

# EXECUTIVE SUMMARY

1122 Lake Drive • 1122 Lake Drive Cocoa, FL 32922



## OFFERING SUMMARY

|                       |                                      |
|-----------------------|--------------------------------------|
| <b>Available SF:</b>  | 800 - 946 SF                         |
| <b>Lease Rate:</b>    | \$14.00 - 16.00 SF/yr<br>(MG; Gross) |
| <b>Lot Size:</b>      | 0.21 Acres                           |
| <b>Year Built:</b>    | 1960                                 |
| <b>Building Size:</b> | 5,323 SF                             |
| <b>Renovated:</b>     | 2019                                 |
| <b>Zoning:</b>        | CW                                   |

## PROPERTY OVERVIEW

RETAIL/OFFICE SPACE well located within a busy retail cluster; on SR 520. Easy access to Historic Cocoa, Cocoa Beach and Orlando. This building offers signage with great visibility and a high traffic counts. This is great small space that will not last long!

## LOCATION OVERVIEW

Great location near the SR 520 and Fiske Blvd intersection.  
1-mile west of US Hwy 1.  
Easy access to Historic Cocoa, Cocoa Beach and Orlando.

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# AVAILABLE SPACES

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**Lease Rate:** \$14.00 - 16.00 SF/YR (MG; GROSS)

**Total Space** 800 - 946 SF

**Lease Type:** MG; Gross

**Lease Term:**

| SPACE   | SPACE USE       | LEASE RATE    | LEASE TYPE     | SIZE (SF) |
|---------|-----------------|---------------|----------------|-----------|
| Unit B  | Street Retail   | \$16.00 SF/YR | Modified Gross | 946 SF    |
| Unit C  | Office Building | \$14.00 SF/YR | Gross          | 946 SF    |
| Suite D | Street Retail   | \$14.00 SF/YR | Gross          | 800 SF    |

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# ADDITIONAL PHOTOS

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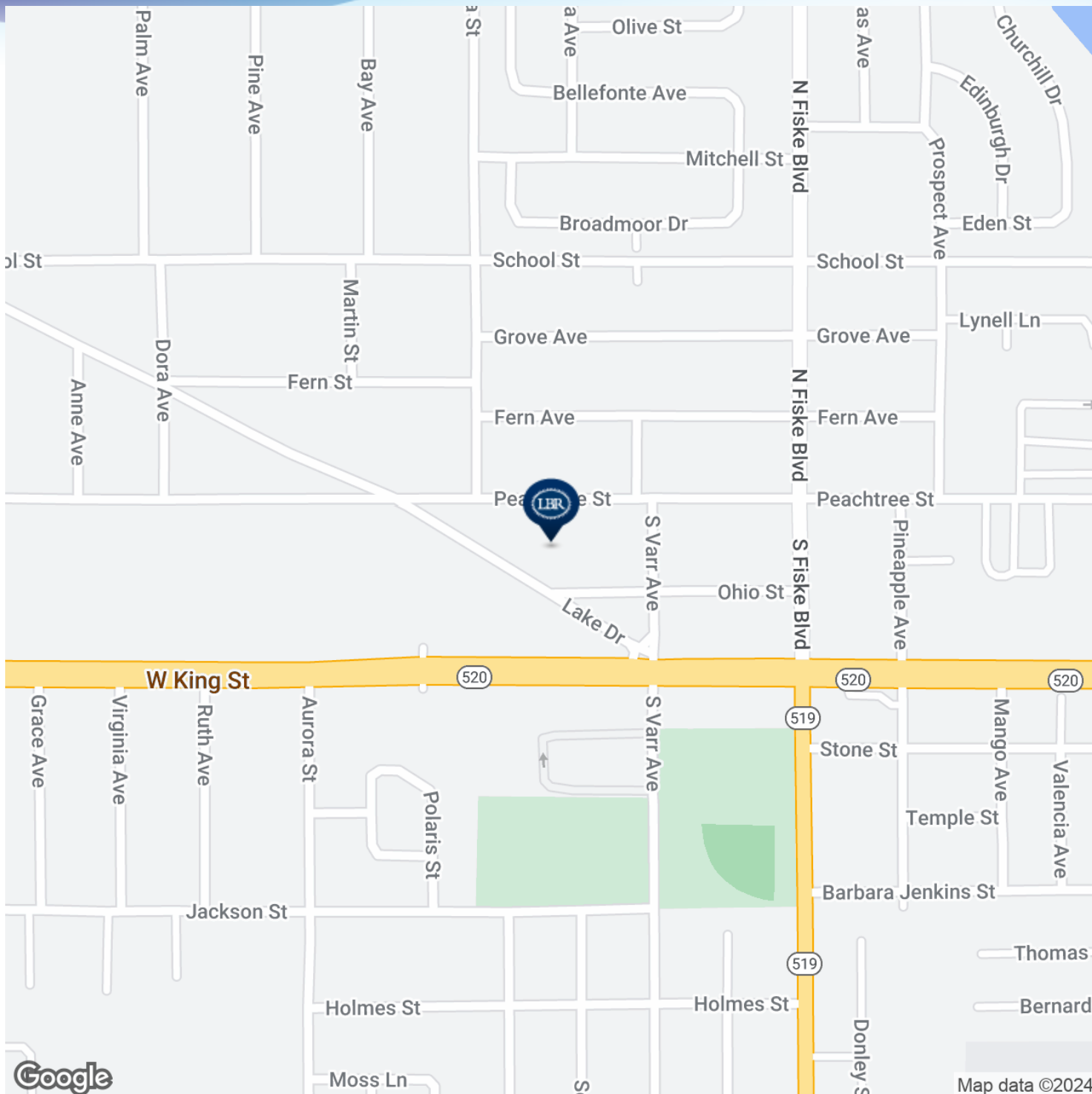
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# LOCATION MAP

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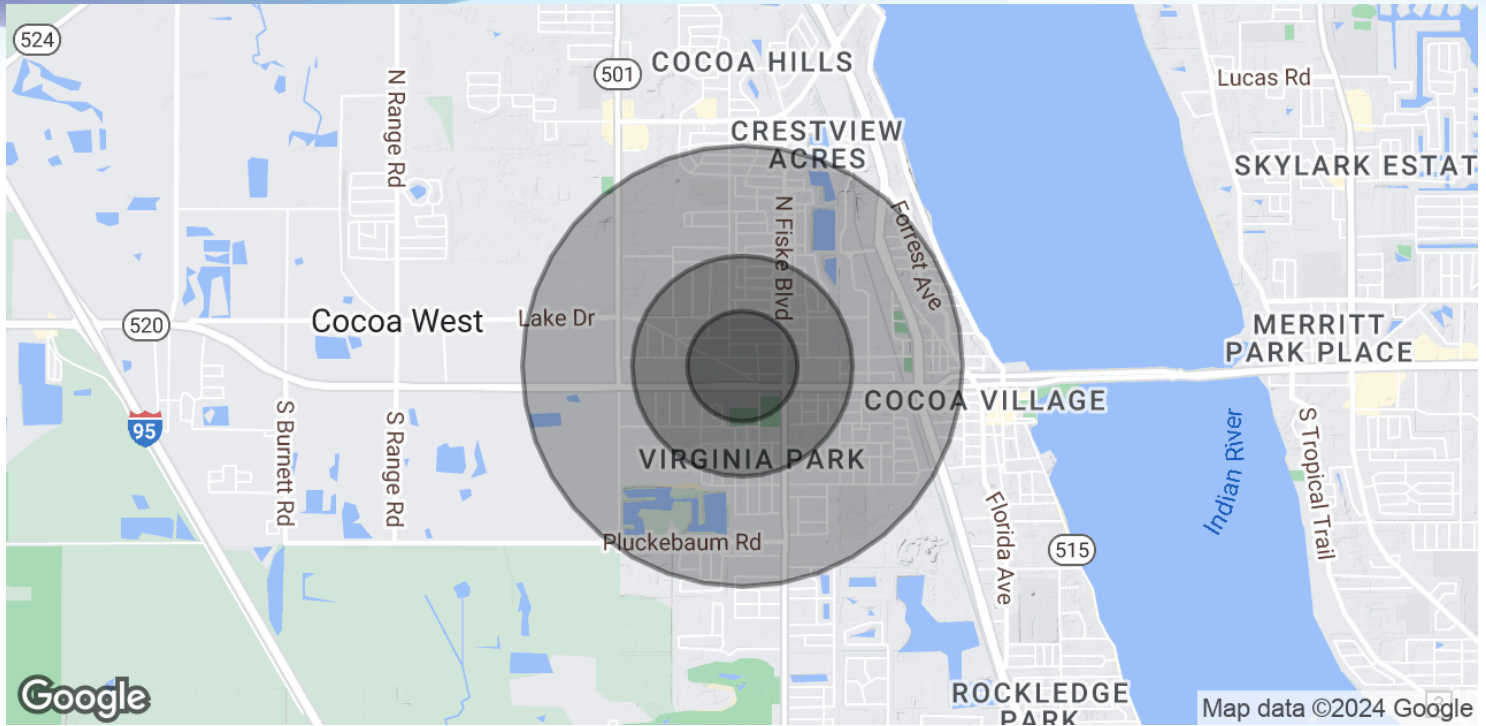
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 554        | 2,488     | 8,884  |
| Average Age          | 29.3       | 32.5      | 34.1   |
| Average Age (Male)   | 28.9       | 32.5      | 31.7   |
| Average Age (Female) | 29.3       | 32.9      | 35.6   |

## HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE   |
|---------------------|------------|-----------|----------|
| Total Households    | 263        | 1,176     | 4,216    |
| # of Persons per HH | 2.1        | 2.1       | 2.1      |
| Average HH Income   | \$34,059   | \$35,409  | \$39,535 |
| Average House Value | \$57,531   | \$75,738  | \$86,967 |

\* Demographic data derived from 2020 ACS - US Census

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