

# STORAGE & WORK BAY UNITS

1520 W 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, Florida.
- CBS construction building featuring large roll-up doors.
- Units range from 260–1,000 sf and leases starting at 6 month terms.
- Site improvements feature new paint, resurfaced asphalt, and upgraded garage doors.
- 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>LEASE RATE</b>	\$12.00/SF Gross Modified
<b>UNITS AVAILABLE</b>	260–1,000 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>	15,200 AADT (Clearlake) 6,100 AADT (Peachtree)
<b>YEAR BUILT</b>	1973
<b>CONSTRUCTION TYPE</b>	Masonry
<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

2023 Population Estimate		2023 Average Household Income		Average Age	
1 Mile	7,528	1 Mile	\$47,591	1 Mile	38.8
3 Mile	39,998	3 Mile	\$67,307	3 Mile	42
5 Mile	85,104	5 Mile	\$78,245	5 Mile	43.4

2028 Population Projection		2023 Median Household Income		Median Age	
1 Mile	7,745	1 Mile	\$42,100	1 Mile	38.3
3 Mile	41,182	3 Mile	\$48,896	3 Mile	42.6
5 Mile	87,351	5 Mile	\$57,719	5 Mile	45

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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.
- 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.

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Electrical appliance and lighting fixtures.	Kindergartens.	Pet shops, with property enclosed to prevent any noxious odors.	Souvenir stores.
Employment agencies.	Laboratories.	Photograph galleries.	Stationery stores and bookstores.
Feed and hay for animals and stock.	Laundries.	Photographic studios.	Tailor shops.
Fertilizer stores.	Lawn mower sales.	Plant nurseries.	Tearooms.
Florist shops.	Leather good stores.	Plumbing and electrical shops.	Telephone and telegraph stations and exchanges.
Foster homes.	Luggage shops.	Post offices.	Television and broadcasting stations, including studios, transmitting stations and towers, power plants and other incidental uses usually pertaining to such stations.
Fraternalities and sororities.	Mail order offices.	Printing services.	Testing laboratories.
Fruit stores (packing on premises).	Meat markets.	Professional offices and office buildings.	Theaters, but no drive-ins.
Funeral homes and mortuaries.	Medical buildings and clinics, and dental clinics.	Resort dwellings.	Ticket offices and waiting rooms for common carriers.
Furniture stores.	Messenger offices.	Restaurants.	Tobacco stores.
Furriers.	Millinery stores.	Sale of alcoholic beverages, package only.	Upholstery shops.
Gift shops.	Music, radio and television shops and repairs.	Schools for business training.	Wearing apparel stores.
Glass installation.	Newsstands.	Schools, private or parochial.	Welding repairs (except metal fabrication).
Grocery stores.	Non-overnight commercial parking.	Seafood processing plants not located within 300 feet of any residential zone boundary.	Wholesale salesroom and storage rooms.
Group homes, levels I and II.	Nursing homes.	Sharpening and grinding shops.	Worship, places of.
Hardware stores.	Optical stores.	Ship chandlery.	
Hat cleaning and blocking.	Paint and body shops.	Shoe repair shops.	
Hobby shops.	Paint and wallpaper stores.	Shoe stores.	
Hospitals.	Parks and public recreational facilities.	Single-family residence.	
Ice plants.	Pawnshops.	Soft drink stands.	
Interior decorating, costuming and draperies.	Pet kennels.		
Jewelry stores.			

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# SITE PLAN

## PEACHTREE ST.

2	CEASAR	1
4	A-1 GAMES	3
6	E. CEASAR	5
8		7
10		9
12		11
14		13
16		15
18	CNCFRM	17
20		19
22		21
24		23
26		25
28	MFG	27
30		29

 5C29355  
 4C52153  
 5C78152

32	HARVEY	31
34	TATE	33
36		35
38		37
40	DEVOE	39
42	NAK	41
44		43
46		45
48		47
50	WILLIE	49
52		51
54		53
56		55
58	MFG	57
60	NAK	59

5J26604

55	53	51	49	47	45	43	41	39	37	35	33	31	29	27	25	23	21
	OFFICE		RECYCLE			J. McHELLION	J & J LAWN		W. WRIGHT	BRAYROY	WONDER BREAD						
O-J										SCHRAK							
54	52	50	48	46	44	42	40	38	36	34	32	30	28	26	24	22	20

 5C96851  
 5C55332  
 4C27809

5C04532

19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
		KIMBROCHE	PAVEK	BENNETT									WONDER BREAD				D&D	
SHELL	EWAR																	

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# TRADE AREA MAP



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