

INDUSTRIAL STORAGE & WORK BAY PROPERTY

1520 West Peachtree St. Cocoa, FL 32922



FOR SALE | \$5,300,000

**JEREMIAH BARON
& CO**
COMMERCIAL REAL ESTATE

500 SE Osceola Street
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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 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	\$5,300,000
NOI	\$373,088
CAP RATE	7%
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

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FINANCIAL SUMMARY

\$462,988	Gross Income
(\$62,000)	Taxes & Insurance
(\$23,100)	Management 5%
(\$4,800)	Electricity
\$373,088	Total NOI



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2020 Population	7,671	38,953	84,154
2024 Population	8,058	41,412	86,682
2029 Population Projection	8,836	45,497	94,753
Annual Growth 2020-2024	1.3%	1.6%	0.8%
Annual Growth 2024-2029	1.9%	2.0%	1.9%
Median Age	36.4	42.2	45.1
Bachelor's Degree or Higher	9%	21%	26%
U.S. Armed Forces	6	102	249

Income	1 mile	3 miles	5 miles
Avg Household Income	\$44,646	\$66,952	\$80,556
Median Household Income	\$38,270	\$47,885	\$59,948
< \$25,000	1,047	4,769	7,707
\$25,000 - 50,000	999	4,340	8,068
\$50,000 - 75,000	609	2,837	5,886
\$75,000 - 100,000	138	1,790	4,350
\$100,000 - 125,000	77	1,364	3,555
\$125,000 - 150,000	6	653	2,531
\$150,000 - 200,000	109	724	2,385
\$200,000+	9	689	1,949

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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.
Fraternities 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.			

SITE PLAN

PEACHTREE ST.

2	1
4	3
6	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
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											
O-J						J. MCHELLION	J & J LAWN		W. WRIGHT	SCHACK							
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													
SHELL	EWAR												WONDER BREAD				D & D	

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TRADE AREA MAP



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