

FOR LEASE - NEXT TO C-STORE

Gas Station Retail End-Cap • 4580 Grissom Pkwy Cocoa, FL 32927



OFFERING SUMMARY

Available SF:

Lease Rate:

N/A

Lot Size:

57,064 SF

Year Built:

1998

Building Size:

3,826 SF

Zoning:

BU-I-A

Market:

Brevard

Submarket:

Cocoa

Traffic Count:

11,540

PROPERTY OVERVIEW

End-cap retail space on a corner lot at lighted intersection.

Building signage!

Busy residential intersection with access from either Grissom Pkwy. or Canaveral Groves Blvd.

Property is located on the NW corner of Grissom Pkwy. and Canaveral Groves.

LOCATION OVERVIEW

Located on the NW corner of Grissom Pkwy. and Canaveral Groves Blvd.

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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LOCATION MAPS

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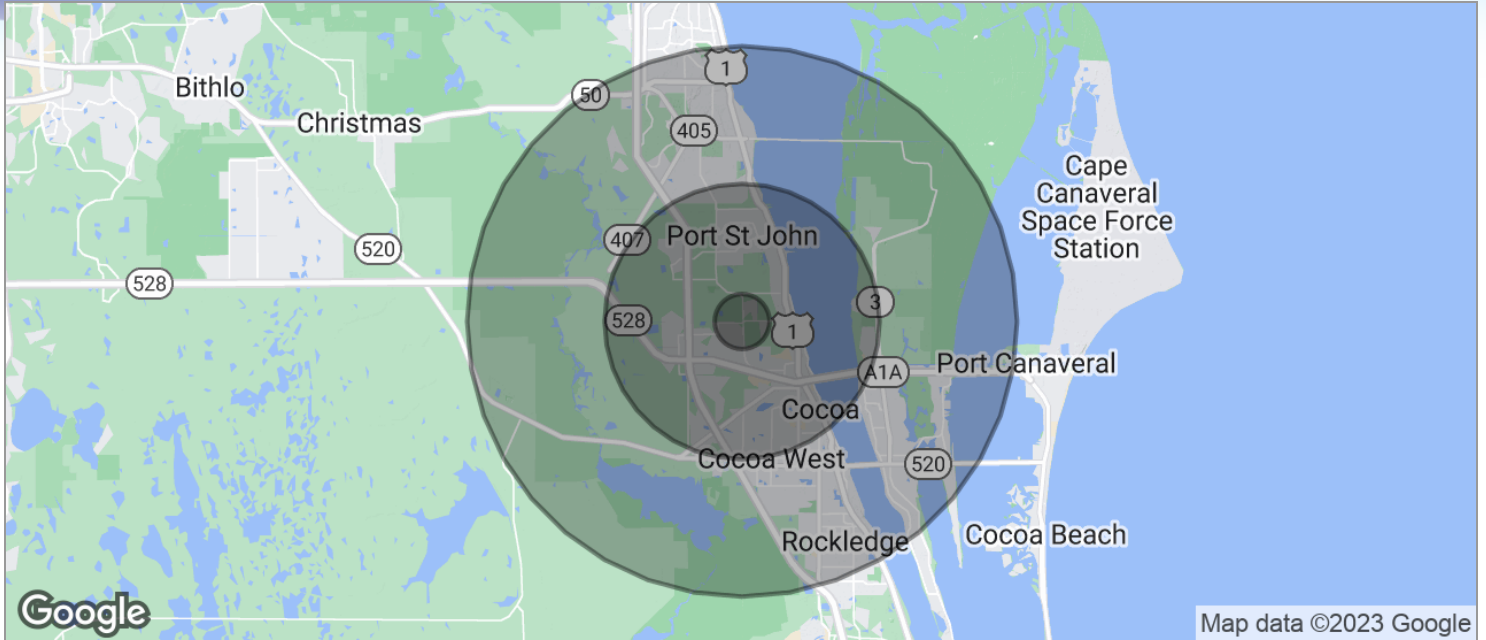
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,341	58,067	151,970
MEDIAN AGE	38.4	39.1	42.0
MEDIAN AGE (MALE)	35.4	36.8	40.7
MEDIAN AGE (FEMALE)	41.5	41.4	43.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,109	21,737	60,231
# OF PERSONS PER HH	3.0	2.7	2.5
AVERAGE HH INCOME	\$67,482	\$59,674	\$63,317
AVERAGE HOUSE VALUE	\$193,553	\$184,749	\$217,567

* Demographic data derived from 2020 ACS - US Census

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