

# RETAIL END-CAP

Retail End-Cap • 7490 Grissom Pkwy Cocoa, FL 32927



## OFFERING SUMMARY

### Available SF:

### Lease Rate:

N/A

### Lot Size:

1.0 Acres

### Year Built:

2001

### Building Size:

4,223 SF

### Zoning:

BU-1

### Market:

Brevard

### Submarket:

Cocoa

## PROPERTY OVERVIEW

End-cap space next to convenience store. Ready for office tenant!

Building is newer and there is façade signage available.

Surrounded by dense residential neighborhoods.

Parcel ID: 23-35-15-BB-00000.0-0157.02

## LOCATION OVERVIEW

Property is located on the SW corner of Grissom Pkwy. and Kings Rd. in Port St John (Cocoa)

==> 1.6 miles north of Fay Blvd.

==> 1.7 miles to US 1 via Kings Rd.

==> 2.9 miles south of Columbia 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.

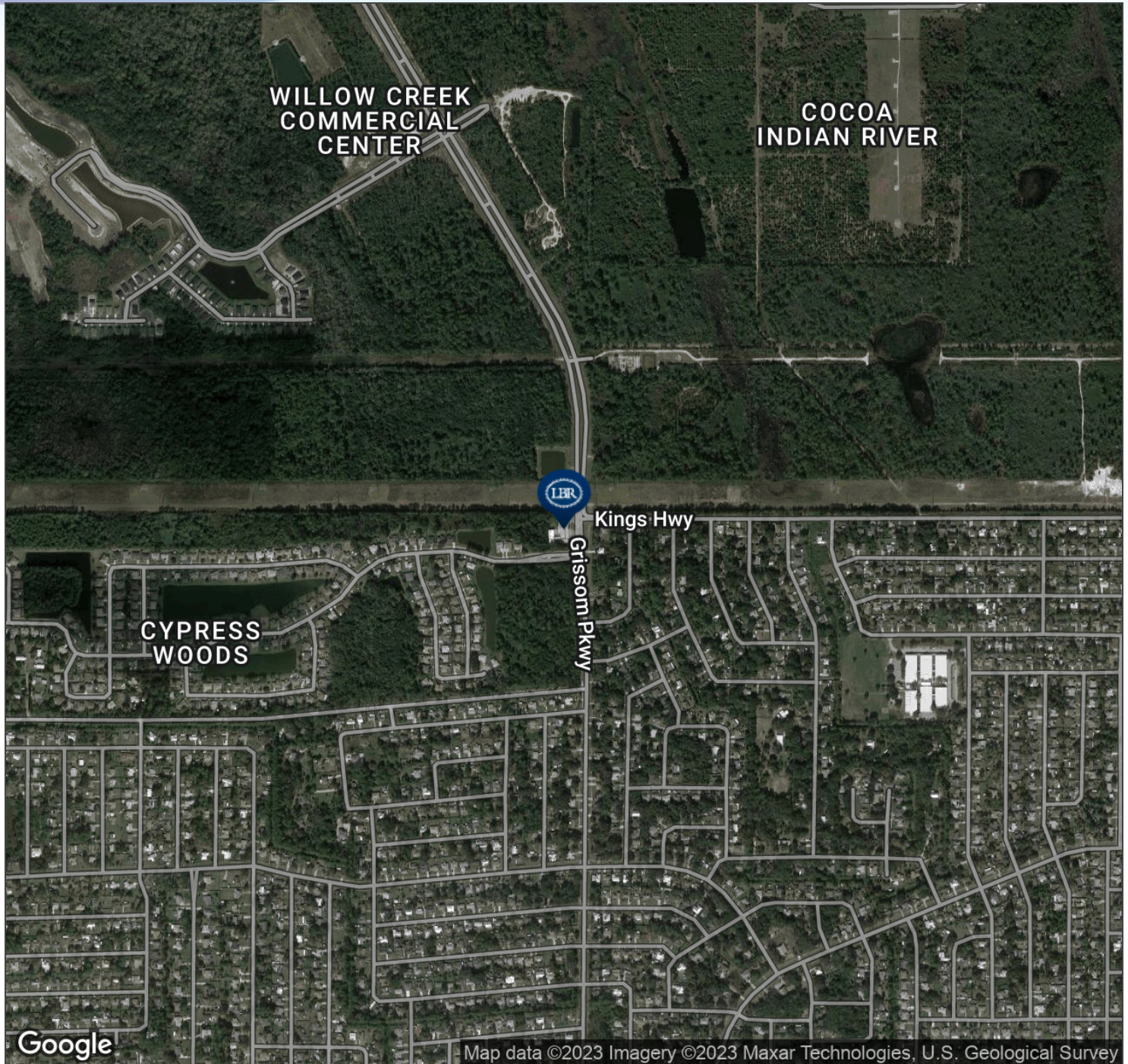
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# AERIAL MAP

Retail End-Cap • 7490 Grissom Pkwy Cocoa, FL 32927



## 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.

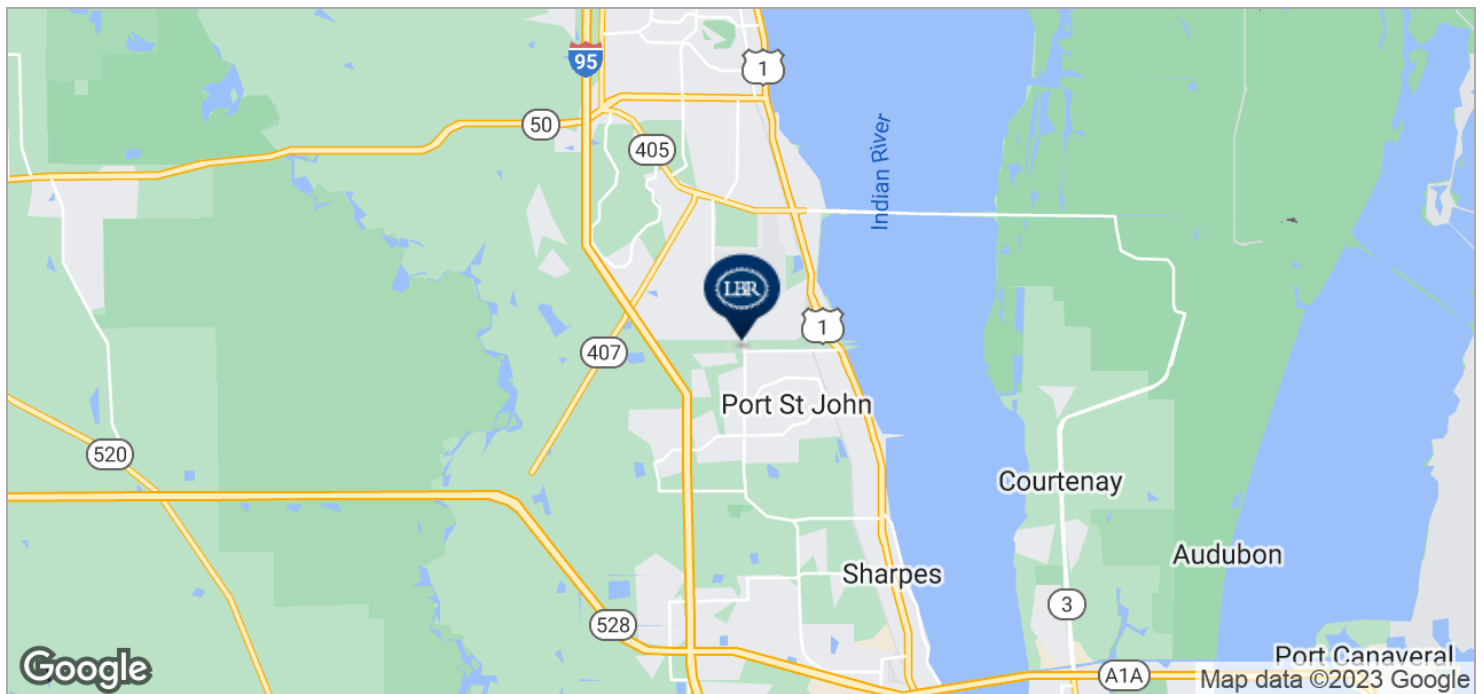
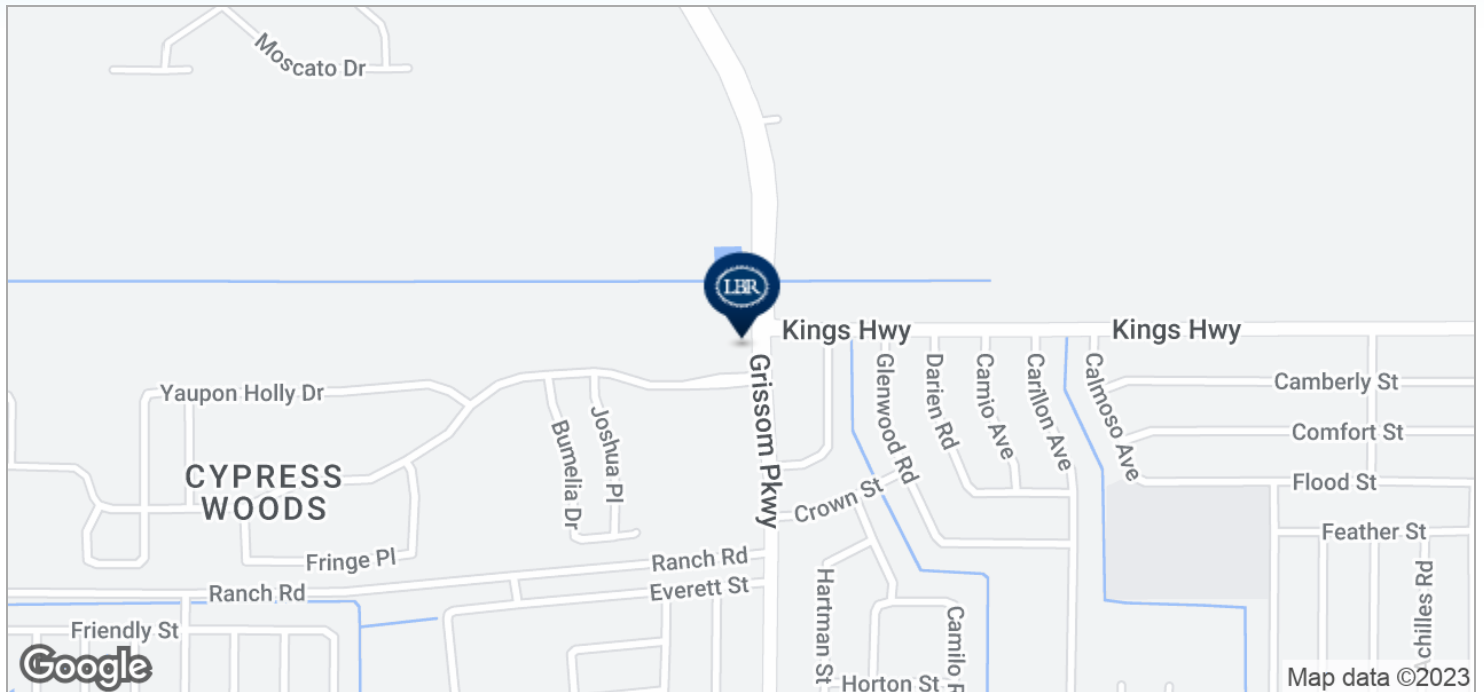
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# LOCATION MAPS

Retail End-Cap • 7490 Grissom Pkwy Cocoa, FL 32927



## 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

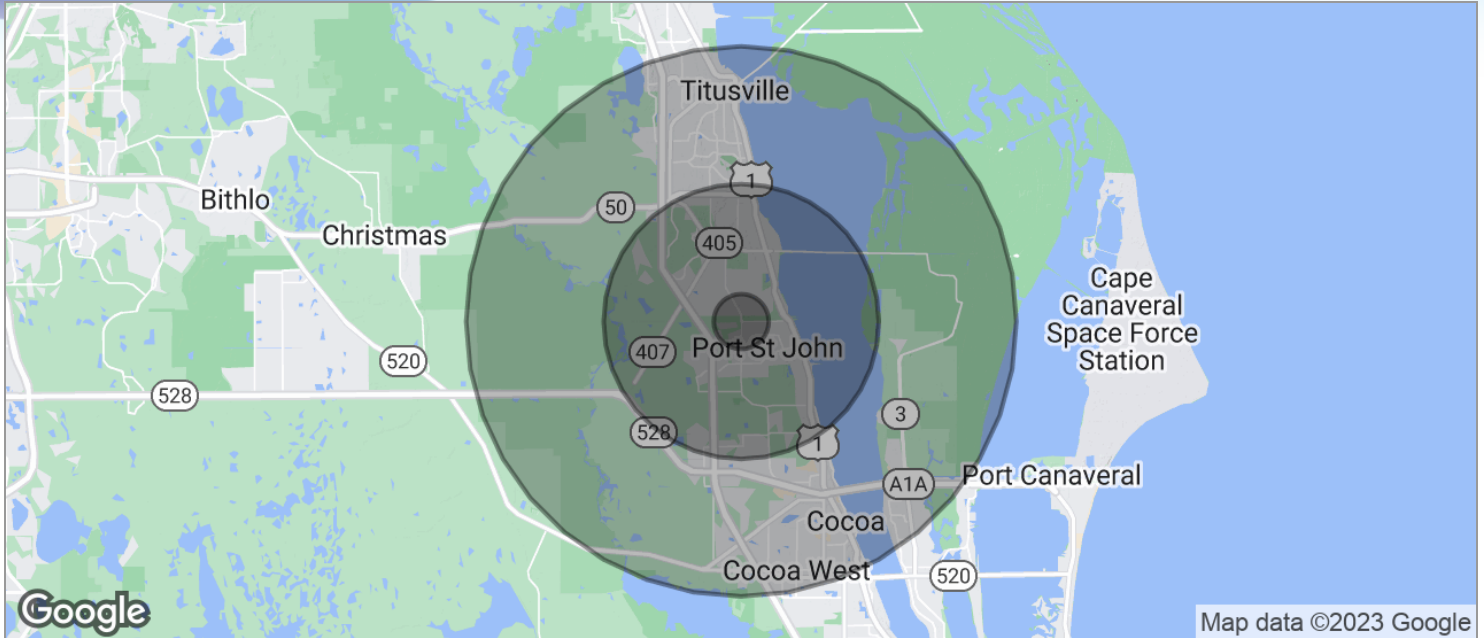
## Lightle Beckner Robison, Inc.

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

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.

# DEMOGRAPHICS MAP

Retail End-Cap • 7490 Grissom Pkwy Cocoa, FL 32927



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,975	46,328	130,907
MEDIAN AGE	39.1	40.1	41.4
MEDIAN AGE (MALE)	38.6	38.3	39.9
MEDIAN AGE (FEMALE)	40.1	42.3	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,448	17,153	51,745
# OF PERSONS PER HH	2.7	2.7	2.5
AVERAGE HH INCOME	\$67,411	\$65,615	\$60,078
AVERAGE HOUSE VALUE	\$210,029	\$197,179	\$209,293

\* Demographic data derived from 2020 ACS - US Census

## 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

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.