

EXECUTIVE SUMMARY

• 630 N Range Road Cocoa, FL 32926



OFFERING SUMMARY

Available SF: 1,856 SF

Lease Rate: \$16.00 SF/yr
(\$4.00/sf NNN)

Lot Size: 2.26 Acres

Year Built: 1973

Building Size: 1,856 SF

Zoning: BU-1-A

PROPERTY OVERVIEW

Former C - store / Gas station
Surrounded by residents, south of Elementary School

LOCATION OVERVIEW

Less than 1 mile north of SR-520 - main east/west through-fare
2.1 miles from I-95

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ADDITIONAL PHOTOS

• 630 N Range Road Cocoa, FL 32926



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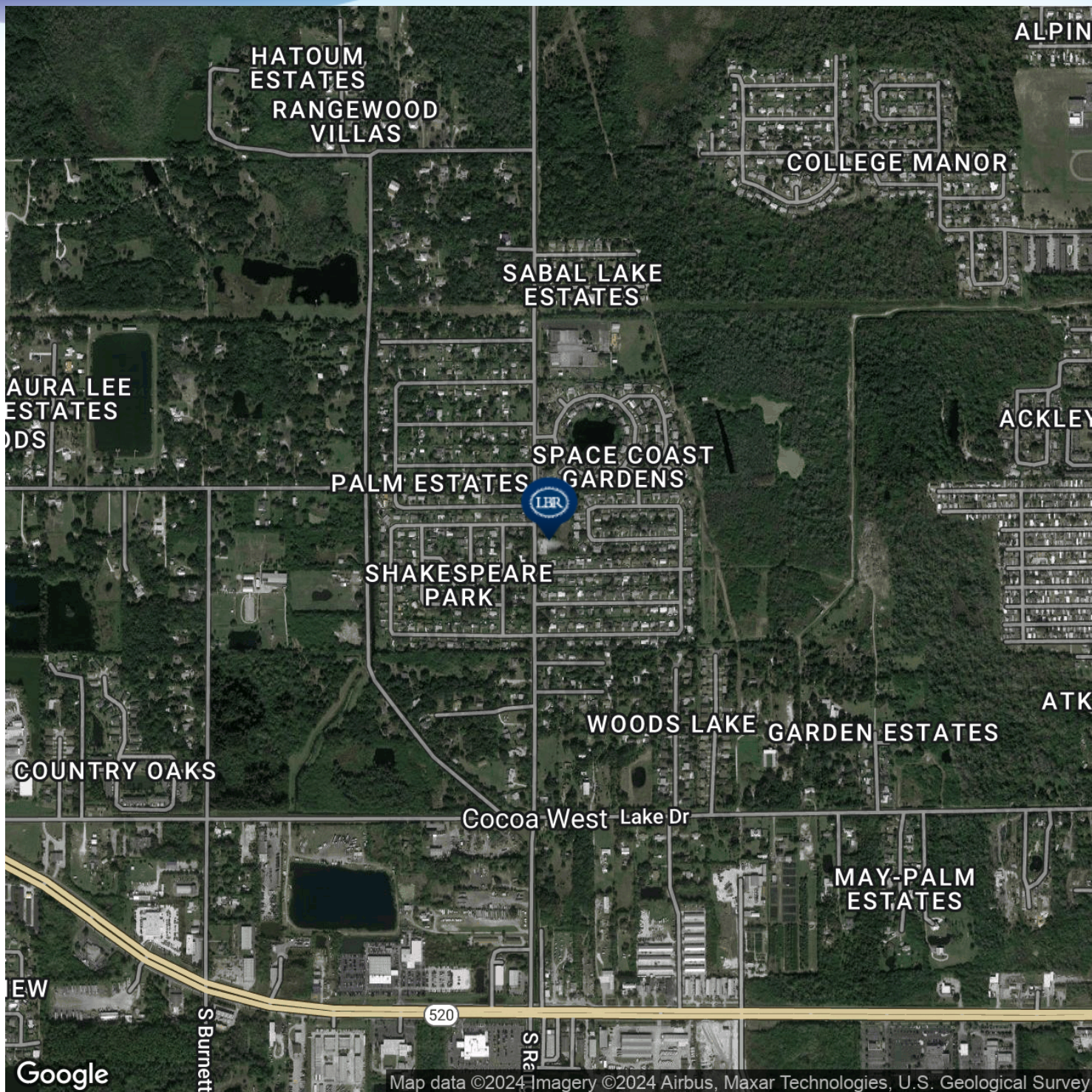
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LOCATION MAP

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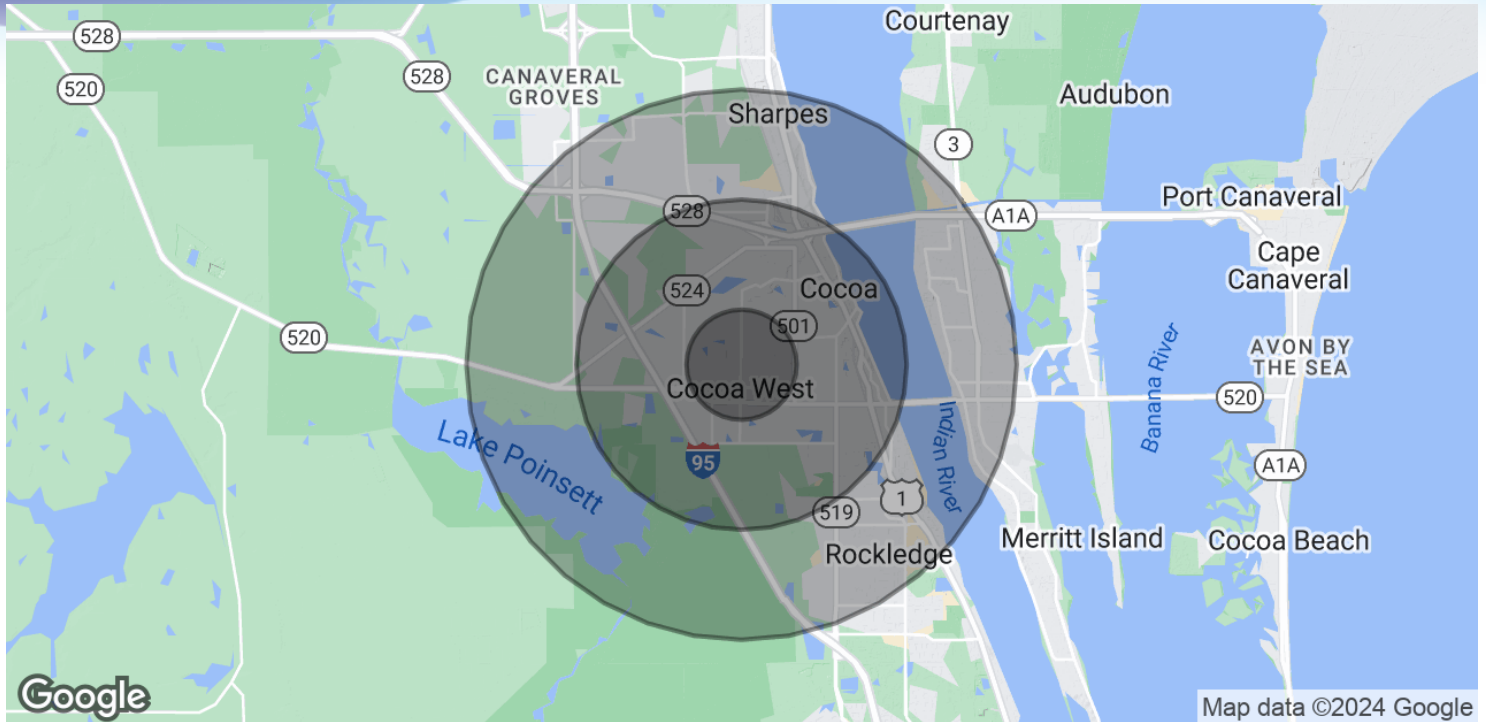
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DEMOGRAPHICS MAP & REPORT

• 630 N Range Road Cocoa, FL 32926



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,589	32,307	70,447
Average Age	35.9	38.1	41.2
Average Age (Male)	34.9	36.5	39.8
Average Age (Female)	38.3	39.7	42.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,424	13,267	28,316
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$42,910	\$45,452	\$56,775
Average House Value	\$134,944	\$165,844	\$183,716

* Demographic data derived from 2020 ACS - US Census

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