



505 Brevard Avenue

Cocoa, FL 32922

Cocoa Village Redevelopment Opportunity

\$4,950,000
Offered For Sale

15,575 SF
Building Size

86%
Percent Leased

1.33 AC
Lot Size

PROPERTY HIGHLIGHTS

- Multi-Tenant Office with Chase Bank Anchor
- CBD-CVO Zoning Allows Higher Density
- Ideal for Vertical Mixed-Use Development
- Full City Block with 59 Parking Spaces
- Adjacent to Cocoa City Hall & Post Office
- Historic Cocoa Village Location
- Walkable Downtown Environment
- Tourist & Local Resident Attraction
- Recent Positive Zoning Changes
- Financial Institution / Office Use
- 1.33 Acre Redevelopment Site
- 15,575 SF Building, 4 Tenants

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EXCLUSIVE OFFERING



505 Brevard Avenue

Cocoa, FL 32922

JM Real Estate is pleased to present the exclusive offering of 505 Brevard Avenue, a redevelopment opportunity located in the heart of historic Cocoa Village on Florida's Space Coast.

The property features a 15,575 SF multi-tenant office building situated on a 1.33-acre site with Chase Bank as the anchor tenant. The CBD-CVO zoning designation, combined with recent zoning enhancements allowing greater density and building height, creates significant redevelopment potential.

Occupying an entire city block and positioned adjacent to Cocoa City Hall and the Post Office, the property offers an exceptional opportunity for future mixed-use development in one of Brevard County's most desirable downtown locations.

Cocoa Village continues to attract both residents and visitors with its walkable environment, waterfront amenities, dining, shopping, and year-round community events.



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**SCAN FOR FULL
PROPERTY DETAILS**

CONFIDENTIALITY AGREEMENT

OFFERING MEMORANDUM

CONFIDENTIALITY

The party(s) provided with this Offering Memorandum acknowledge that all information and materials contained herein are confidential and may be used solely for the purpose of evaluating the property. Distribution of this information shall be limited to attorneys, accountants, lenders, and professional advisors directly involved in the evaluation process. No portion of this report may be shared with any other individual or entity without the express written consent of JM Real Estate, Inc.

NON-DISCLOSURE

The recipient agrees not to disclose the existence of any discussions or negotiations regarding the property, nor any terms, conditions, or facts related to such discussions, without prior written authorization from JM Real Estate, Inc.

NON-CIRCUMVENTION

The recipient agrees not to contact the property owner, landlord, tenants, employees, or customers directly. All communications regarding the property shall be conducted exclusively through JM Real Estate, Inc. The recipient further agrees not to interfere with or circumvent JM Real Estate, Inc.'s relationship with ownership.

VERIFICATION OF DATA

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, no warranty or representation is made regarding its accuracy or completeness. Prospective purchasers, investors, and advisors are responsible for conducting their own independent investigations and due diligence. JM Real Estate, Inc. makes no guarantees regarding property conditions, square footage, financial information, tenant performance, environmental matters, or compliance with governmental regulations. Legal, tax, environmental, and other professional advisors should be consulted as appropriate.

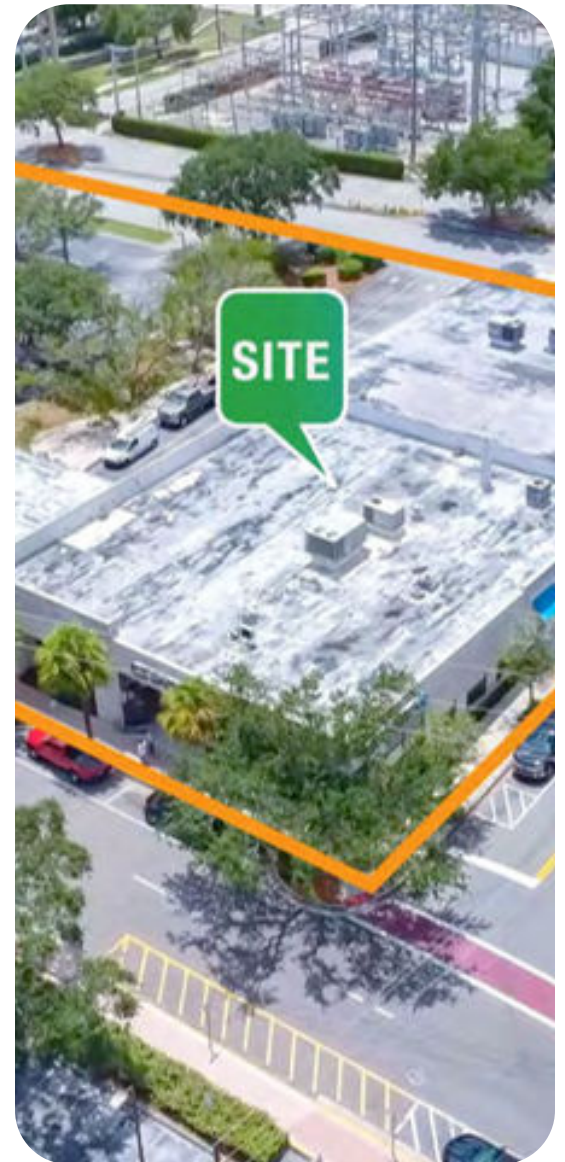


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OVERVIEW

Cocoa Village Redevelopment Opportunity

This offering presents a unique redevelopment opportunity in the heart of historic Cocoa Village. The property consists of a multi-tenant office building anchored by Chase Bank and occupies an entire city block within one of Brevard County's most desirable downtown districts.

PROPERTY HIGHLIGHTS

- Multi-Tenant Office Building with Chase Bank Anchor
- 15,575 SF Building
- 1.33 Acre Site
- CBD-CVO Zoning
- Increased Density & Height Allowed
- Ideal for Vertical Mixed-Use Redevelopment
- Full City Block Control
- Adjacent to City Hall & Post Office
- Historic Cocoa Village Location
- Popular Resident & Tourist Destination

Offered At

\$4,950,000

PROPERTY SNAPSHOT



ADDRESS

505 Brevard Avenue
Cocoa, FL 32922

NET RENTABLE AREA

±15,575 SF

LAND AREA

±1.33 Acres

YEAR BUILT

1956

NUMBER OF STORIES

1

NUMBER OF BUILDINGS

1

NUMBER OF TENANTS

4

PERCENT LEASED

86%

PARKING

59 Surface Spaces

PARKING RATIO

3.35 / 1,000 SF

PHYSICAL ATTRIBUTES

PROPERTY SPECIFICATIONS

Site Address: 505 BREVARD AVE COCOA FL 32922

Parcel ID: 24-36-33-35-*36

County: Brevard

Taxing District: 23D0 - COCOA

Property Use: 2300 - FINANCIAL INSTITUTION

Square Feet: 15,575 (per tax record)

Total Acres: 1.33

Parking Lot: Asphalt & Concrete

Tenant(s): Bank/Office

Construction Type: Masonry/Concrete

Roof Type: BU-TG/MMBRN - Bar Joist Rigid

Year Built: 1956



COCOA VILLAGE MAP

505 BREVARD AVENUE COCOA VILLAGE, FL 32922

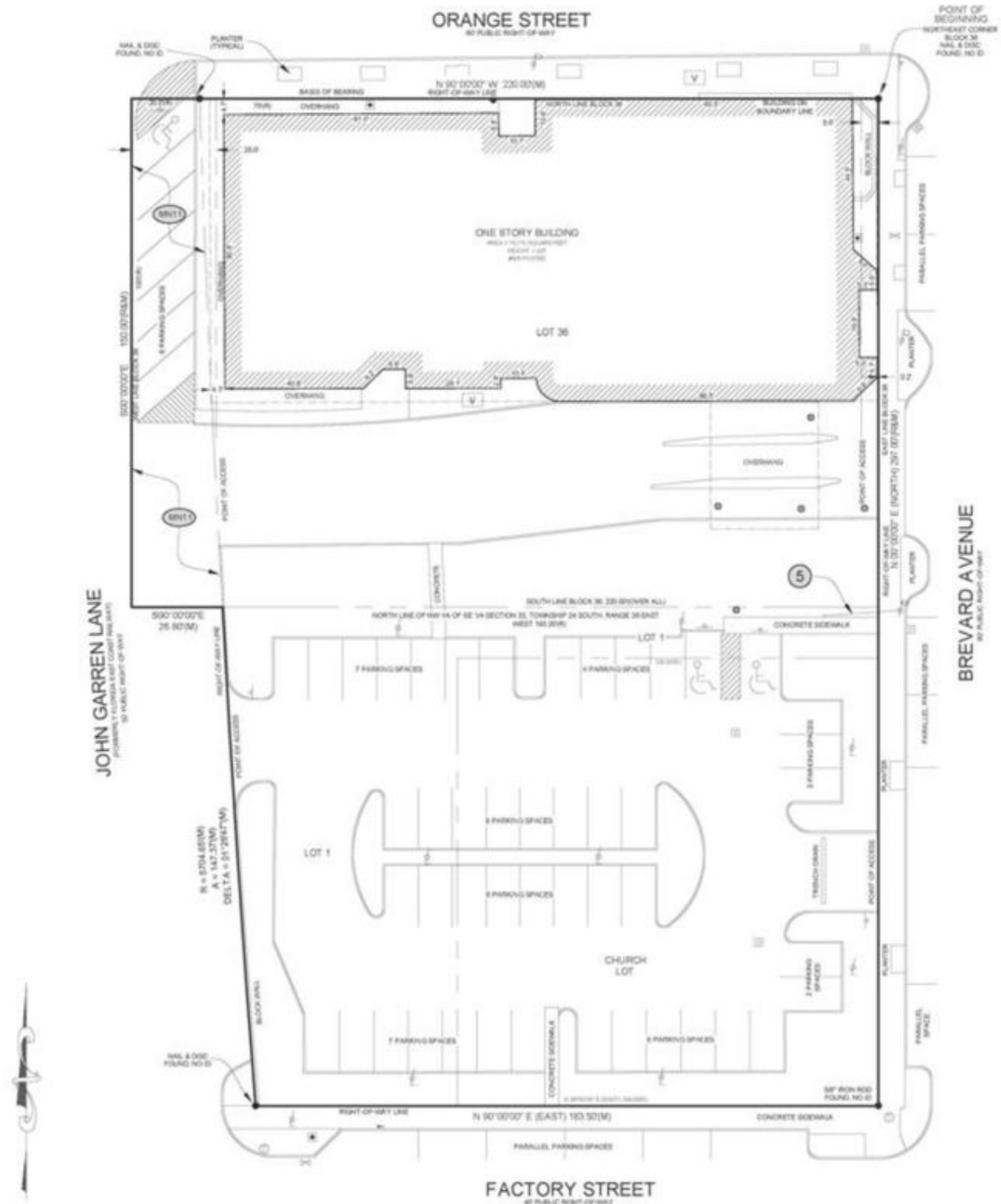


FLOOR PLAN



SITE PLAN

505 BREVARD AVENUE COCOA VILLAGE, FL 32922



505 BREVARD AVENUE COCOA VILLAGE, FL 32922



AERIAL VIEW

505 BREVARD AVENUE COCOA VILLAGE, FL 32922



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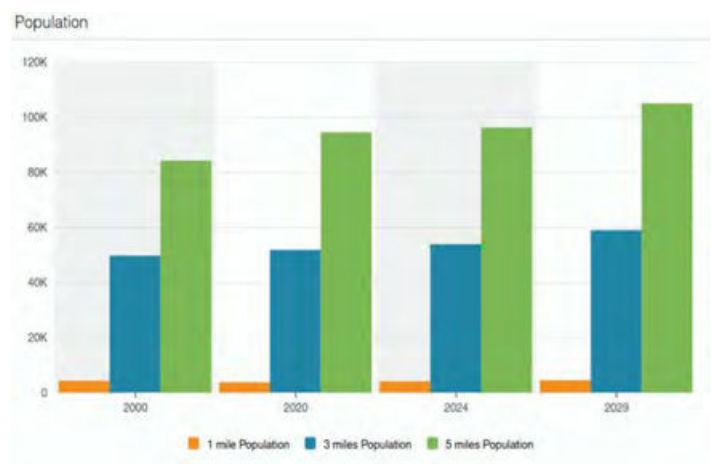
EAGLE VIEW

505 BREVARD AVENUE COCOA VILLAGE, FL 32922



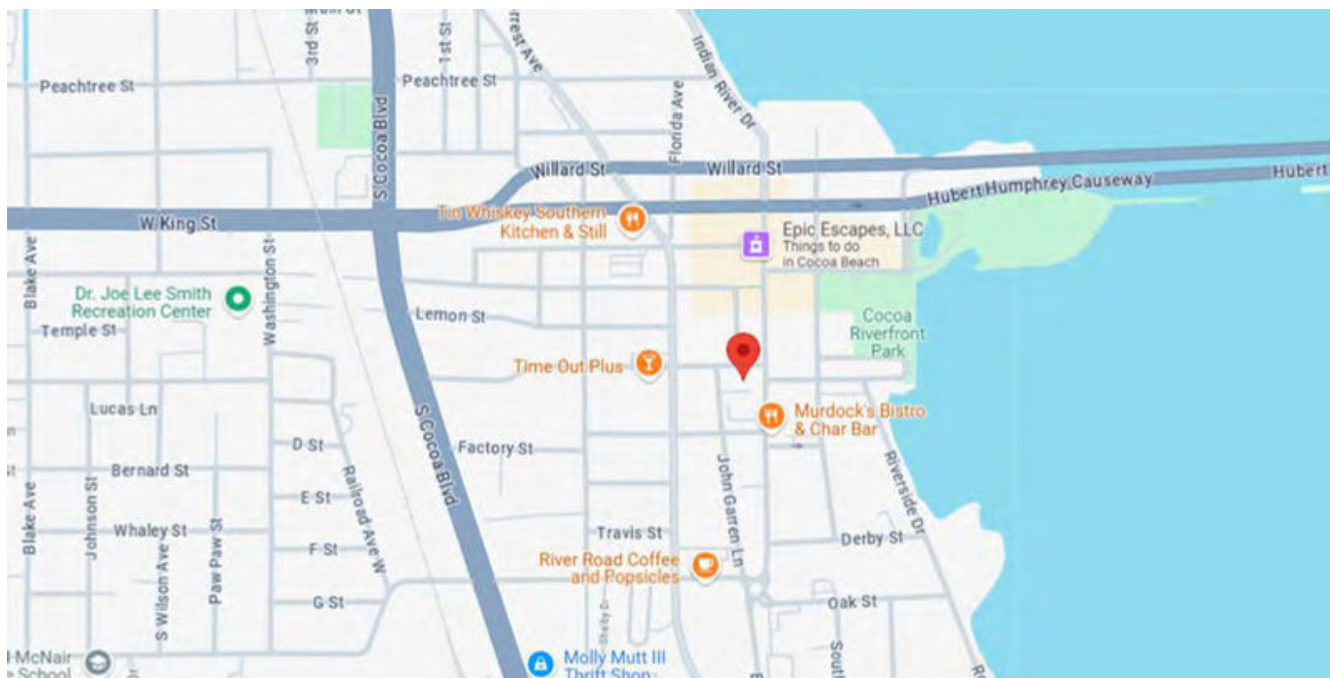
DEMOGRAPHICS

Demographic	1 Mile	3 Mile	5 Mile
2010 Population	3,732	51,801	94,467
2022 Population	4,057	53,828	96,189
2027 Pop. Projection	4,474	58,923	104,945
Growth 2010-2022	2.2%	1.0%	0.5%
Growth 2022-2027	2.1%	1.9%	1.8%
Median Age	48	43.6	45.7
Bachelor's Degree+	28%	24%	28%
U.S. Armed Forces	2	189	305
Avg. HH Income	\$83,667	\$71,457	\$86,653
Median HH Income	\$45,677	\$51,564	\$64,132



AREA MAP

505 BREVARD AVENUE COCOA VILLAGE, FL 32922



ABOUT COCOA VILLAGE

Located in the heart of Florida's Space Coast, Cocoa Village is one of Brevard County's most vibrant and historic downtown destinations. Known for its unique blend of local charm, waterfront character, and walkable streets, Cocoa Village attracts both residents and visitors throughout the year.

Originally established through the region's fishing and agricultural industries, the district has evolved into a thriving hub of restaurants, specialty shops, entertainment venues, and community events while preserving its historic appeal.

Conveniently located approximately 20 minutes west of Cocoa Beach, the area is easily accessible via SR 520 and US-1. Visitors enjoy proximity to waterfront parks, boating access, local attractions, and a dynamic calendar of festivals and events that contribute to the area's continued growth and popularity.

Today, Cocoa Village remains one of the Space Coast's premier destinations, offering a unique combination of history, culture, dining, shopping, and community engagement.



LOCATION / ACCESSIBILITY

CENTRAL LOCATION ON FLORIDA'S SPACE COAST

LOCATION

- Located in the heart of Central Florida's High-Tech Corridor
- Ranked among the top metropolitan areas in the United States for concentration of electrical engineers
- More than 500 manufacturing firms located throughout Brevard County
- Access to Foreign Trade Zone (FTZ #136) facilities
- Florida Institute of Technology provides a highly skilled workforce and research opportunities
- Eastern Florida State College offers workforce training and credentialing programs tailored to industry needs

FLORIDA'S SPACE COAST

- 5th Most Concentrated High-Tech Workforce in the United States
- Three international airports within one hour
- Convenient access to Jacksonville, Miami, Orlando, and Tampa
- Major cruise and cargo operations through Port Canaveral
- Florida East Coast Railway connectivity
- Space launch capabilities supporting aerospace and defense industries
- Strong transportation infrastructure by land, air, sea, rail, and space



BEST-PERFORMING CITIES INDEX

Space Coast Vaults to 2nd on Milken Institute's Best-Performing Cities Index for 2021

Metropolitan Statistical Area	2021	2020
Palm Bay-Melbourne-Titusville, FL	1	2
Austin-Round Rock-Georgetown, TX	2	10
Provo-Orem, UT	3	3
Salt Lake City, UT	4	25
Raleigh-Cary, NC	5	11
Boise, ID	6	7
Phoenix-Mesa-Chandler, AZ	7	12
Nashville-Davidson-Murfreesboro-Franklin, TN	8	14
Huntsville, AL	9	22
Ogden-Clearfield, UT	10	49

Source: Milken Institute, Best-Performing Cities 2021

WHY THE SPACE COAST

Florida's Space Coast offers a unique combination of economic opportunity, workforce talent, innovation, and quality of life. As the birthplace of American space exploration and a major hub for aerospace, defense, manufacturing, and technology industries, the region continues to attract employers, investors, and skilled professionals from around the world.

PRO-BUSINESS ENVIRONMENT

- Highly educated and skilled workforce
- Florida right-to-work state
- Competitive and stable tax structure
- Low operating costs
- Access to Foreign Trade Zone facilities
- Strong research and development support
- Unique transportation network: land, air, sea, rail, and space

KEY INDUSTRIES

- Aerospace & Defense
- Manufacturing
- Information Technology
- Communications
- Business Services
- Financial Services
- Education
- Environmental Services

QUALITY OF LIFE

- Affordable housing options
- Beaches and outdoor recreation
- Strong educational institutions
- Growing arts and entertainment scene
- Diverse dining and retail destinations
- Exceptional work-life balance

More than a great place to live and work, Florida's Space Coast is a region positioned for continued growth, innovation, and long-term economic success.