

EXECUTIVE SUMMARY

• 114 Harrison St Cocoa, FL 32922



OFFERING SUMMARY

Available SF: 5,797 SF

Lease Rate: \$30.00 SF/yr (NNN)

Lot Size: 0.1 Acres

Year Built: 1920

Building Size: 5,797 SF

Zoning: CBDCVO

PROPERTY OVERVIEW

Originally a prestigious bank building, 114 Harrison Street has been tastefully converted into a second-generation restaurant space, complete with all existing restaurant equipment and infrastructure. The seamless transformation combines the historic charm of the original structure with the modern amenities required for a successful restaurant operation.

The restaurant space comes fully equipped with a comprehensive range of kitchen and dining equipment, enabling a seamless transition for new tenants. From cooking appliances to seating arrangements, all the necessary elements are in place for immediate operation.

LOCATION OVERVIEW

Nestled in the bustling enclave of Cocoa Village, this property benefits from a strategic location that draws both locals and tourists alike. The building's prominent position on Harrison Street ensures high visibility and foot traffic, contributing to its potential for thriving business.

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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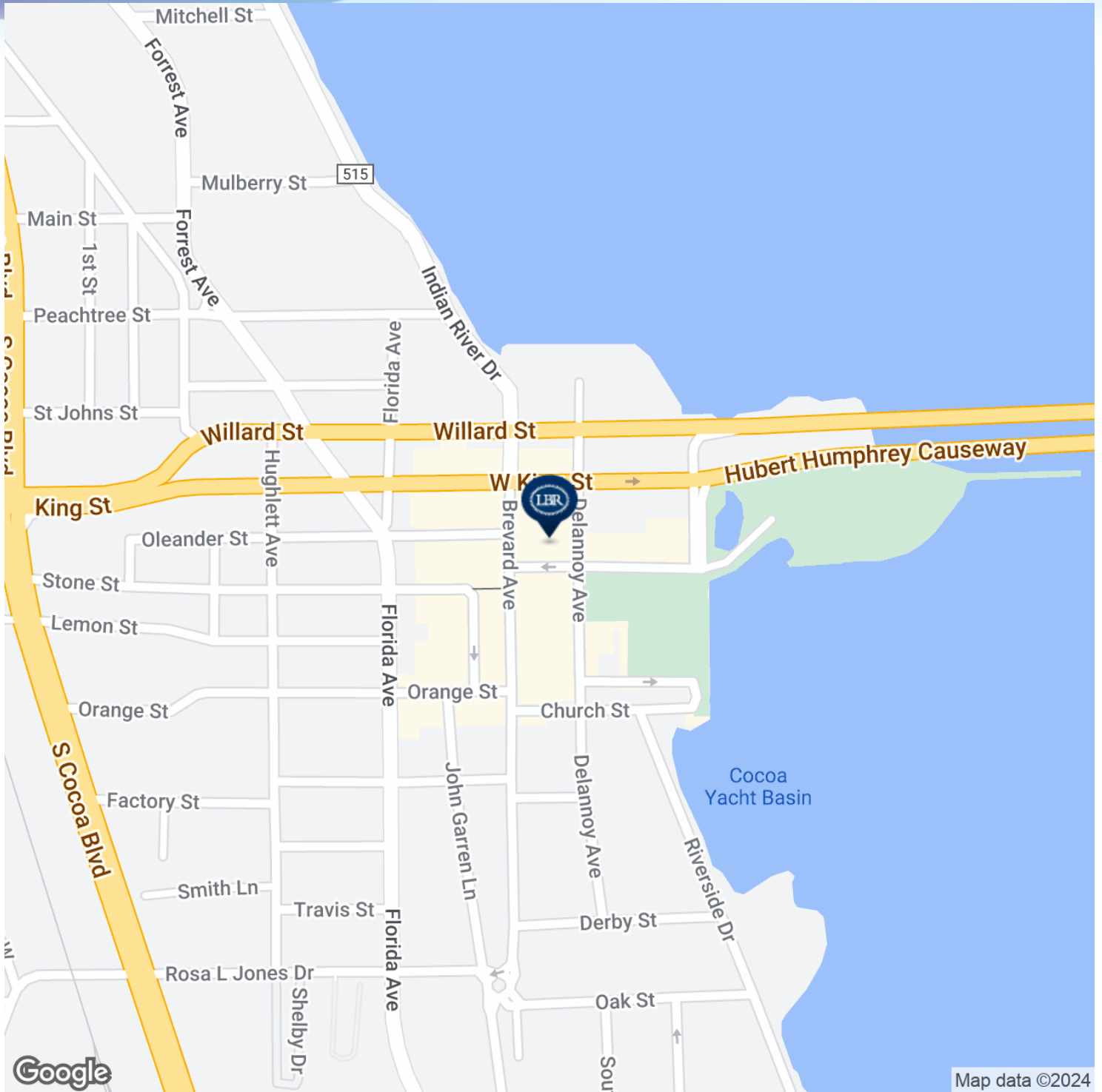
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LOCATION MAP

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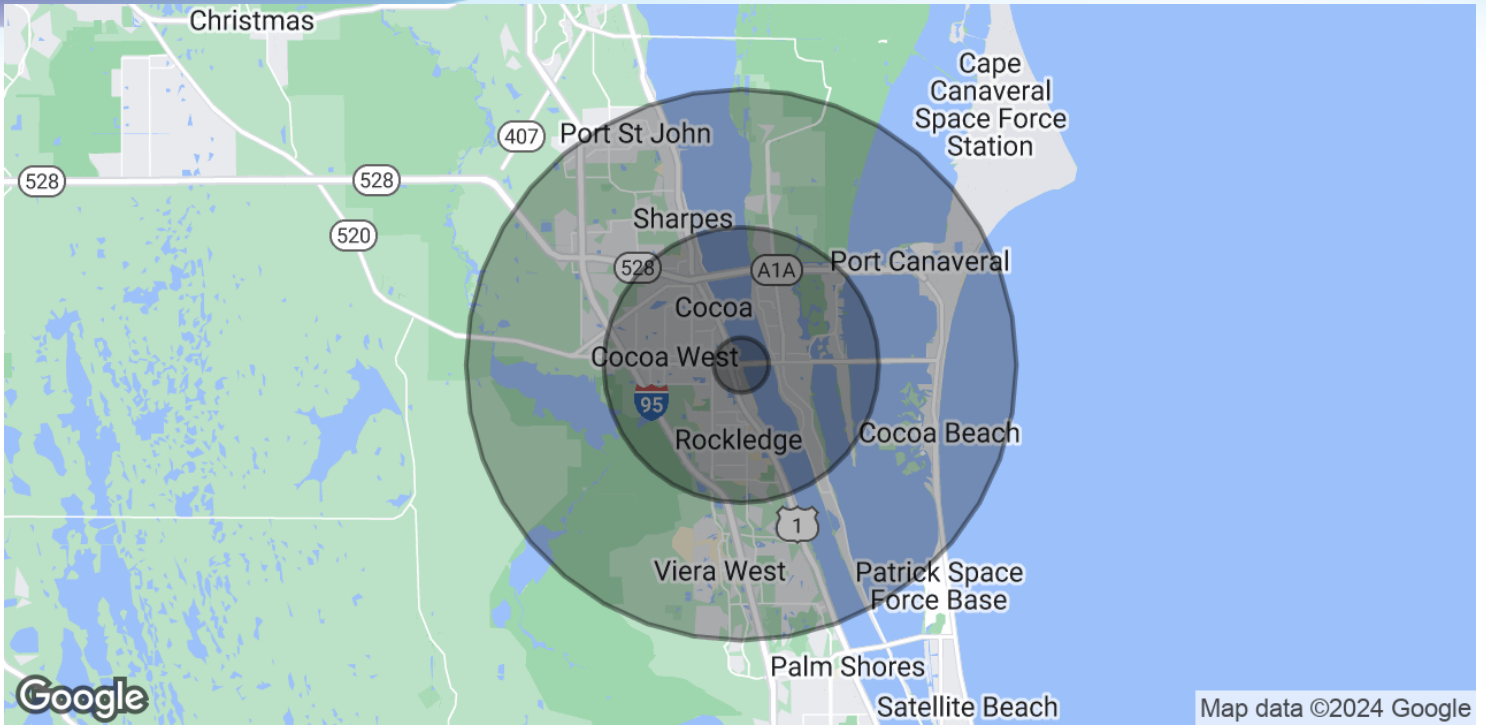
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,062	92,955	199,002
Average Age	44.8	45.1	47.5
Average Age (Male)	44.7	43.1	46.4
Average Age (Female)	45.7	46.3	48.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,399	44,276	100,688
# of Persons per HH	1.7	2.1	2.0
Average HH Income	\$65,986	\$64,949	\$69,871
Average House Value	\$235,208	\$222,191	\$264,466

* Demographic data derived from 2020 ACS - US Census

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