

COCOA BEACH COMMERCIAL PROPERTY

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Prime Retail / Office Opportunity
Steps from the Beach



PROPERTY HIGHLIGHTS

- High-visibility location on a major thoroughfare
- Just steps from the beach and popular attractions
- Surrounded by established businesses and restaurants
- Strong foot traffic and year-round tourism
- Flexible space ideal for retail, office, or professional use



PROPERTY DETAILS

Address:	41 N. Orlando Ave. Unit 1, Cocoa Beach, FL 32931
Property Type:	Salon / Rentals (AirBnB and Long Term)
Building Size:	± 3,341 SF
Available Space:	± 3,341 SF
Zoning:	Mixed Use - Commercial
Year Built:	2013
Parking:	On-site parking available
Lease Rate:	\$24.00 / SF NNN



CONTACT ME

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LOCATION

41 N. Orlando Ave. Unit 1
Cocoa Beach, FL 32931

Investment Highlights

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PROPERTY HIGHLIGHTS

ADDRESS: 41 N. ORLANDO AVE., COCOA BEACH, FL 32931
ACRES: .21
CURRENT ZONING: MIX USE
CURRENT USE: SALON, RENTAL
TOTAL UNIT SIZE: TOTAL UNIT BASE 3,341 SQFT



MAJOR ROADWAYS & IMPORTANT LOCATIONS

US-1: 9 MILES
528: 3.1 MILES
BEACHES: 0.1 MILES
PORT CANAERVAL: 6 MILES



DEMOGRAPHICS

POPULATION: 8,798 (2 MILES) 30,812 (5 MILES)
HOUSEHOLDS: 4,598 (2 MILES) 15,252 (5 MILES)
INCOME: \$95,934 (2 MILES) \$95,565 (5 MILES)



BUILDING SPECS

YEAR BUILT: 2013
BUILDING STORIES: 2 STORY
PARKING: 2 SPOTS BEHIND BUILDING, PUBLIC FRONT PARKING.
TAXES: APPROX. \$7,300

INVESTMENT SUMMARY

RENT ROLL — 41 N ORLANDO AVE, UNIT 1, COCOA BEACH, FL 32931

Mixed-use building — total 3,341 SF under air — recently fully renovated

As of: September, 2026 Prepared for internal analysis — figures per owner-provided rent roll and Brevard County tax record

Space / Unit	Tenant Use	SF (est.)	Monthly Rent	Annual Rent	% of Gross Rent	Lease Type	Notes
Top Floor — Apartment	BR / 2BA residential		\$2,500	\$30,000	39.7%	Gross	Long-term tenant
1st Floor — Primary Space	Salon (commercial)		\$2,500	\$30,000	39.7%	Gross	Long-term tenant
1st Floor — Studio	Studio (commercial)		\$1,300	\$15,600	20.6%	Gross	Long-term tenant
Building total (per county record)		3,341					
TOTAL		0	\$6,300	\$75,600	100.0%		

INCOME SUMMARY

Gross Potential Rent (annual)	\$75,600
Less: Vacancy / Credit Loss	5.0%
Effective Gross Income (EGI)	\$71,820

OPERATING EXPENSES (ANNUAL)

Property Taxes (actual — Brevard County bill)	\$7,541
Electric (landlord-paid)	\$2,040
Sewer / Trash / Fire Line Fees	\$2,400
Insurance (coastal FL commercial — CONFIRM w/ policy)	None
Maintenance & Repairs (est., post-renovation)	\$2,000

Total Operating Expenses	\$13,981
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NET OPERATING INCOME & INDICATIVE VALUE

Net Operating Income (NOI)	\$57,839
Cap Rate — low end (est. market range)	5.50%
Cap Rate — high end (est. market range)	6.75%
Indicative Value @ low cap rate (higher value)	\$1,051,618
Indicative Value @ high cap rate (lower value)	\$856,874

Notes:

1. SF per space is not individually broken out in available records — only total building SF (3,341) is confirmed.

2. Insurance is an estimate only — replace with actual policy premium once available; this is the single largest remaining swing factor.

3. Cap rate range is a reasoned market estimate for small renovated mixed-use coastal FL property, not pulled from a specific confirmed comparable sale.

4. Vacancy/credit loss of 5% is a standard planning assumption given long-term in-place tenants; adjust if actual collections history differs.

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Property Overview

An exceptional opportunity to own a prime commercial property in the heart of Cocoa Beach. Ideally located along a high-traffic corridor, this property offers excellent visibility, strong demographics, and flexible potential for a variety of business uses.

Surrounded by thriving local businesses, popular destinations, and just minutes from the beach, this property is positioned for long-term growth and outstanding investment returns.



PROPERTY OVERVIEW

Prime commercial property located in the heart of Cocoa Beach with high visibility, strong demographics, and excellent growth potential.



LOCATION

41 N Orlando Ave #1
Cocoa Beach, FL 32931



PROPERTY TYPE

Retail / Office



BUILDING SIZE

3,341 SF



LOT SIZE

0.08 Acres



YEAR BUILT

2013



PARKING

Public and on site



PROPERTY HIGHLIGHTS

- High-traffic AIA frontage
- Strong tourism and local customer base
- Flexible layout for retail or office use
- Close proximity to beaches and amenities
- Excellent signage and branding opportunity

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COCOA BEACH COMMERCIAL PROPERTY

Prime Location. Endless Possibilities.

Positioned in the heart of Downtown Cocoa Beach, this high-visibility commercial property offers exceptional potential for investors, developers, and business owners.



PROPERTY HIGHLIGHTS



PREMIER LOCATION
High-visibility area just minutes from the beach.



FLEXIBLE SPACE
Adaptable layout suitable for a variety of commercial uses.



STRONG MARKET
Cocoa Beach continues to experience growth and investment.



AMPLE PARKING
Convenient on-site parking for tenants and customers.



COASTAL APPEAL
Enjoy the energy of a vibrant beachside community.

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COCOA BEACH COMMERCIAL PROPERTY

Prime Location. Endless Potential.

A rare opportunity to own a versatile commercial property in the heart of Downtown Cocoa Beach. **Positioned** in a high-traffic area just minutes from the ocean, this property offers exceptional visibility, strong demographics, and unlimited potential for your business.

PROPERTY HIGHLIGHTS



PREMIER LOCATION

High-visibility corridor with excellent access to major roads and the beach.



VERSATILE SPACE

Flexible layout ideal for retail, office, medical, or hospitality use.



STRONG MARKET

Located in a thriving area with steady tourism and local growth.



AMPLE PARKING

On-site parking for customers and employees.



INVESTMENT POTENTIAL

An excellent owner-user opportunity or income-producing asset.



74,000+

POPULATION
Within 5 Miles



\$92,000+

AVG. HOUSEHOLD INCOME
Within 5 Miles



30,000+

DAILY TRAFFIC COUNT
On Major Corridor



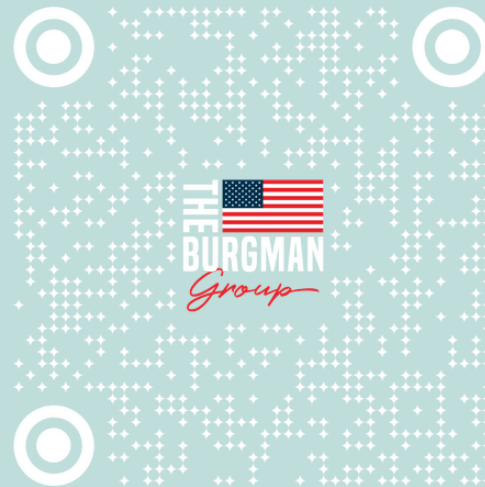
Cocoa Beach, Florida

Inquire Today. | Your Future Starts Here.

FOR SALE

Eric Shroble

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Real Broker, LLC

The Burgman Group