Average age (Male)	39.7	37.3	40.2
Average age (Female)	42.6	40.7	42.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	674	21,080	59,526
# of persons per HH	2.6	2.5	2.6
Average HH income	\$60,433	\$53,391	\$64,935
Average house value	\$207,603	\$181,173	\$221,085

* Demographic data derived from 2020 ACS - US Census

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