

OPPORTUNITY ZONE

Federal Designation for Investment Opportunity

WATSON
COMMERCIAL
REAL ESTATE, INC.

**HOTTEST AREA
IN COCOA!**

Publix

Walmart

**FLORIDA SOLAR
ENERGY CENTER**
Creating Energy Independence

SITE

CLEARLAKE RD

MICHIGAN AVE

ADDRESS

SIZE

TYPE

ZONING

PRICE

**1680 Clearlake Rd
Cocoa, FL 32922**

1.33 AC
Acres

LAND
Build to Suit

CG
Commercial

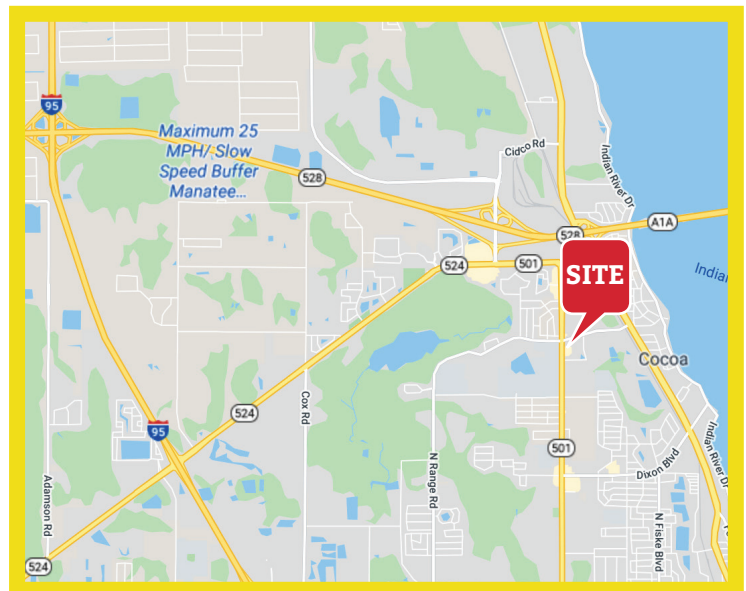
\$1,500,000

Property Highlights:

Watson Commercial Real Estate presents this former bank building located at the corner of Michigan Blvd and Clearlake Road, Cocoa, FL:

- ✓ Wal-Mart Super Center close by
- ✓ Florida Solar Energy Commission across the street
- ✓ Two 4 year colleges Eastern Florida State College and University of Central Florida across the street
- ✓ Regional Post Office near by

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson

Broker

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335 S. Plumosa Street Merritt Island, FL. 32952

1680 Clearlake Rd Cocoa, FL 32922

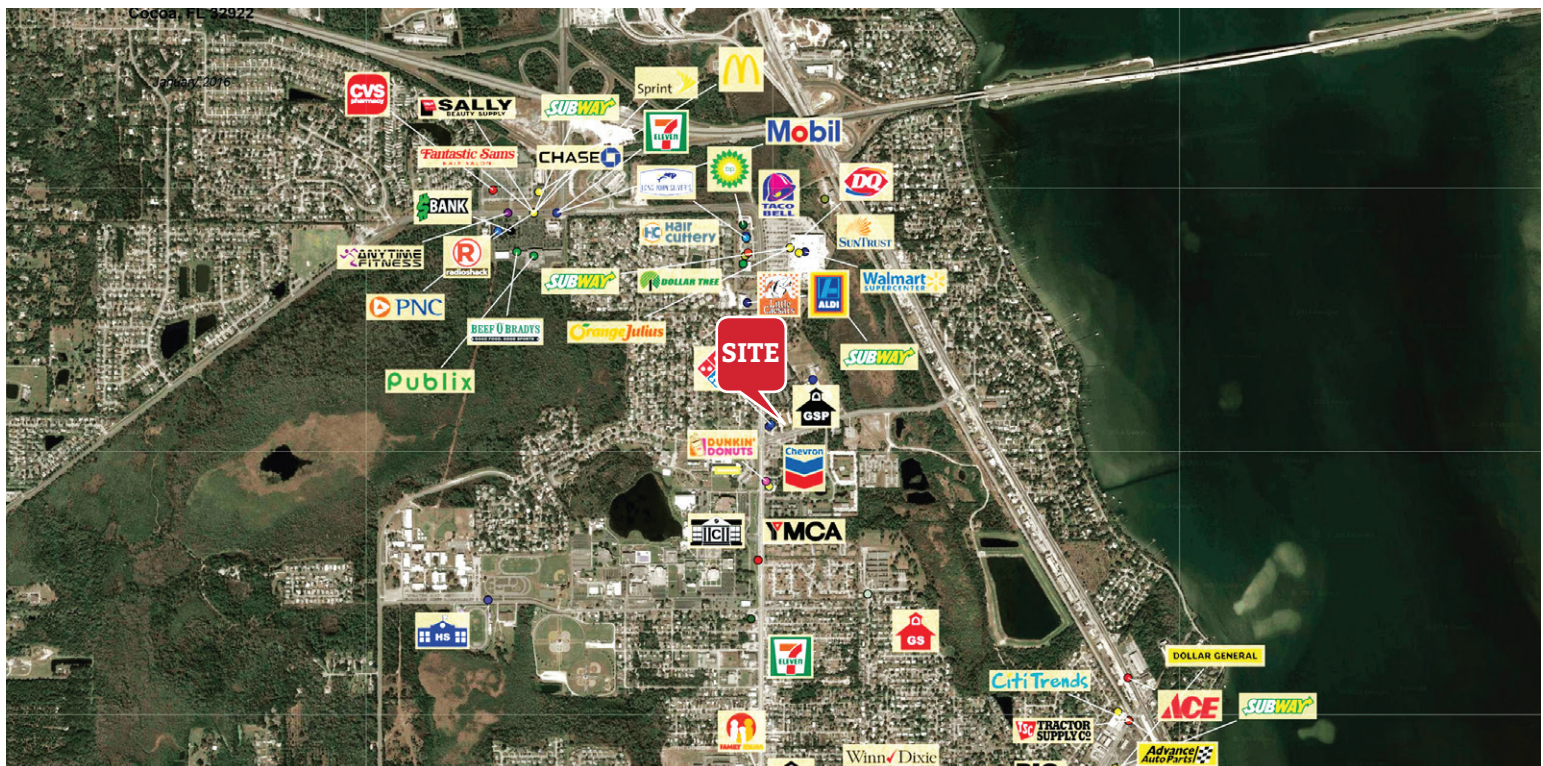


Summary

PRICE:	\$1,500,000
TYPE:	LAND
ZONING:	CG
LOT SIZE:	1.33 ACRES

Property Demographics

	1 MILE	3 MILE	5 MILE
2019 Total Population:	6,424	36,014	85,567
2019 Avg Household:	\$47,071	\$50,049	\$63,428
2019 Total Households:	2,849	14,505	24,300



1680 Clearlake Rd Cocoa, FL 32922

Demographic Summary Report

1680 Clearlake Rd, Cocoa, FL 32922

Building Type: **General Retail**
 Secondary: **Bank**
 GLA: **2,700 SF**
 Year Built: **1987**

Total Available: **2,691 SF**
 % Leased: **0.33%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	6,424		36,014		85,567	
2019 Estimate	6,055		33,033		78,969	
2010 Census	6,290		28,851		71,934	
Growth 2019 - 2024	6.09%		9.02%		8.36%	
Growth 2010 - 2019	-3.74%		14.50%		9.78%	
2019 Population by Hispanic Origin	579		4,049		7,412	
2019 Population	6,055		33,033		78,969	
White	4,477	73.94%	22,312	67.54%	59,720	75.62%
Black	1,272	21.01%	8,786	26.60%	14,909	18.88%
Am. Indian & Alaskan	30	0.50%	223	0.68%	438	0.55%
Asian	72	1.19%	489	1.48%	1,487	1.88%
Hawaiian & Pacific Island	30	0.50%	215	0.65%	282	0.36%
Other	174	2.87%	1,008	3.05%	2,133	2.70%
U.S. Armed Forces	7		38		166	
Households						
2024 Projection	2,849		14,505		35,071	
2019 Estimate	2,703		13,344		32,411	
2010 Census	2,856		11,637		29,178	
Growth 2019 - 2024	5.40%		8.70%		8.21%	
Growth 2010 - 2019	-5.36%		14.67%		11.08%	
Owner Occupied	1,481	54.79%	7,953	59.60%	21,746	67.09%
Renter Occupied	1,222	45.21%	5,391	40.40%	10,665	32.91%
2019 Households by HH Income	2,703		13,344		32,412	
Income: <\$25,000	1,164	43.06%	5,175	38.78%	10,078	31.09%
Income: \$25,000 - \$50,000	694	25.68%	3,358	25.16%	8,118	25.05%
Income: \$50,000 - \$75,000	404	14.95%	2,359	17.68%	5,391	16.63%
Income: \$75,000 - \$100,000	134	4.96%	758	5.68%	2,652	8.18%
Income: \$100,000 - \$125,000	114	4.22%	612	4.59%	2,229	6.88%
Income: \$125,000 - \$150,000	76	2.81%	544	4.08%	1,578	4.87%
Income: \$150,000 - \$200,000	85	3.14%	362	2.71%	1,134	3.50%
Income: \$200,000+	32	1.18%	176	1.32%	1,232	3.80%
2019 Avg Household Income	\$47,071		\$50,049		\$63,428	
2019 Med Household Income	\$29,463		\$35,030		\$43,183	

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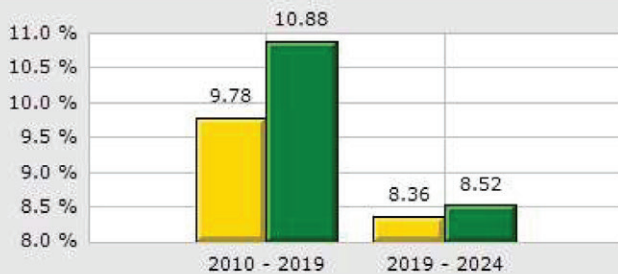
Demographic Market Comparison Report

1680 Clearlake Rd, Cocoa, FL 32922

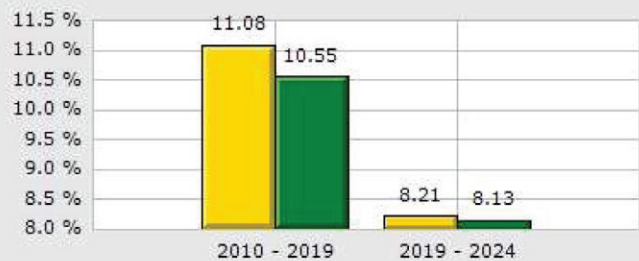
Type: **Retail/Bank**
County: **Brevard**

5 Mile
County

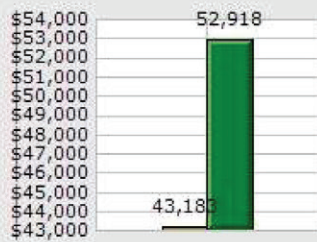
Population Growth



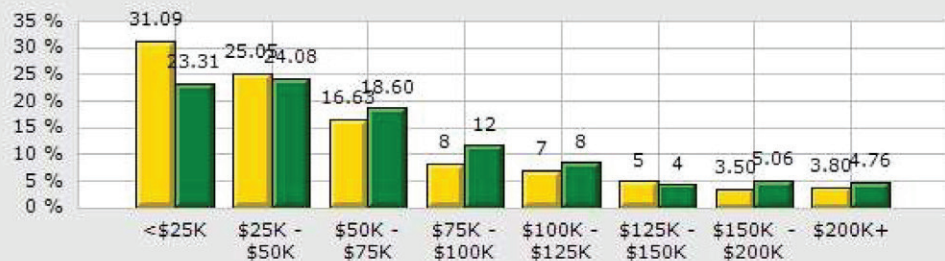
Household Growth



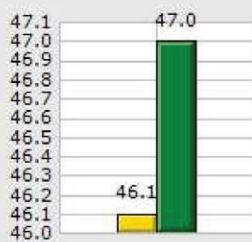
2019 Med Household Inc



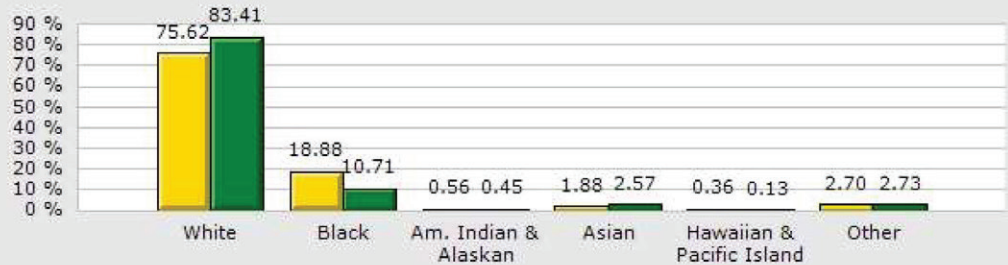
2019 Households by Household Income



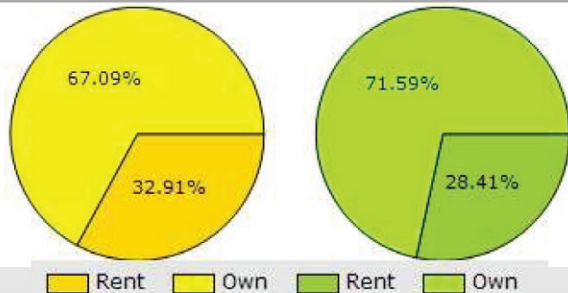
2019 Median Age



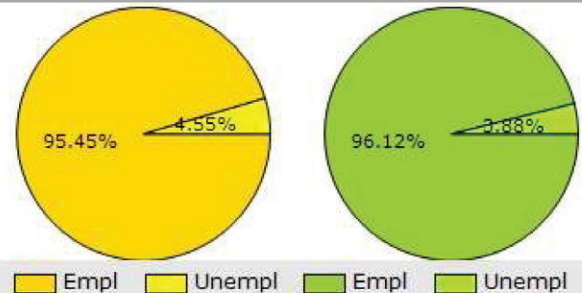
2019 Population by Race



2019 Renter vs. Owner



2019 Employed vs. Unemployed



Traffic Count

