

EXECUTIVE SUMMARY

• 100 Delannoy Avenue Cocoa, FL 32922



OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / SF:	\$229.75
Lot Size:	1.23 Acres
Year Built:	1959
Building Size:	15,234 SF
Zoning:	CBD
APN#:	24-36-33-06-*7

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this prime office property in the heart of Cocoa, FL. Zoned CBD, it provides ample flexibility for a range of commercial uses. Situated in the thriving Cocoa Village area, this property enjoys high visibility and accessibility for both tenants and clients. With its strategic location and impressive square footage, this property presents a compelling choice for office building investors seeking a promising addition to their portfolio.

[Seller to impose a deed restriction against future gas uses, however is negotiable.]

LOCATION OVERVIEW

Situated near the picturesque Indian River, the area offers a welcoming mix of commercial and residential spaces. A short distance from the location, you'll find the Historic Cocoa Village, a bustling waterfront community featuring an array of dining, shopping, and entertainment options. Additionally, the nearby Cocoa Beach provides a serene escape for busy professionals. With its convenient access to major highways and airports, the area presents an attractive opportunity for office investors and tenants alike.

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BUILDING PHOTOS

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AERIAL PHOTOS

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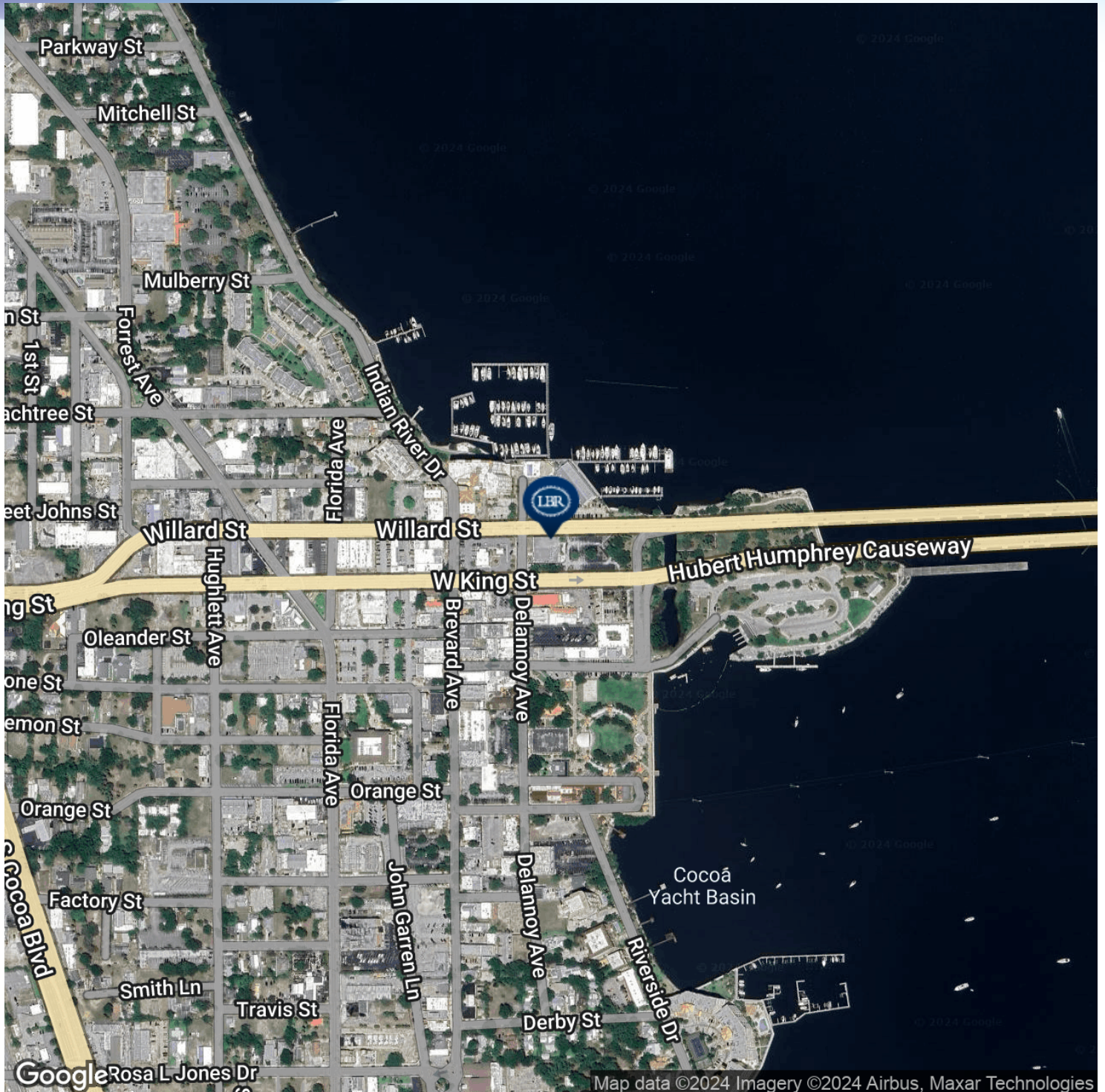
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LOCATION MAP

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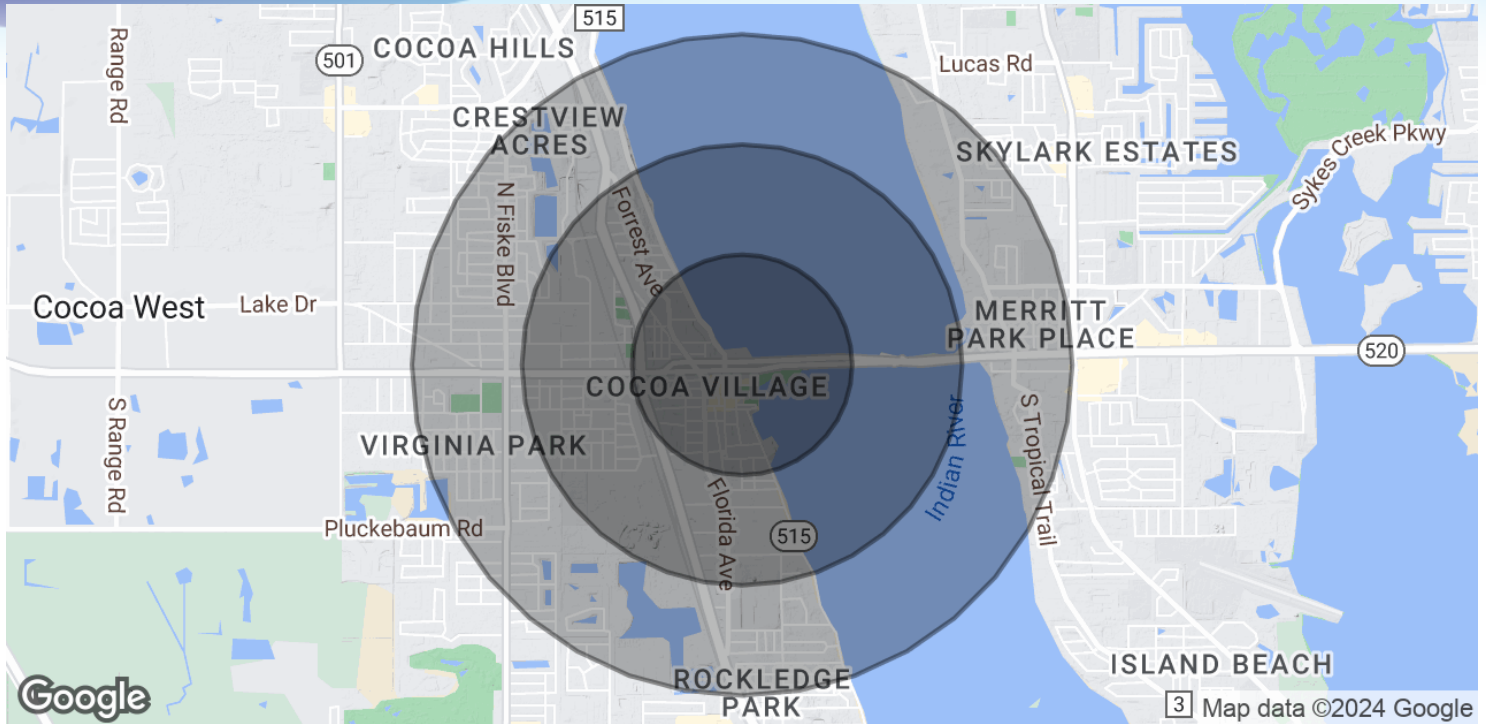
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	895	3,958	10,938
Average Age	62.3	45.5	42.9
Average Age (Male)	62.5	45.6	43.4
Average Age (Female)	61.8	46.2	43.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	648	2,352	6,095
# of Persons per HH	1.4	1.7	1.8
Average HH Income	\$102,753	\$67,070	\$55,384
Average House Value	\$335,623	\$239,037	\$206,324

2020 American Community Survey (ACS)

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