

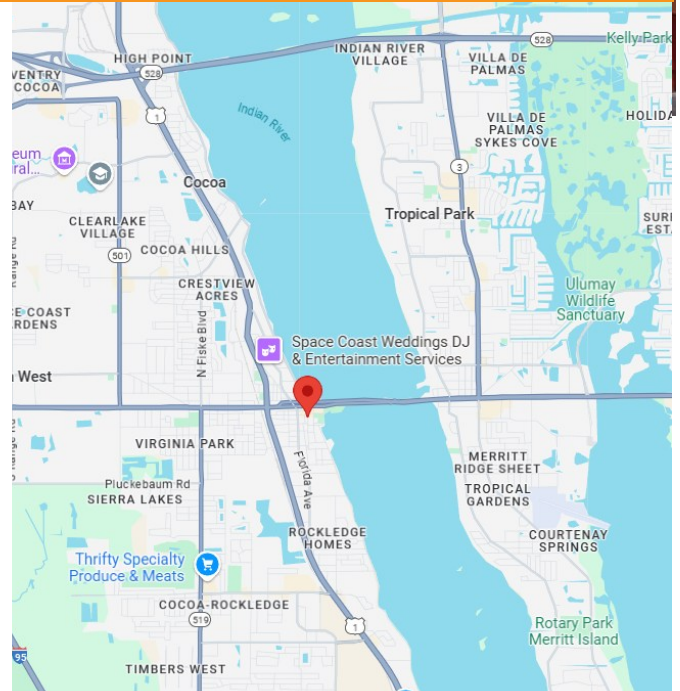
FOR SALE - HISTORIC COCOA VILLAGE

## VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922



- In the Heart of Historic Cocoa Village!
- The Village Tower, Circa 1919, is a 3 Story Brick Building with Retail and Office Users
- Some of the Best Known Shops in Cocoa Village are Located Here - The Alley & Local Art Gallery
- One of the Easiest Buildings to Locate with Public Parking Right behind the Building and Adjacent to the Myrt Tharpe Square Gazebo
- Easily Accessible from US 1, Merritt Island, and Rockledge in Charming Cocoa Village!
- Ground Floor Retail Suites, 2nd & 3rd Floor Retail & Office Suites
- Charming Historical Features Remain
- Front & Side Staircases to Each Floor
- City Grant and Historical Tax Credits Available
- Cameras with Wi-Fi Recording & Intercom Buzz-In System for Tenant Security
- Offered at \$2,400,000



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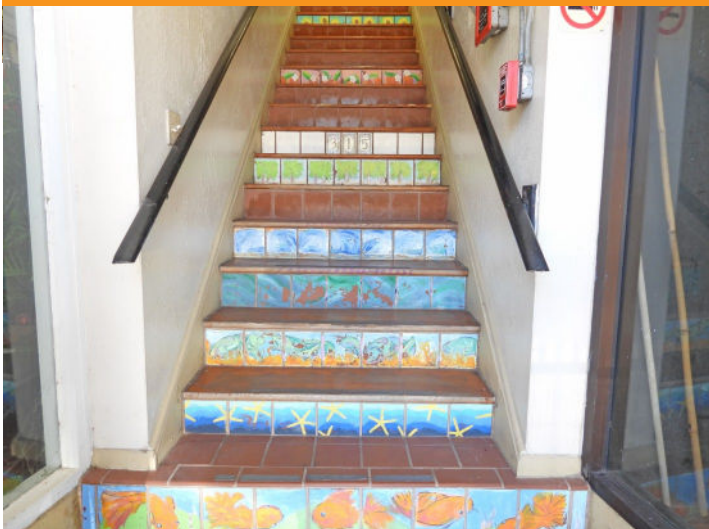
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2024 Population	4,048	53,562	96,108
2029 Pop Projection	4,463	58,628	104,856
Growth 2022-2027	2.0%	1.9%	1.8%
Median Age	47.4	43.7	45.6
Bachelor's or Higher	28%	24%	28%
Avg HH Income	\$82,450	\$71,381	\$86,569

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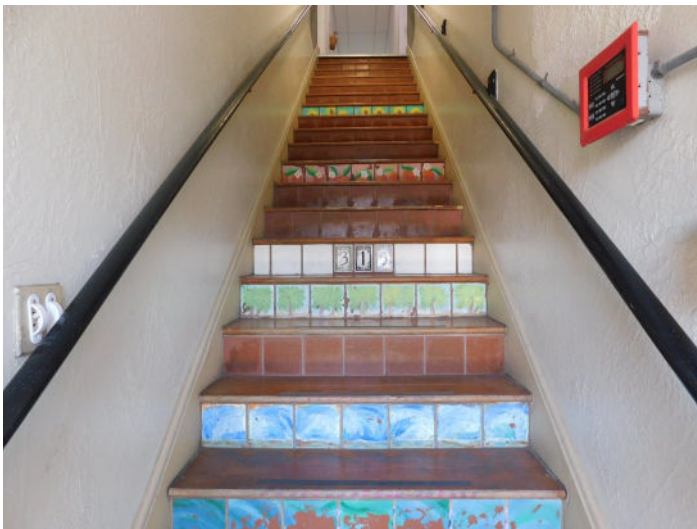
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### Historical Images and Data



First photo: The Masonic Temple Building built in 1919. Notice the intricate brick work on the front of the building. Second photo: Circa 1926. Located at left, first floor was then a Western Auto Store and building still had balconies with town clock located in front

The Masonic Temple, also known as the Village Tower, is a three-story brick building which began construction in 1919. It was built as the meeting hall for the Cocoa Mason Chapter that was founded in 1890 and counted nearly all local business leaders among its members. The lower floor contained the Bank of Cocoa and the US Post Office. Its second floor contained offices and the third floor was where the Masons met.

When this impressive building was completed it was the centerpiece of downtown Cocoa. The building included intricate brick work and two balconies on the second floor overlooking Brevard avenue. There was also a large, three faced, clock located at the front of the building. This clock was positioned so that the people could view the clock from both directions on Brevard avenue as well as from Harrison street. Back in the days when everyone could not afford a watch, this clock was very useful to the citizens of Cocoa. This building also was rumored to have housed a very popular "speakeasy" during the days of Prohibition.

This building is located on Brevard Ave (West side), where Harrison St ends. [Masonic Temple Building – Historic](#)

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