

# RETAIL FOR LEASE

White Rose Shopping Center • 225-299 W Cocoa Beach Cswy Cocoa Beach, FL 32931



## OFFERING SUMMARY

<b>Available SF:</b>	1,605 - 1,983 SF
<b>Lease Rate:</b>	\$28.00 - 36.00 SF/yr (Gross)
<b>Lot Size:</b>	1.48 Acres
<b>Year Built:</b>	1985
<b>Building Size:</b>	22,371 SF
<b>Zoning:</b>	CN
<b>Market:</b>	Brevard
<b>Submarket:</b>	Cocoa Beach

## PROPERTY OVERVIEW

This retail center offers an excellent opportunity for business to service local clientele as well as, many visitors to this world famous beach destination.

- Highly desirable location
- Ample parking
- Easy access and highly visible
- Monument and façade signage
- Restaurant space available

## LOCATION OVERVIEW

This prime retail location in Cocoa Beach just west of the intersection of A1A and SR 520 Cswy., around the corner from Ron Jon Surf Shop.

SR 520 frontage - Central Brevard's main east/west artery leading from A1A to west of Interstate 95.

### JEFFERY T. ROBISON, CCIM

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# ADDITIONAL PHOTOS

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# AVAILABLE SPACES

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# RETAIL MAP

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# LOCATION MAPS

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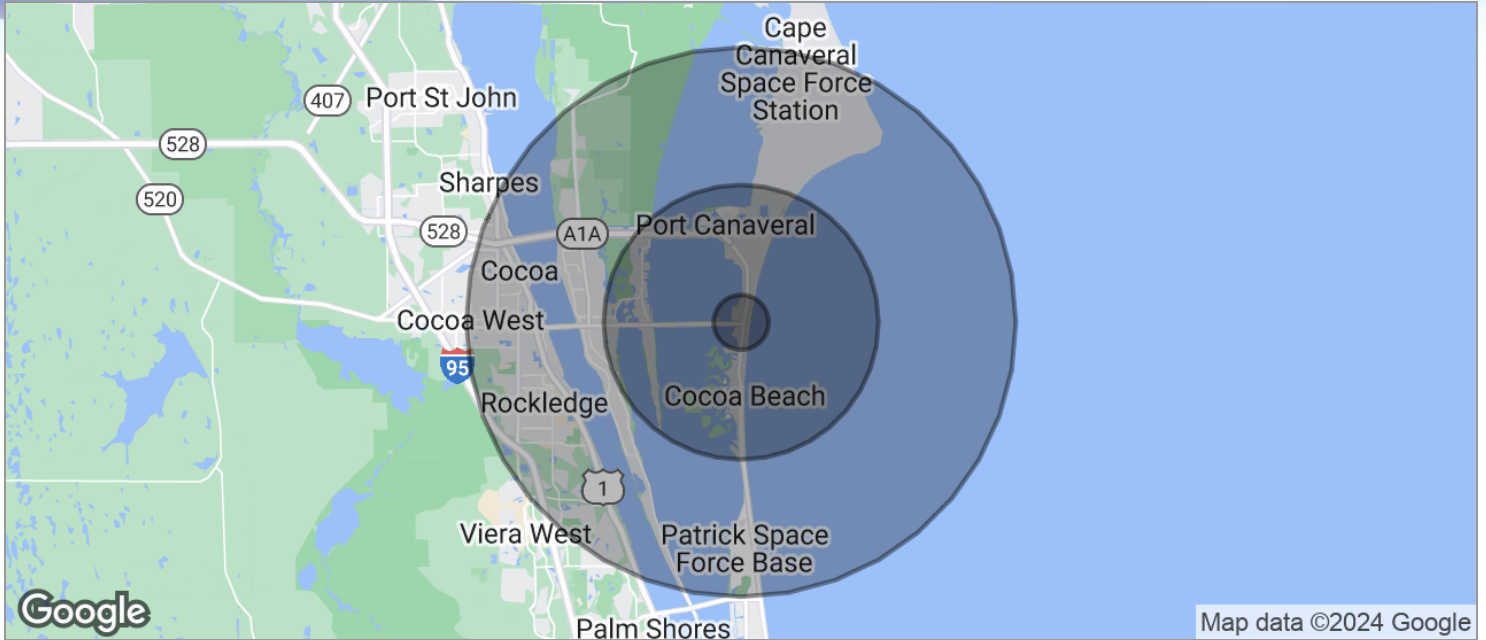
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,254	29,816	108,992
MEDIAN AGE	60.0	50.1	45.9
MEDIAN AGE (MALE)	59.9	51.4	45.7
MEDIAN AGE (FEMALE)	60.4	50.3	46.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,223	14,724	47,235
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$71,069	\$69,065	\$70,283
AVERAGE HOUSE VALUE	\$297,437	\$285,628	\$283,279

\* Demographic data derived from 2020 ACS - US Census

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