

COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

EXCLUSIVE OFFERING





## EXCLUSIVE OFFERING

Exclusive Offering by JM Real Estate for the sale of 505 Brevard Avenue in Cocoa Village a 15,575 SF office building with Chase Bank as an Anchor. The site has a 1.33 Acre Lot; Prime for Redevelopment. 505 Brevard Avenue is located on Florida's Space Coast in Cocoa Village - a local gem for tourists and locals alike.

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OFFERING MEMORANDUM | 505 BREVARD AVENUE

## OFFERING MEMORANDUM

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# CONFIDENTIALITY AGREEMENT

**Confidentiality:** The party(s) whom have been provided the information contained herein acknowledge that all information and materials are confidential and may not be used for any purpose other than evaluation. The party(s)'s dissemination of any information and materials provided by JM Real Estate, Inc., will be limited to attorneys, accountants, banking representatives, and business advisors directly involved with this particular property. The party(s) whom this information was distributed and said party shall not make the report available to any other individuals or entities without the express written approval of JM Real Estate, Inc. The party(s) shall not disclose this report or any of the information contained herein to any other party or entity.

**Non-Disclosure:** The party(s) agree not to disclose to any other person the fact that any discussions or negotiations are taking place with regard to the Property, the actual or potential terms, conditions, or facts involved in any such discussions or negotiations.

**Non-Circumvention:** The party(s) agree not to contact the Property Owner, landlord, tenants, employees, or customers except through JM Real Estate, Inc. The party(s) further agree not to circumvent or interfere with JM Real Estate, Inc.'s contract with owner/landlord in any way.

**Verification of Data:** No representation is made by JM Real Estate, Inc., as to the accuracy of the information and materials provided. No warranty or representation with respect to the material facts, pro forma projections, budgets, size or square footages of the Property, the presence or absence of potentially hazardous substances nor the compliance with any governmental regulations. No warranty or representation is made as to the financial stability of the tenants, nor to the business prospects of the tenants nor to any tenant's intention to continue occupancy within the subject Property, if applicable. The party(s) agree to thoroughly review and independently verify the information and materials provided. JM Real Estate, Inc., advises the party(s) to consult appropriate professionals for legal, tax, environmental, and other specialized advice concerning matters affecting the Property and the transaction contemplated.



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# OVERVIEW

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922

- Cocoa Village Redevelopment Opportunity
- Multi-Tenant Office Building with Chase Bank as the Anchor Tenant
- 15,575 SF Building with 1.33 Acre Lot
- CBD-CVO Zoning, Central Business District with Cocoa Village Overlay
- Recent Positive Zoning Regulation Changes Allow for Higher Density and Height
- Ideal Site for a Vertical Mixed-Use Project
- Building & Parking Lot Encompass 1 Full City Block
- Adjacent to Cocoa City Hall & Post Office
- Cocoa Village is an Attraction for Locals and Tourists Alike

Offered at \$4,950,000



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## SNAP SHOT

### ADDRESS

505 BREVARD AVE.  
COCOA VILLAGE  
FL 32922

### NET RENTABLE AREA

+/-15,575 SF

### NUMBER OF BUILDINGS

1

### NUMBER OF STORIES

1

### YEAR BUILT

1956

### PERCENT LEASED

86%

### NUMBER OF TENANTS

4

### LAND AREA

+/-1.33Acres

### PARKING

59 Surface  
Spaces  
3.35/1,000 SF



# PHYSICAL ATTRIBUTES

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922

<u>Site Address:</u>	505 BREVARD AVE COCOA FL 32922
<u>Parcel ID:</u>	24-36-33-35-*-36
<u>County:</u>	Brevard
<u>Taxing District:</u>	23D0 - COCOA
<u>Property Use:</u>	2300 - FINANCIAL INSTITUTION
<u>Square Feet:</u>	15,575 (per tax record)
<u>Total Acres:</u>	1.33
<u>Parking Lot:</u>	Asphalt & Concrete
<u>Tenant(s):</u>	Bank/Office
<u>Construction Type:</u>	Masonry/Concrete
<u>Roof Type:</u>	BU-TG/MMBRN - Bar Joist Rigid
<u>Year Built</u>	1956



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# COCOA VILLAGE MAP



OFFERING MEMORANDUM | 505 BREVARD AVENUE

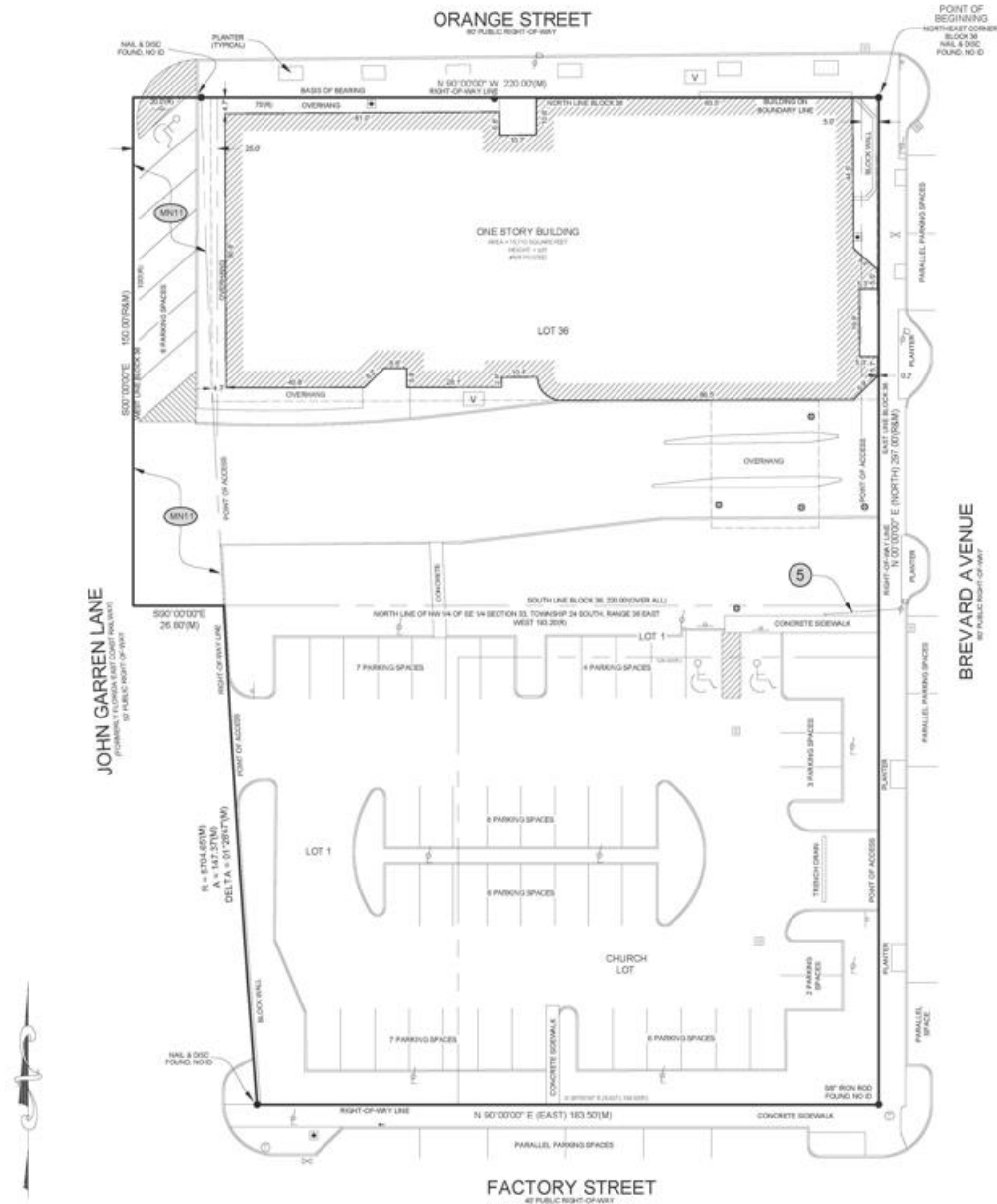




# FLOOR PLAN



# SITE PLAN











Indian River

AADT 14000

AADT 14000

W. King Street

SITE

COCOA VILLAGE





AADT 23500

SITE

COCOA VILLAGE

AADT 14000

AADT 14000

520

W. King Street

Indian River

OFFERING MEMORANDUM | 505 BREVARD AVENUE





# AERIAL VIEW

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922



OFFERING MEMORANDUM | 505 BREVARD AVENUE





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OFFERING MEMORANDUM | 505 BREVARD AVENUE





# EAGLE VIEW

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922



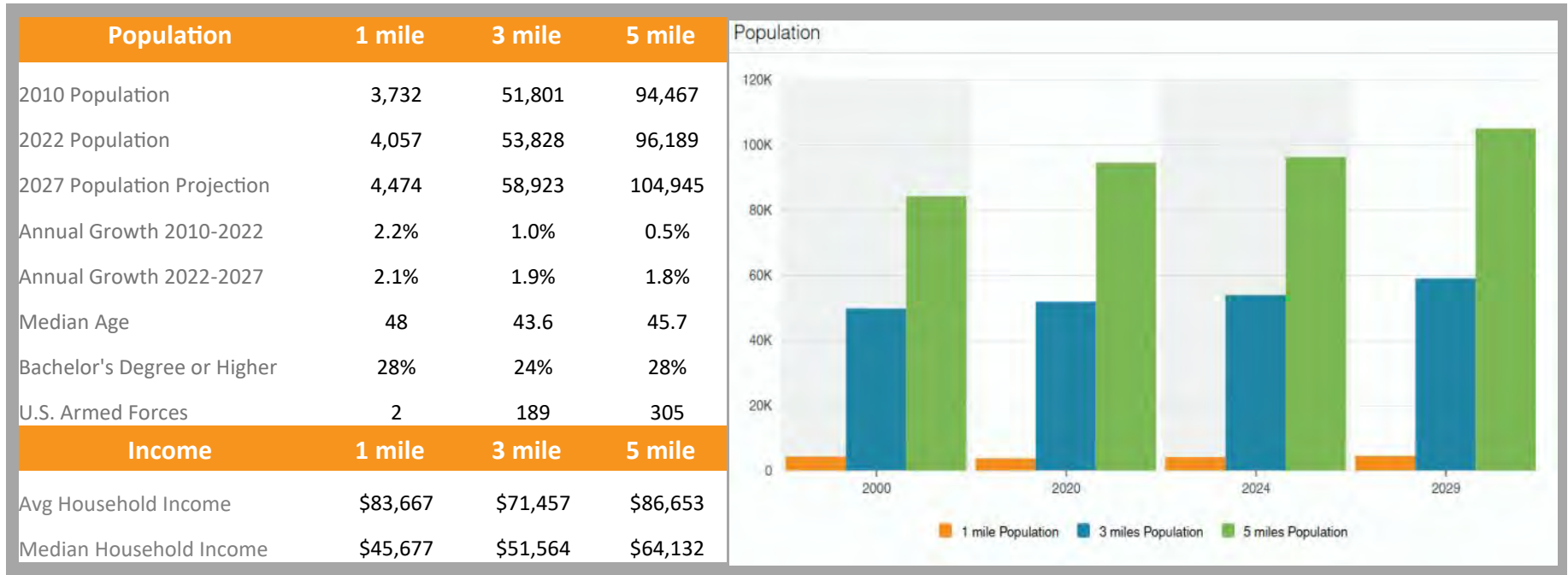
OFFERING MEMORANDUM | 505 BREVARD AVENUE





# DEMOGRAPHICS

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922

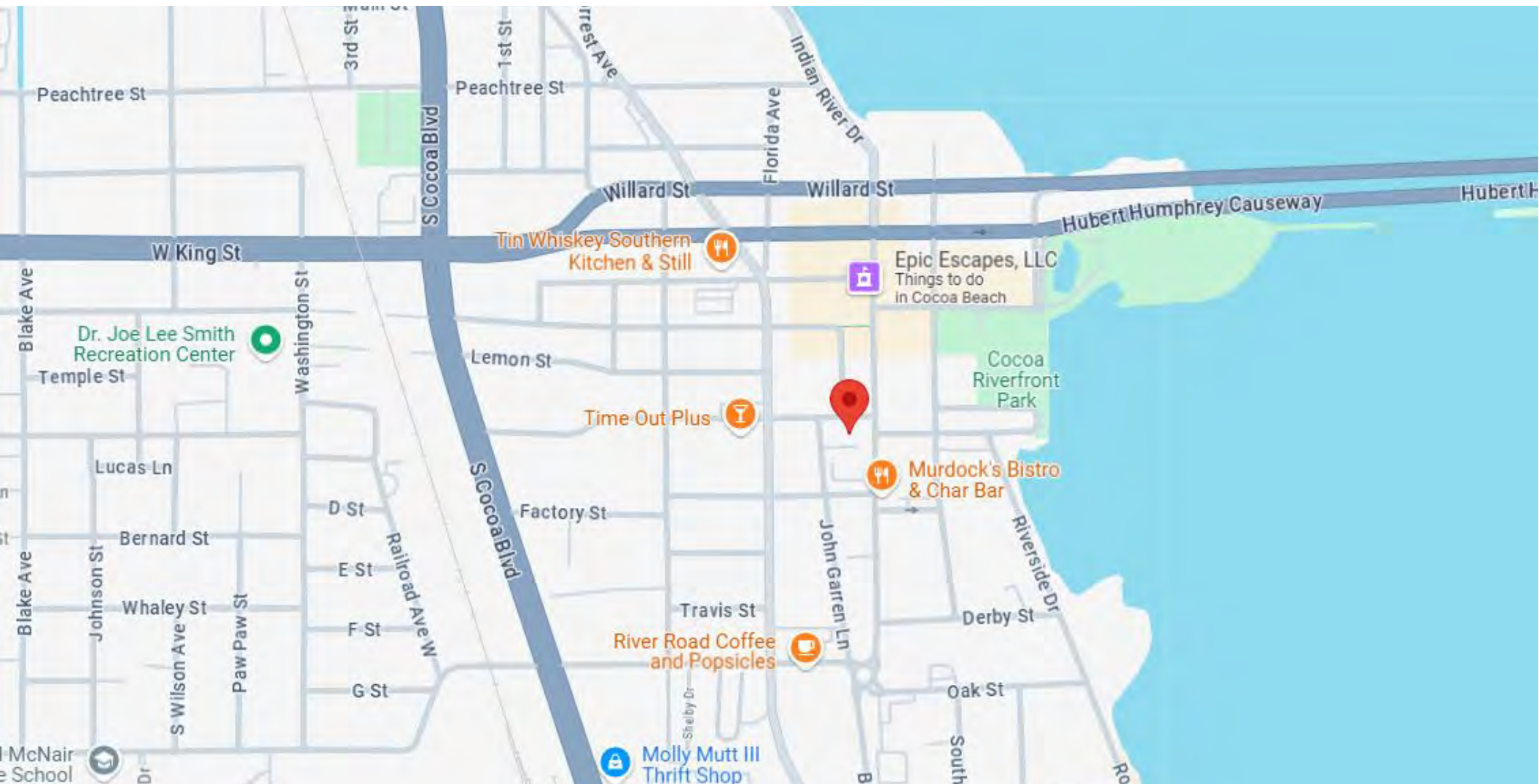


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# AREA MAP

505 BREVARD AVENUE  
COCOA VILLAGE, FL 32922







## ABOUT COCOA VILLAGE

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Experience the enchanting atmosphere of Cocoa Village, Florida, where charm awaits every visitor! Located in the heart of the Space Coast, this lively destination boasts a rich cultural heritage, a burgeoning culinary scene, and eclectic shops to suit every taste.

Decades ago, Cocoa Village was established by fishermen and developed by the fruit industry, setting the foundation for its success. Originally known as Indian River City, the town's lengthy name was deemed unacceptable by the U.S. Postal Authorities, resulting in various stories about how its current name came to be. Despite facing challenges over time, Cocoa Village has managed to preserve its historical appeal and retain its quaint charm.

Conveniently situated just a brief 20-minute drive to the west of the popular Cocoa Beach, Cocoa Village can be easily accessed by traveling along SR 520 and is also located to the east of US 1. Additionally, if you're traveling by boat, you're in luck! Lee Wenner Park provides ample space for boat and trailer parking, making it a great spot to dock your vessel while exploring all that Cocoa Village has to offer.

Cocoa Village offers a full calendar of events every year keeping the area full of activities and drawing visitors to the area. Visit the events calendar for more info.

[Cocoa Village Florida](#) | [Video - Cocoa Village](#)



# LOCATION / ACCESSIBILITY

## CENTRAL LOCATION ON FLORIDA'S SPACE COAST



### LOCATION

- In the heart of Central Florida's High Tech Corridor
- In the top 3 (of 360) metropolitan areas in the U.S for concentration of electrical engineers
- More than 500 manufacturing firms in Brevard County (the Space Coast)
- Foreign Trade Zone (FTZ #136) facilities at Port Canaveral, Orlando-Melbourne International Airport, Space Coast Regional Airport, Spaceport Commerce Park and Tate Industrial Park
- Florida Institute of Technology, top ranked research university and international student population
- Eastern Florida State College, with training and credentialing programs, able to be tailored for companies



### FLORIDA'S SPACE COAST

- Three international airports in under an hour
- Fast access to Jacksonville, Miami, Orlando and Tampa
- 5th Most Concentrated High-Tech WORKFORCE in the U.S.
- Marine transportation capabilities (major cruise and cargo at Port Canaveral)
- Quintamodal county, including Florida East Coast Railway and space launch capabilities



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# ABOUT BREVARD COUNTY

## Why the Space Coast

Ranked as the #1 place to live in Florida by U.S. News & World Report, Florida's Space Coast is your giant leap to possibilities. The Space Coast offers the right operating climate by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy. A place where space exploration is in our history, and also in our future, where over 500 manufacturers produce and imagine the impossible. Take one small step for toward the future and explore the possibilities on Florida's Space Coast.

As the birthplace of American Space Exploration, and the hub of Florida's space industry, Florida's Space Coast has cultivated generations of high-tech talent. But, we are more than space. The local workforce's strengths extend beyond the aerospace sector, with one of the nation's largest concentrations of employment in the communications sector and the most concentrated manufacturing workforce in the state of Florida. Recruiting employees is easily done with our local tax structure, low cost of living, affordable housing, and superior quality of life.

From start-ups and mid-sized enterprises to high-tech goliaths, the Space Coast corporate neighborhood hosts an impressive group of innovative organizations in a variety of sectors.

Florida's Space Coast is a hub for rapidly expanding industries including Aerospace and Defense, Business Services, Communications, Education, Environmental Services, Financial Services, and Information Technologies.

RANKED #2 in Milken Institute's Best Performing Cities 2021: Where America's Jobs are Created and Sustained.

### **Brevard County's Pro Business Environment:**

- A highly educated, skilled workforce in a "right to work" state
- Low operating costs and a competitive, stable tax structure
- The world's only quinta-modal transportation hub, with land, air, sea, rail and space transportation
- A research and development environment bolstered by nine colleges and universities, K-12 education that serves as a mode of innovation & excellence in an "A" grade district
- A thriving a foreign trade zone

### **Many Reasons for Optimism:**

- In August of 2020, Embraer announced the Phenom 300MED, a unique MEDEVAC solution that will join the current lines of production at the company's Melbourne location.
- Aerospace and defense technology powerhouse L3Harris Technologies Inc. is continuing to expand its Space Coast operations. L3Harris added 450 jobs in Brevard in 2020.
- In 2019, Lockheed Martin celebrated the relocation of its Fleet Ballistic Missile Headquarters to Titusville, which brought 350 new jobs.
- Blue Origin has invested an unprecedented \$1 billion in private capital, continuing to grow its manufacturing facility in Merritt Island.
- In June of 2019, Boeing announced it is relocating the headquarters of its Space and Launch division to Titusville.
- SpaceX continues to facilitate heavy launch activity. On May 30, 2020, Demo-2 launched from historic Launch Complex 39A with NASA astronauts Bob Behnken and Doug Hurley, marking the first human spaceflight from the United States since 2011.
- In 2021, the 45th Space Wing forecasts as many as 53 launches from the Space Coast, including three manned missions — two with SpaceX and one with Boeing.
- Patrick named a space force base, solidifying Brevard's future dominance in this new military department.

### **Business And Life: Harmony At Its Best**

When it comes to moving employees or attracting new ones, a good work-life balance is key to employee satisfaction, and that's an area where Florida's Space Coast delivers big. Our forward-thinking, vibrant population enjoys a full menu of lifestyle options, including diverse housing options, outdoor recreation, a growing arts scene, endless dining options, and proximity to major tourism centers of Central Florida – not to mention our dozens of rocket launches per year. "Brevard County is outstanding. We've got the beaches nearby, we've got great universities, good restaurants, entertainment, and anything you can think of for a good, fun and productive community is right here." Winston Scott, Former Astronaut and spaceflight mission specialist on STS-72 and STS-87, Florida Institute of Technology.

More than a great place to live, more than business friendly, the Space Coast is business ready.

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

Metropolitan Statistical Area	2021	2020
Provo-Orem, UT	1	2
<b>Palm Bay-Melbourne-Titusville, FL</b>	<b>2</b>	<b>10</b>
Austin-Round Rock-Georgetown, TX	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
Ogden-Clearfield, UT	9	22
Huntsville, AL	10	49