

Free-Standing Retail Store

COCOA, FL

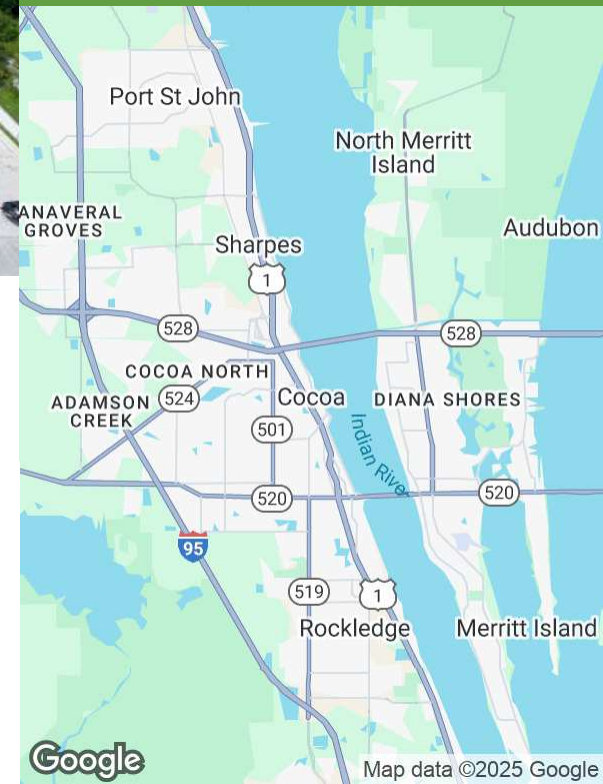
FOR SALE

Listing Price \$895,000



PROPERTY FEATURES

- 4029 SF Showroom & 1100 SF Warehouse
- Operating as a Furniture Store
- 16 Years at this location
- Direct Frontage on US-Hwy 1
- 29,000 Vehicles Per Day
- Less than 1000 feet from proposed Brightline Train station
- Less than 1 mile from Beachline (528) Interchange
- Immaculately maintained
- All new roofs & newer AC systems



FLINT & ASSOCIATES

FlintBrokers.com

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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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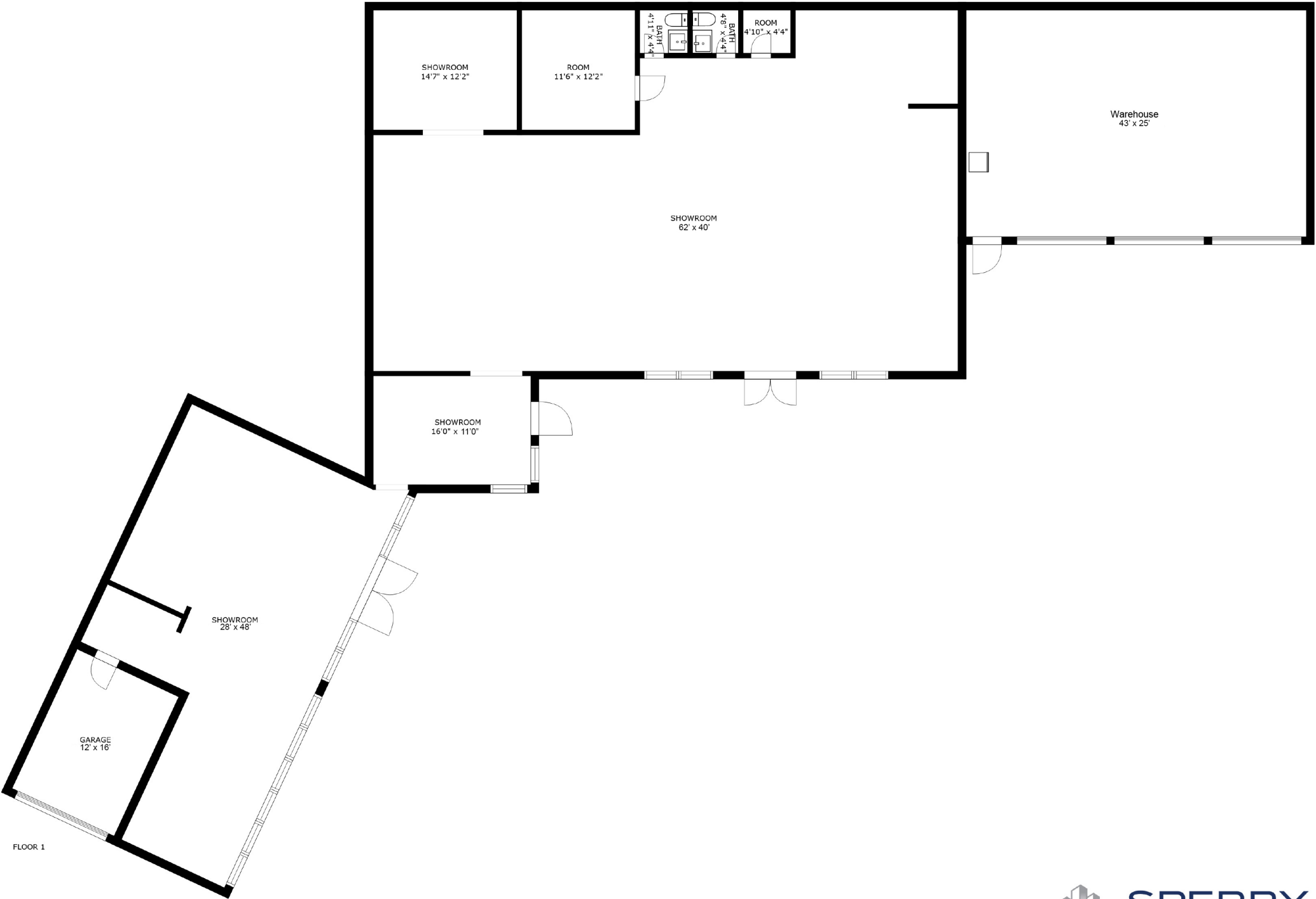
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FLOOR 1

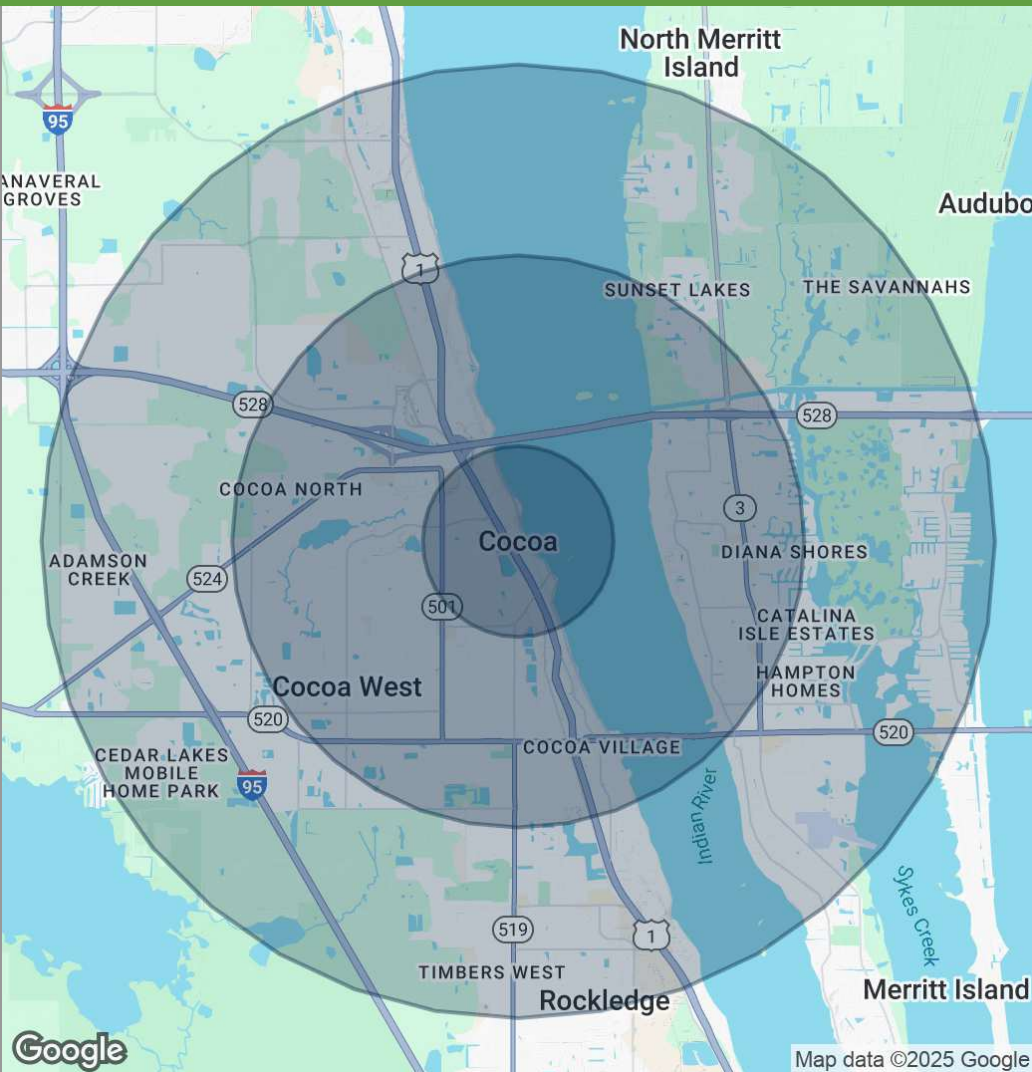
This Floor plan is intended to represent the flow of the property and may not accurately represent the dimensions of each room or the property as a whole.
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,477	41,213	83,409
Median age	41.5	42.2	44.8
Median age (Male)	39.0	39.9	43.2
Median age (Female)	42.9	44.1	46.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,728	19,964	39,234
# of persons per HH	2.0	2.1	2.1
Average HH income	\$42,086	\$54,413	\$61,513
Average house value	\$123,115	\$184,258	\$213,450

** Demographic data derived from 2020 ACS - US Census*

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