

# Profitable Furniture Store

COCOA, FL

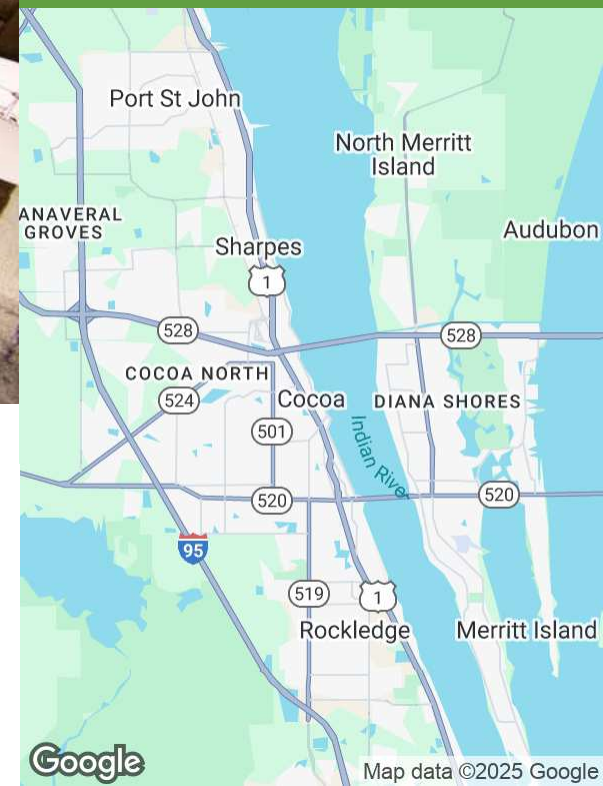
## FOR SALE

Listing Price \$395,000



### BUSINESS FEATURES

- Successful for over 16 years
- Annual sales approximately \$1MM
- Includes real estate, client-base, delivery truck, \$100K of inventory, and all supplies
- Excellent US-1 Frontage
- 29,000 Vehicles Per Day
- Excellent growth potential
- Immaculately maintained
- All new roofs & newer AC systems
- Real Estate Available for Purchase
- Pre-approved SBA or owner financing



FLINT & ASSOCIATES

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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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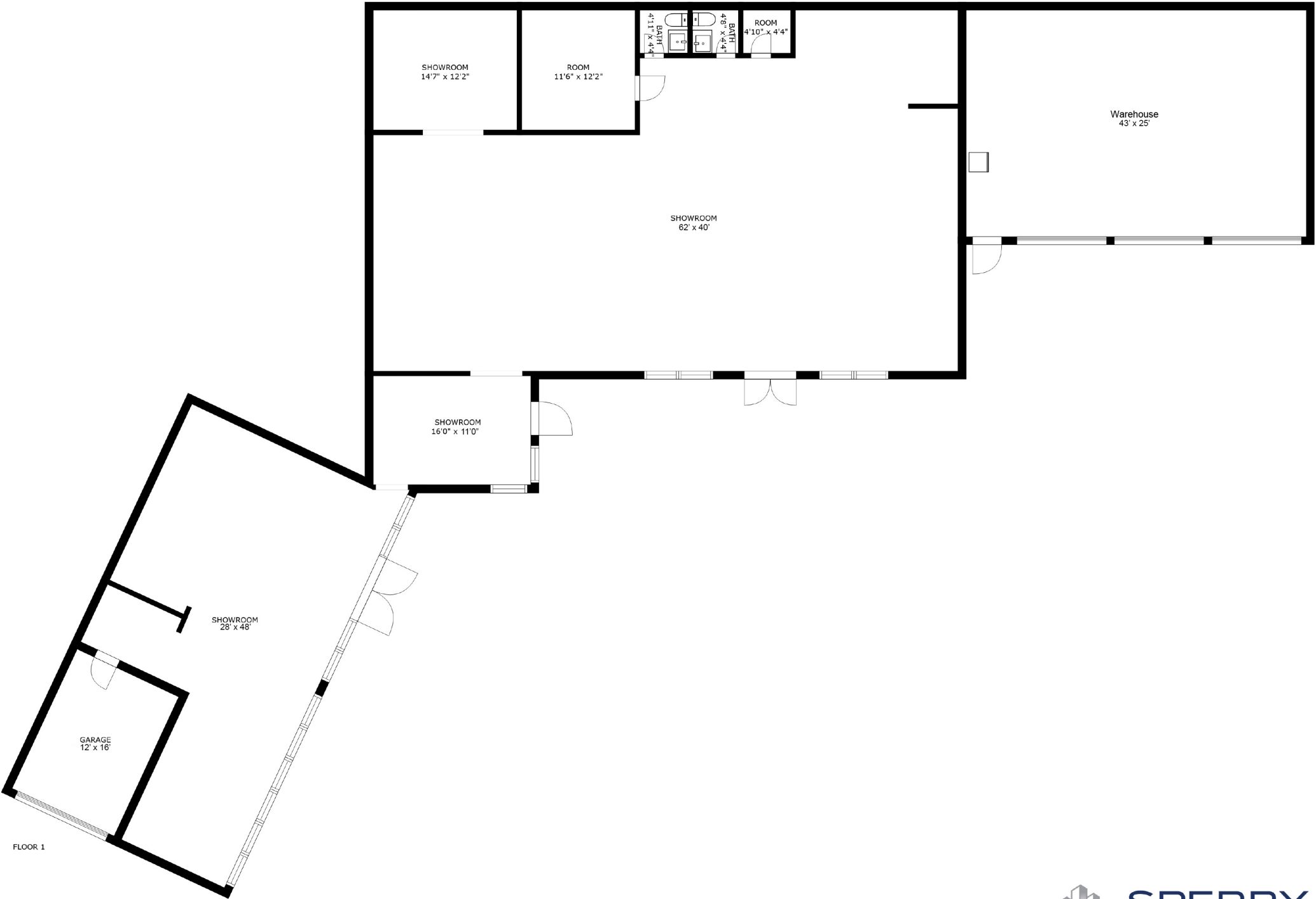


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FLOOR 1

This F10Plan 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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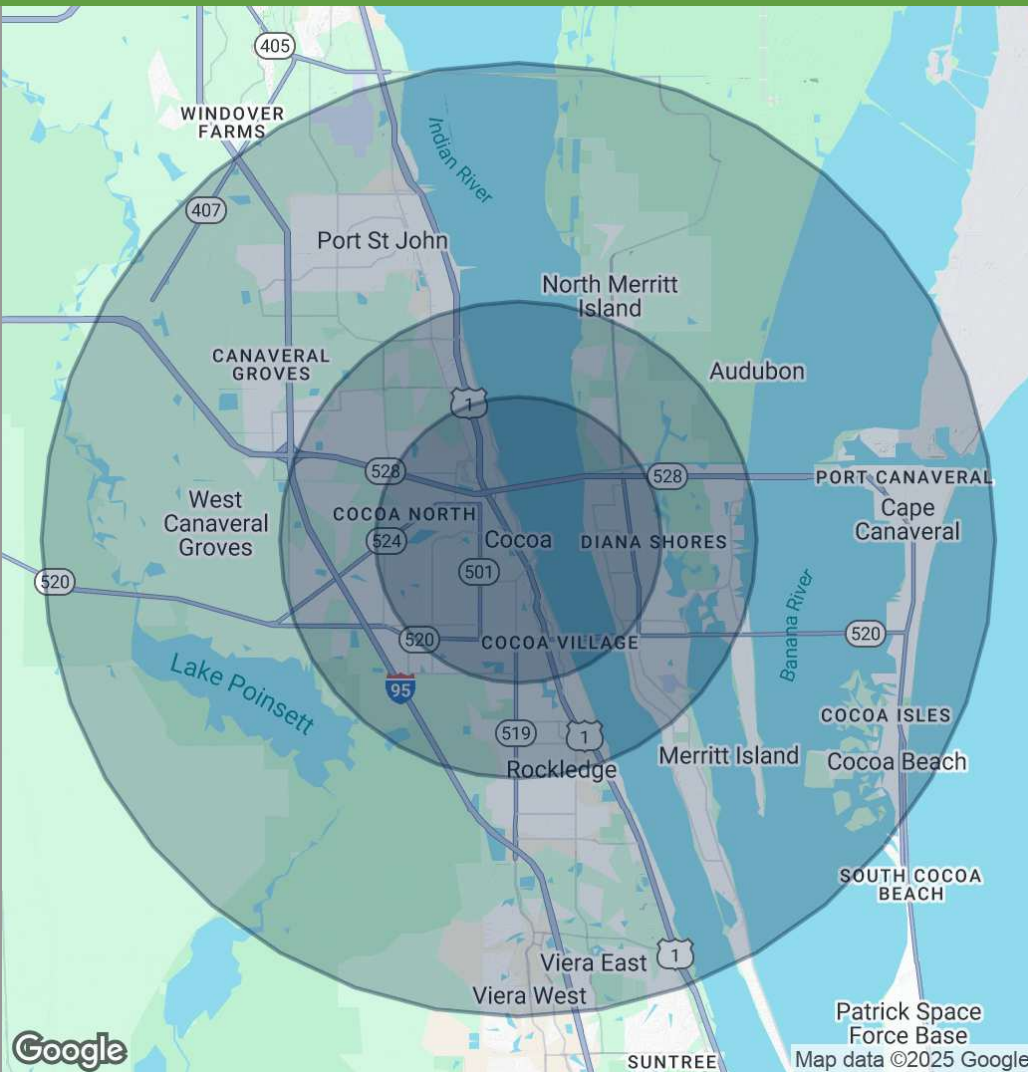


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### POPULATION

	3 MILES	5 MILES	10 MILES
Total population	41,213	83,409	186,440
Median age	42.2	44.8	47.1
Median age (Male)	39.9	43.2	46.2
Median age (Female)	44.1	46.2	47.9

### HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	19,964	39,234	94,188
# of persons per HH	2.1	2.1	2.0
Average HH income	\$54,413	\$61,513	\$68,451
Average house value	\$184,258	\$213,450	\$255,123

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

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