

# EXECUTIVE SUMMARY

• 100 Delannoy Avenue Cocoa, FL 32922



## OFFERING SUMMARY

**Lease Rate:** Negotiable

**Lot Size:** 1.23 Acres

**Year Built:** 1959

**Building Size:** 15,234 SF

**Zoning:** CBD

## PROPERTY OVERVIEW

This prime property boasts a spacious layout perfect for a range of business needs, from retail to office space. With high visibility and ample parking, it offers convenience and accessibility for both customers and employees. Its central location make it an ideal choice for businesses seeking to establish or expand their presence in the thriving Cocoa area. Don't miss out on this unbeatable leasing opportunity!

## 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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# ADDITIONAL PHOTOS

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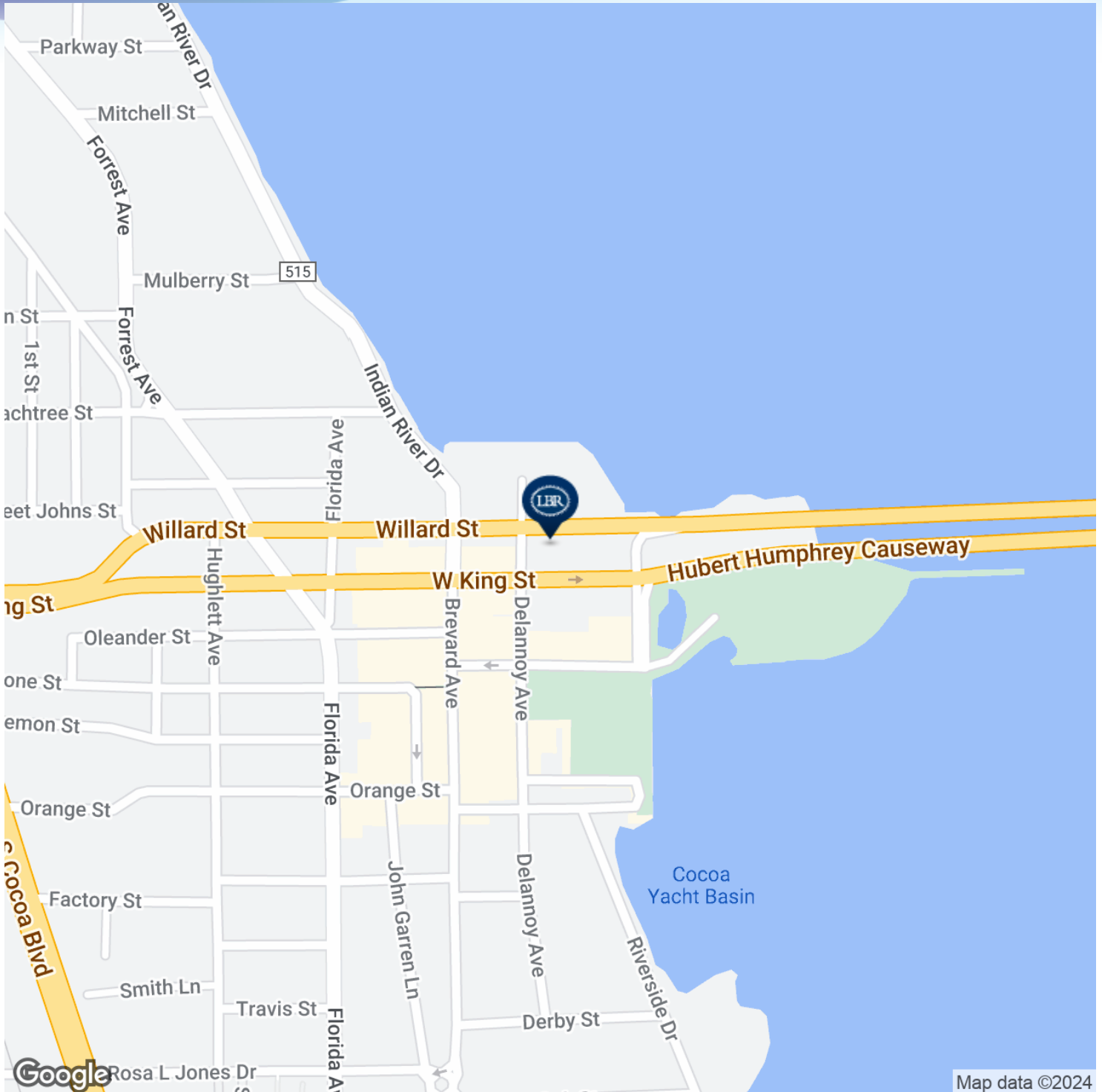
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# LOCATION MAP

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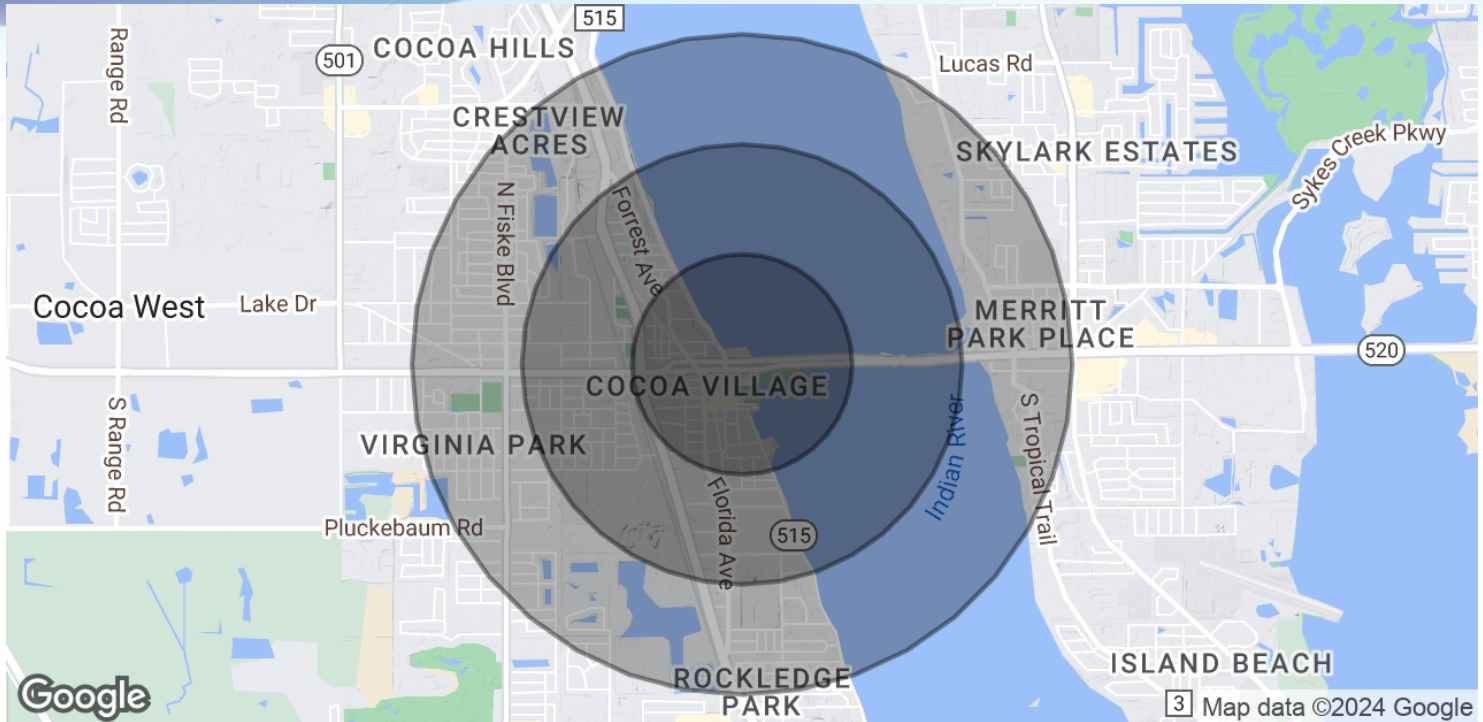
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.5 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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