

Cocoa Self-Storage

1216 Lake Dr. Cocoa, FL 32922

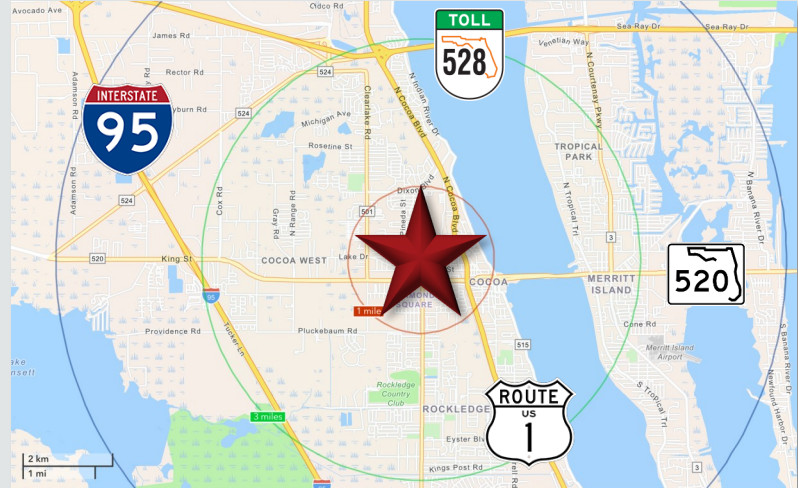
Palkiper
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For Sale: \$800,000

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

Vincent@palkiper.com

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