

# Cocoa Self-Storage

1216 Lake Dr. Cocoa, FL 32922

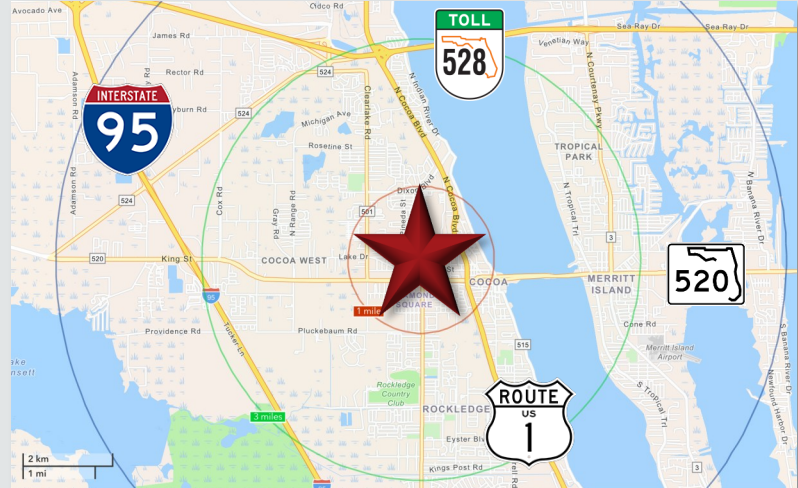
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**For Sale: \$775,000**

## LOCATION DETAILS

Located at the intersection of Lake Drive and Peachtree Street with a combined AADT count of 9,700 CPD. Situated less than a 1/4 mile north of SR-520 / King Street and less than a mile west of US-1. Less than a 10-minute drive from I-95 and the Beachline Expressway (SR 528) / A1A intersection, providing easy access throughout the area. Surrounded by residential and wholesale commercial.



## PROPERTY HIGHLIGHTS

- **100% Leased** Self-Storage Facility
- Existing Building #1: **±5,250 SF**
- Existing Building #2: **±3,888 SF**
- 0.5 Acres Zoned BU-2 Retail, Warehousing & Wholesale Commercial
- Includes **21 roll-up doors** and 9 standard doors on a gated lot

### 2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	9,331	47,316	95,019
Average HH Income	\$73,336	\$82,907	\$101,343
Median HH Income	\$51,656	\$59,256	\$72,917

CONTACT FOR MORE INFORMATION

**Vincent Pellicane**

(631) 885-5850

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