

# FOR LEASE

Gas Station C-Store Retail Space • 1449 W King St Cocoa, FL 32922



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

\$20.00 SF/yr  
(\$4.00/sf NNN)

### Lot Size:

0.69 Acres

### Year Built:

2008

### Building Size:

3,784 SF

### Zoning:

BU-2

### Market:

Central Brevard

### Submarket:

Cocoa

## PROPERTY OVERVIEW

One unit available with façade signage.

Great visibility

Easy access

High traffic

## LOCATION OVERVIEW

Property is located on a major artery, King St. (SR 520) that leads from A1A, beachside all the way to Orlando.

Located on the corner of SR 520 and Clearlake Road, both major arteries in Cocoa, FL.

### JEFFERY T. ROBISON, CCIM

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# ADDITIONAL PHOTOS

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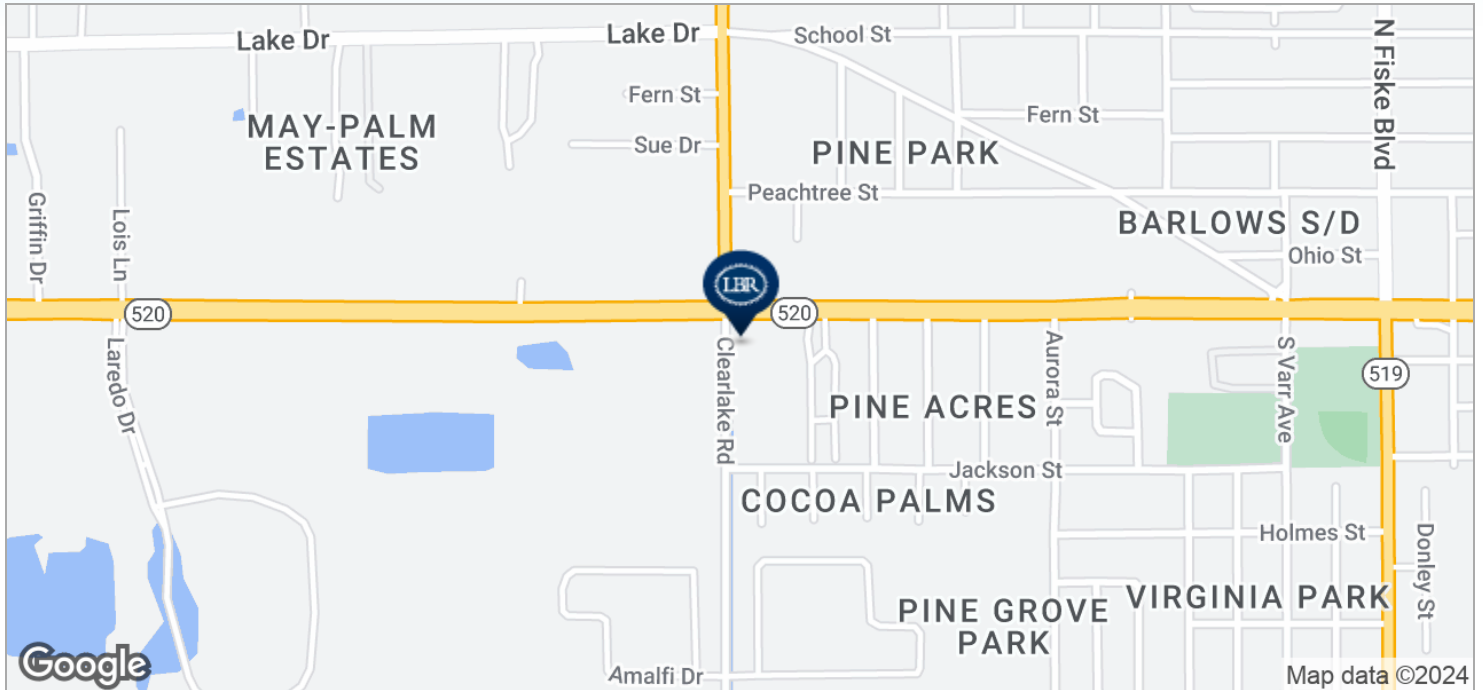
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# LOCATION MAPS

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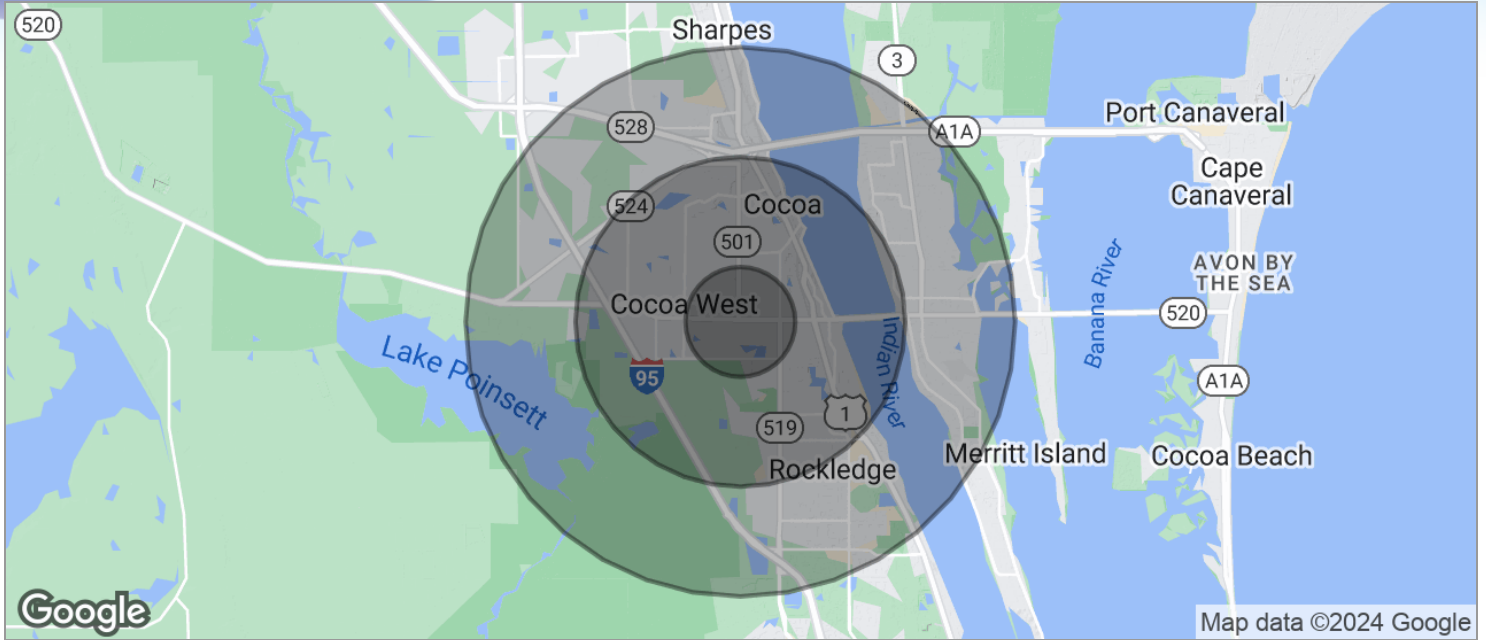
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,077	38,528	80,578
MEDIAN AGE	36.9	39.4	42.0
MEDIAN AGE (MALE)	35.8	38.1	40.9
MEDIAN AGE (FEMALE)	40.0	40.5	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,182	15,745	32,674
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$34,923	\$50,441	\$59,380
AVERAGE HOUSE VALUE	\$147,391	\$158,683	\$207,248

\* Demographic data derived from 2020 ACS - US Census

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