

# STORAGE WITH YARD SPACE & WORK BAYS

1520 West Peachtree St Cocoa FL, 32922



FOR LEASE | \$12.00/sf

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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# PROPERTY OVERVIEW

- Exceptional opportunity to lease a storage warehouse unit with yard space located on Peachtree Street in Cocoa.
- CBS construction building featuring large roll-up doors.
- Units range from 260 sf to 1,000 sf and leases starting at 6 months.
- Site is currently in the process of enhancements with improvements that include a freshly painted exterior.
- Its strategic location perfectly balances accessibility and convenience; in close proximity to major highways and airports, tenants benefit from easy access and efficient logistics.



<b>PRICE</b>	\$12.00/sf
<b>UNIT SIZE</b>	260 sf to 1,000 sf
<b>BUILDING TYPE</b>	Storage
<b>ACREAGE</b>	2.20 AC
<b>FRONTAGE</b>	152' (Clearlake Rd)   490' (Peachtree St)
<b>TRAFFIC COUNT</b>	13,800 ADT
<b>YEAR BUILT</b>	1973
<b>CONSTRUCTION TYPE</b>	Masonry
<b>PARKING SPACE</b>	Ample
<b>ZONING</b>	BU-2 Retail, Warehousing & Wholesale Commercial
<b>LAND USE</b>	CC COMMUNITY COMMERCIAL
<b>PARCEL ID</b>	24-36-32-00-267

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# SITE PHOTOS



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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	1,688	1 Mile	\$44,033	1 Mile	35
3 Mile	4,970	3 Mile	\$62,665	3 Mile	38.80
5 Mile	9,145	5 Mile	\$73,134	5 Mile	39.80

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,374	1 Mile	\$38,845	1 Mile	34
3 Mile	43,974	3 Mile	\$46,428	3 Mile	38
5 Mile	92,613	5 Mile	\$53,098	5 Mile	39

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# ZONING INFORMATION

## **Sec. 62-1483. Retail, warehousing and wholesale commercial, BU-2.**

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

### (1) Permitted uses.

a. All business uses and all materials and products shall be confined within substantial buildings completely enclosed with walls and a roof, however, retail items of substantial size or which of necessity must remain outside of a building may be permitted to be displayed outside the building. Such retail items include but are not limited to motor vehicles, utility sheds, nursery items such as plants and trees, boats and mobile homes.

b. All uses listed below, or other uses of a similar nature compatible with the character of uses described herein:

Administrative, executive and editorial offices.

Antique shops.

Aquariums.

Art goods and bric-a-brac shops.

Artists' studios.

Auditoriums.

Automobile hire.

Automobile repairs, minor and major, as defined in section 62-1102 (also see section 62-1837.6).

Automobile washing.

Bait and tackle shop.

Bakery sales, with baking permitted on the premises.

Banks and financial institutions.

Barbershops and beauty parlors.

Bicycle sales and service.

Billiard rooms and electronic arcades (soundproofed).

Bookstores.

Bottling beverages.

Bowling alleys (soundproofed).

Cafeterias.

Ceramics and pottery; finishing and sales, including production and firing.

Child or adult day care centers.

Civic, philanthropic or fraternal organizations.

Colleges and universities.

Commercial schools offering instruction in dramatic, musical or other cultural activity, including martial arts.

Confectionery and ice cream stores.

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Conservatories.

Convenience stores, with or without gasoline sales.

Curio shops.

Dancing halls and academies (soundproofed).

Display and sales rooms.

Dog and pet hospitals and beauty parlors.

Drug and sundry stores.

Dry cleaning and laundry pickup stations.

Dry cleaning plants.

Dyeing and carpet cleaning.

Electrical appliance and lighting fixtures.

Employment agencies.

Feed and hay for animals and stock.

Fertilizer stores.

Florist shops.

Foster homes.

Fraternities and sororities.

Fruit stores (packing on premises).

Funeral homes and mortuaries.

Furniture stores.

Furriers.

Gift shops.

Glass installation.

Grocery stores.

Group homes, levels I and II.

Hardware stores.

Hat cleaning and blocking.

Hobby shops.

Hospitals.

Ice plants.

Interior decorating, costuming and draperies.

Jewelry stores.

Kindergartens.

Laboratories.

Laundries.

Lawn mower sales.

Leather good stores.

Luggage shops.

Mail order offices.

Meat markets.

Medical buildings and clinics, and dental clinics.

Messenger offices.

Millinery stores.

Music, radio and television shops and repairs.

Newsstands.

Non-overnight commercial parking.

Nursing homes.

Optical stores.

Paint and body shops.

Paint and wallpaper stores.

Parks and public recreational facilities.

Pawnshops.

Pet kennels.

Pet shops, with property enclosed to prevent any noxious odors.

Photograph galleries.

Photographic studios.

Plant nurseries.

Plumbing and electrical shops.

Post offices.

Printing services.

Professional offices and office buildings.

Resort dwellings.

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# TRADE AREA MAP



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