

FULLY-LEASED INDUSTRIAL STORAGE & WORK BAY PROPERTY

1520 West Peachtree St. Cocoa, FL 32922



FOR SALE | \$6,120,000

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROPERTY OVERVIEW

- Prime investment opportunity located in the vibrant city of Cocoa, Florida.
- The facility is fully automated with management & marketing teams in place. A low-risk hands-off investment.
- All new capital improvements including - paint, asphalt & garage doors.
- The property consists of four separate buildings with a total of 105 fully leased units.
- There is an on-site manager that ensures a smooth operation of the facility and provides a reliable point of contact for the tenants.
- Its strategic location perfectly balances accessibility and convenience; in close proximity to major highways and airports, tenants benefit from easy access and efficient logistics.



PRICE	\$6,120,000
CAP RATE	6%
BUILDING SIZE TOTAL	34,855 SF
BUILDING 1	8,400 SF
BUILDING 2	10,120 SF
BUILDING 3	7,935 SF
BUILDING 4	8,400 SF
UNIT COUNT	105
BUILDING TYPE	Warehousing
ACREAGE	2.2 AC
FRONTAGE	152' (Clearlake Rd) 490' (Peachtree St)
TRAFFIC COUNT	13,800 ADT
YEAR BUILT	1973
CONSTRUCTION TYPE	Masonry/Concrete
ZONING	BU-2, Retail, Warehousing & Wholesale
LAND USE	CC Community Commercial
PARCEL ID	24-36-32-00-267

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

SITE PHOTO



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

PROFORMA

Property Description	
Property Type	Self Storage
Land Size	2.2 Acres
Total Square Feet	34,855
Number of Units	105
% Occupied	97%
Year Built	1973

Proforma			
Base Rent	34,855 \$	15.00	\$ 522,825.00
Taxes			\$ (50,000.00)
Insurance			\$ (34,464.00)
Management - Marketing			\$ (27,510.00)
Utilities			\$ (11,104.00)
Waste			\$ (2,500.00)
Misc -			
Total			\$ 397,247.00
Vacancy & Collection Loss	3%		\$ (15,684.75)
Final NOI			\$ 381,562.25

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

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

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

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.

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

ZONING INFORMATION

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.

* Visit library.municode.com/fl/brevard_county/codes/code for complete permitted usages *

**JEREMIAH BARON
& CO**

COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com

SITE PLAN

PEACHTREE ST.

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

 5C29355
 4C52153
 5C76152

32	HARVEY	31
34	TATE	33
36		35
38		37
40	DEVOE	39
42	NAK	41
44		43
46		45
48		47
50	WILBE	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	SCHIRACK BRAYTON							WONDER BREAD
O-J																	
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
		KIMBROGHE	PANEK	BENNETT									WONDER BREAD				D & D	
SHELL	EWAR																	

JEREMIAH BARON
& CO
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
 Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
 772.286.5744 Office
 772.418.4506 Mobile
cbelland@commercialrealestatellc.com

TRADE AREA MAP



**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

49 SW Flagler Ave. Suite 301
Stuart FL, 34994
www.commercialrealestatellc.com

Chris Belland
772.286.5744 Office
772.418.4506 Mobile
cbelland@commercialrealestatellc.com