

# EXECUTIVE SUMMARY

• 1343 W King St Cocoa, FL 32922



## OFFERING SUMMARY

**Sale Price:** \$1,250,000

**Price / SF:** \$92.70

**Lot Size:** 0.66 Acres

**Year Built:** 1958

**Building Size:** 13,484 SF

**APN#:** 24-36-32-31-11

## PROPERTY OVERVIEW

Perfect opportunity in Cocoa, FL for an owner-user. 1343 W King St. provides 13,484sf of retail space with ~160 feet of frontage on King St. which sees approximately 23,500 vehicles per day. The building has 9,964sf of ground-floor space and roughly 3,520sf of second-floor space. This sale includes two separate parcels, 1343 W King St. and 112 Virginia Ave., totaling roughly 0.66 acres. Annexed into the City of Cocoa, these parcels have not yet been assigned a zoning designation.

Seller financing is available.

## LOCATION OVERVIEW

Property sits directly on King St. (SR-520) between Clearlake Rd and Fiske Blvd.

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# ADDITIONAL PHOTOS

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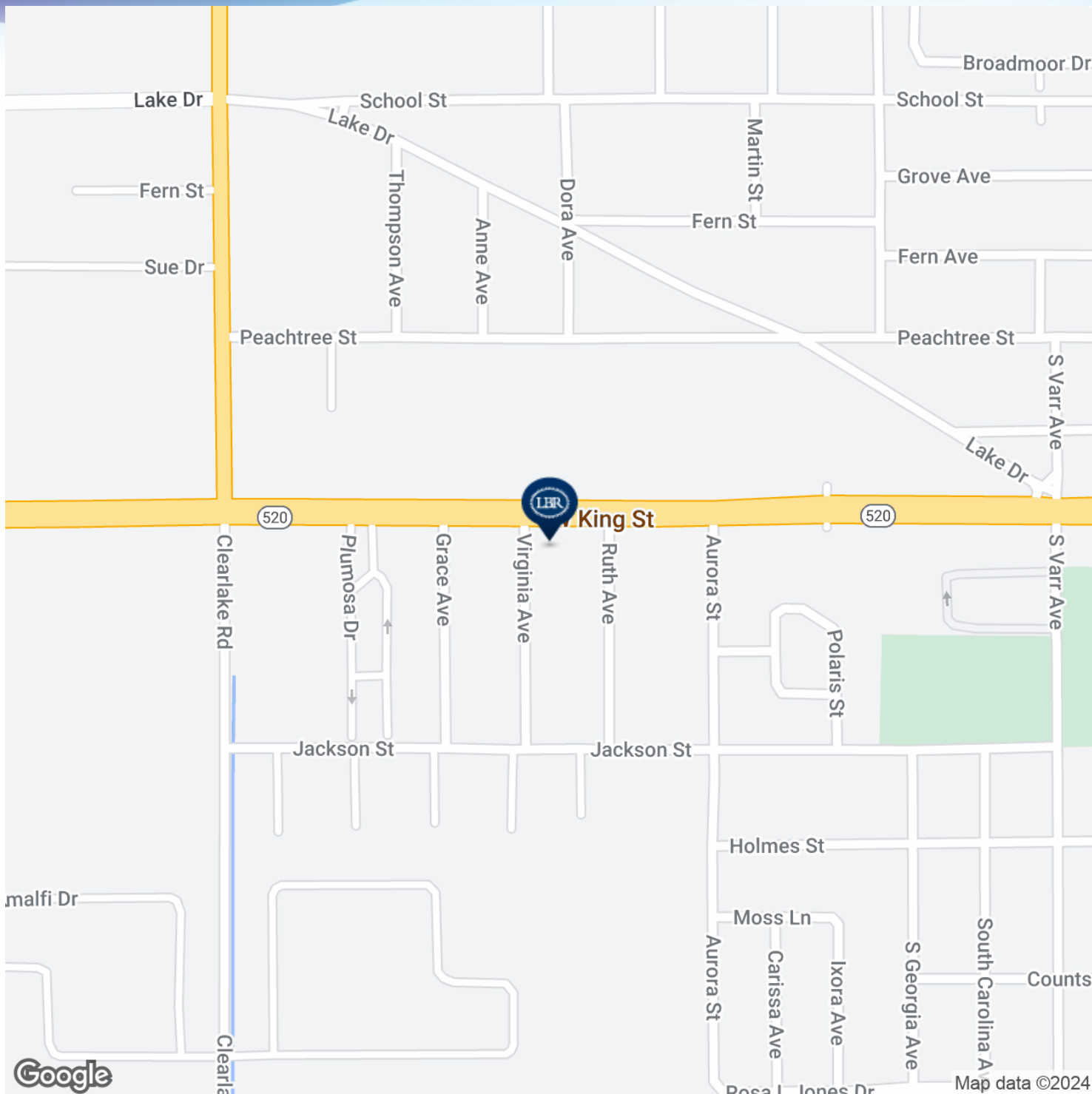
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# LOCATION MAP

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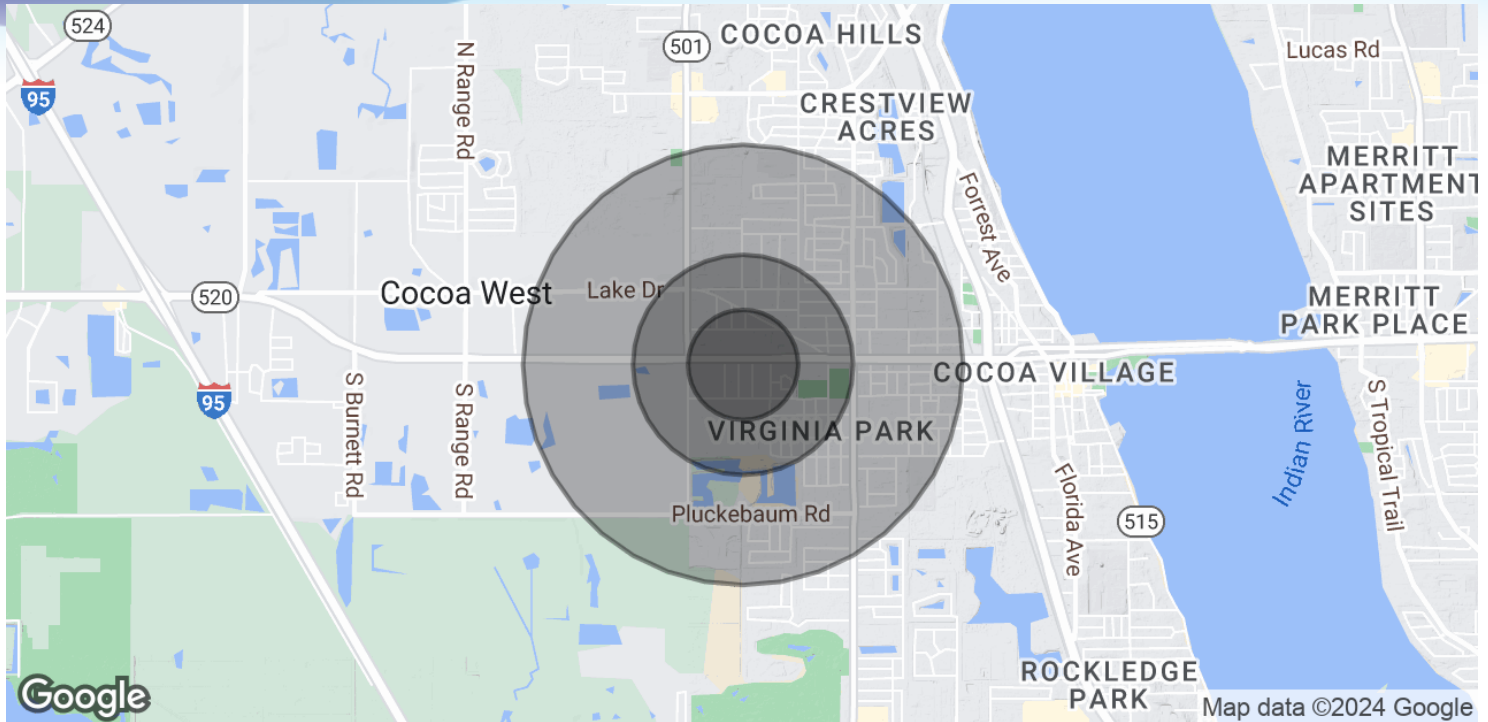
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	635	2,168	8,479
Average Age	32.4	35.5	33.0
Average Age (Male)	31.5	29.8	29.6
Average Age (Female)	32.6	36.0	35.1

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	271	958	3,857
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$35,819	\$33,951	\$35,475
Average House Value	\$82,899	\$74,240	\$77,040

\* Demographic data derived from 2020 ACS - US Census

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