

FOR LEASE- HISTORIC COCOA VILLAGE

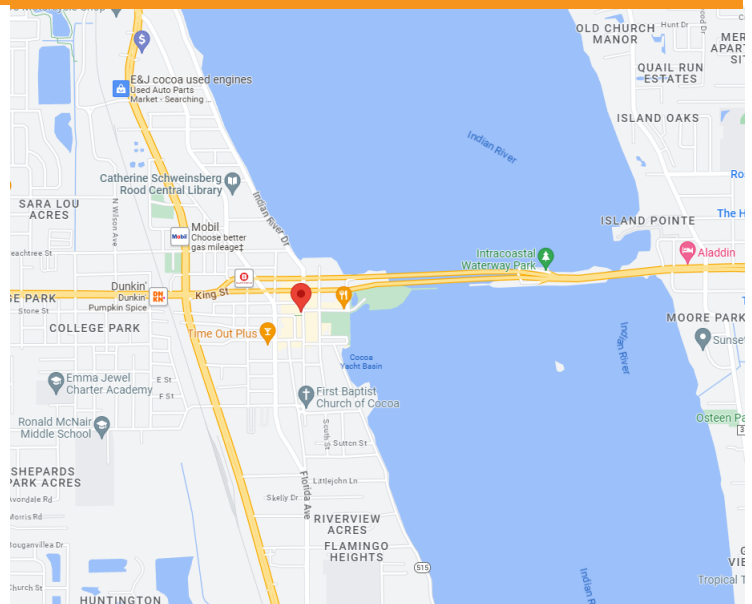
VILLAGE TOWER

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 Including 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!
- \$22/SF/YR 3rd Floor

3rd Floor: #4- 435 SF



Courtney Smith

JM Real Estate, Inc.
Office: 321.242.2882 x 219
Cell: 321.423.4305
Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

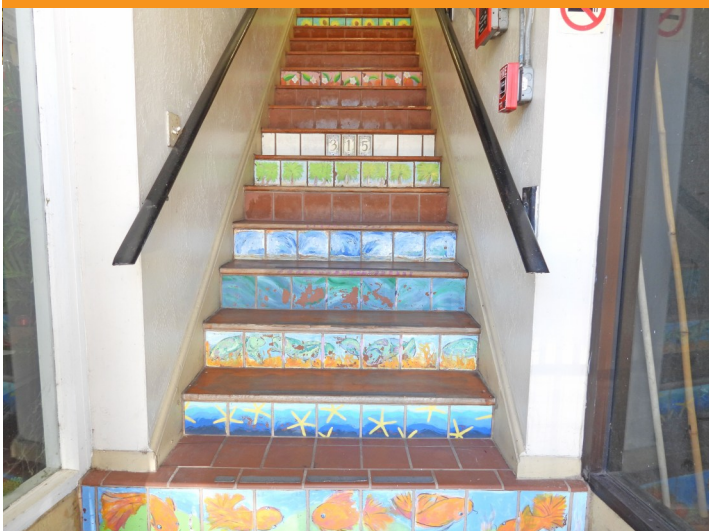
JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

FOR LEASE- HISTORIC COCOA VILLAGE

VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922



DEMOGRAPHICS	1 mile	3 mile	5 mile
2023 Population	4,176	53,260	95,200
2028 Pop Projection	4,298	54,796	97,426
Growth 2023-2028	0.6%	0.6%	0.5%
Median Age	45.2	43.8	45.7
Bachelor's or Higher	23%	23%	26%
Avg HH Income	\$82,899	\$71,836	\$82,941

Courtney Smith
JM Real Estate, Inc.
Office: 321.242.2882 x 219
Cell: 321.423.4305
Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed
JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

FOR LEASE- HISTORIC COCOA VILLAGE

VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922



Courtney Smith

JM Real Estate, Inc.

Office: 321.242.2882 x 219

Cell: 321.423.4305

Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

JM Real Estate, Inc.

Office: 321.242.2882 x 201

Cell: 314.795.4339

Nicole@JMRealEstate.com

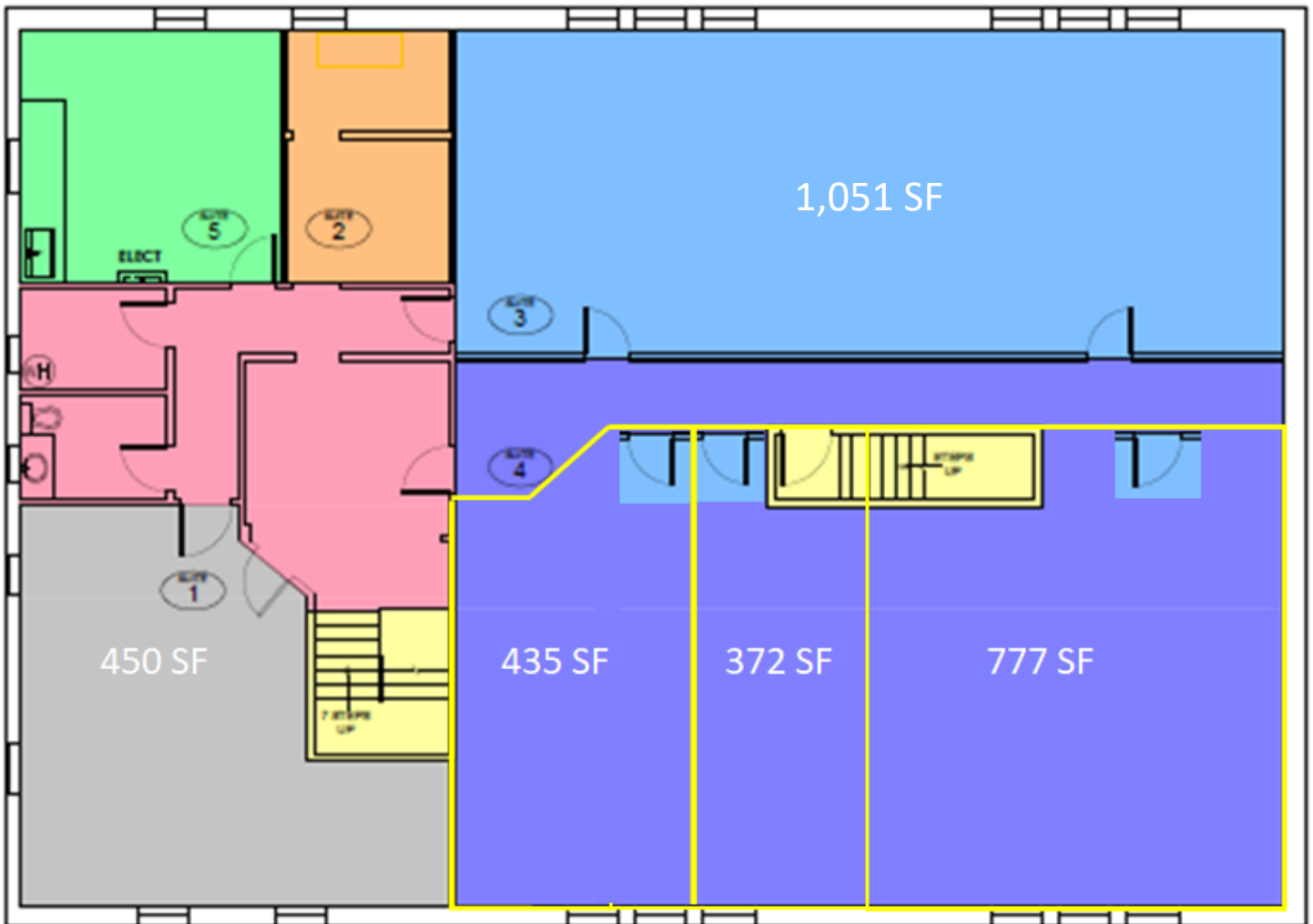
Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

FOR LEASE- HISTORIC COCOA VILLAGE

VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922

Available 3rd Floor Suites
Suite 3 - 1,051 SF - Divisible
Suite 4 - 435 SF



Courtney Smith

JM Real Estate, Inc.
Office: 321.242.2882 x 219
Cell: 321.423.4305
Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

FOR LEASE- HISTORIC COCOA VILLAGE

VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922



Courtney Smith
JM Real Estate, Inc.
Office: 321.242.2882 x 219
Cell: 321.423.4305
Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed
JM Real Estate, Inc.
Office: 321.242.2882 x 201
Cell: 314.795.4339
Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

FOR LEASE- HISTORIC COCOA VILLAGE

VILLAGE TOWER

311-319 Brevard Avenue, Cocoa Village, FL 32922

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](#)

Courtney Smith

JM Real Estate, Inc.

Office: 321.242.2882 x 219

Cell: 321.423.4305

Courtney@JMRealEstate.com



COMMERCIAL
MANAGEMENT
LEASING
SALES

Nicole Reed

JM Real Estate, Inc.

Office: 321.242.2882 x 201

Cell: 314.795.4339

Nicole@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.