

# EXECUTIVE SUMMARY

• 580 Cox Rd Cocoa, FL 32926



## OFFERING SUMMARY

**Sale Price:** \$1,400,000

**Lot Size:** 2.18 Acres

**Building Size:** 5,400 SF

**Zoning:** M-1

**APN#:** 24-35-26-00-770

## PROPERTY OVERVIEW

Office Building with storage  
4000 sf covered overhang attached to office building  
3000 sf metal storage building with sides  
18000 sf of concrete yard area  
Over 1 acre of grass yard area  
Property 100% security fenced

## LOCATION OVERVIEW

Flex Office/ Industrial Building located on 2.18 acres with direct access to Cox Road.  
Less than .5 mile form State Road 520/King Street

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
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### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.



# ADDITIONAL PHOTOS

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# LOCATION MAP

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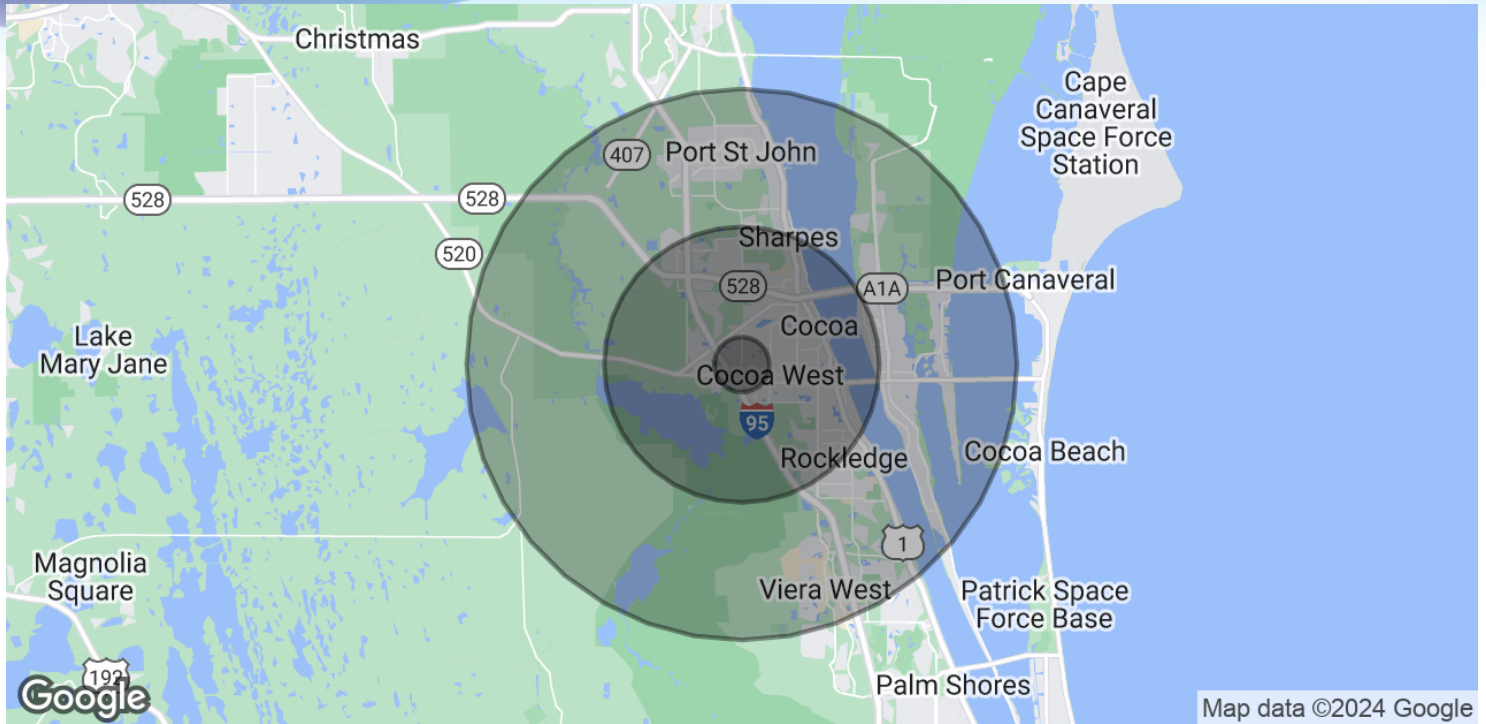
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,417	58,451	161,819
Average Age	36.2	40.4	42.0
Average Age (Male)	35.7	38.9	40.8
Average Age (Female)	37.7	41.4	43.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	933	23,430	63,816
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$44,687	\$55,345	\$66,411
Average House Value	\$135,042	\$181,986	\$229,761

\* Demographic data derived from 2020 ACS - US Census

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