

Property Summary

311 - 319 Brevard Avenue
For Lease



PROPERTY DESCRIPTION

Position your business in the heart of historic Cocoa Village with this charming second and third-floor walkup office/creative space. The property delivers a unique blend of character and functionality—ideal for creative professionals, boutique offices, or small business users seeking a vibrant, walkable environment. Situated in the heart of historic Cocoa Village, Walking Distance to Restaurants and Shopping.

LOCATION DESCRIPTION

Brevard Avenue is located in the center of Historic Cocoa Village. The property offers an opportunity to position your business in one of Brevard County's most walkable and active districts. Conveniently located minutes to SR 520 and US 1

SPACES	LEASE RATE	SPACE SIZE
1st Floor - 313	\$28.00 SF/yr	1,823 SF
2nd Floor - #2	\$28.00 SF/yr	359 SF
2nd Floor - #6	\$28.00 SF/yr	408 SF
3rd Floor - #3	\$23.00 SF/yr	1,051 SF

OFFERING SUMMARY

Lease Rate:	\$23 - 28 SF/yr (MG)
Number of Units:	20
Available SF:	359 - 1,823 SF
Lot Size:	0.11 Acres
Building Size:	12,163 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,976	21,507	38,324
Total Population	4,049	51,440	92,097
Average HH Income	\$112,025	\$81,174	\$95,582

VITOR DE SOUSA, CCIM

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	359 - 1,823 SF	Lease Rate:	\$23 - \$28 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor - 313	Available	1,823 SF	Modified Gross	\$28.00 SF/yr
2nd Floor - #2	Available	359 SF	Modified Gross	\$28.00 SF/yr
2nd Floor - #6	Available	408 SF	Modified Gross	\$28.00 SF/yr
3rd Floor - #3	Available	1,051 SF	Modified Gross	\$23.00 SF/yr

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Photos

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Additional Photos



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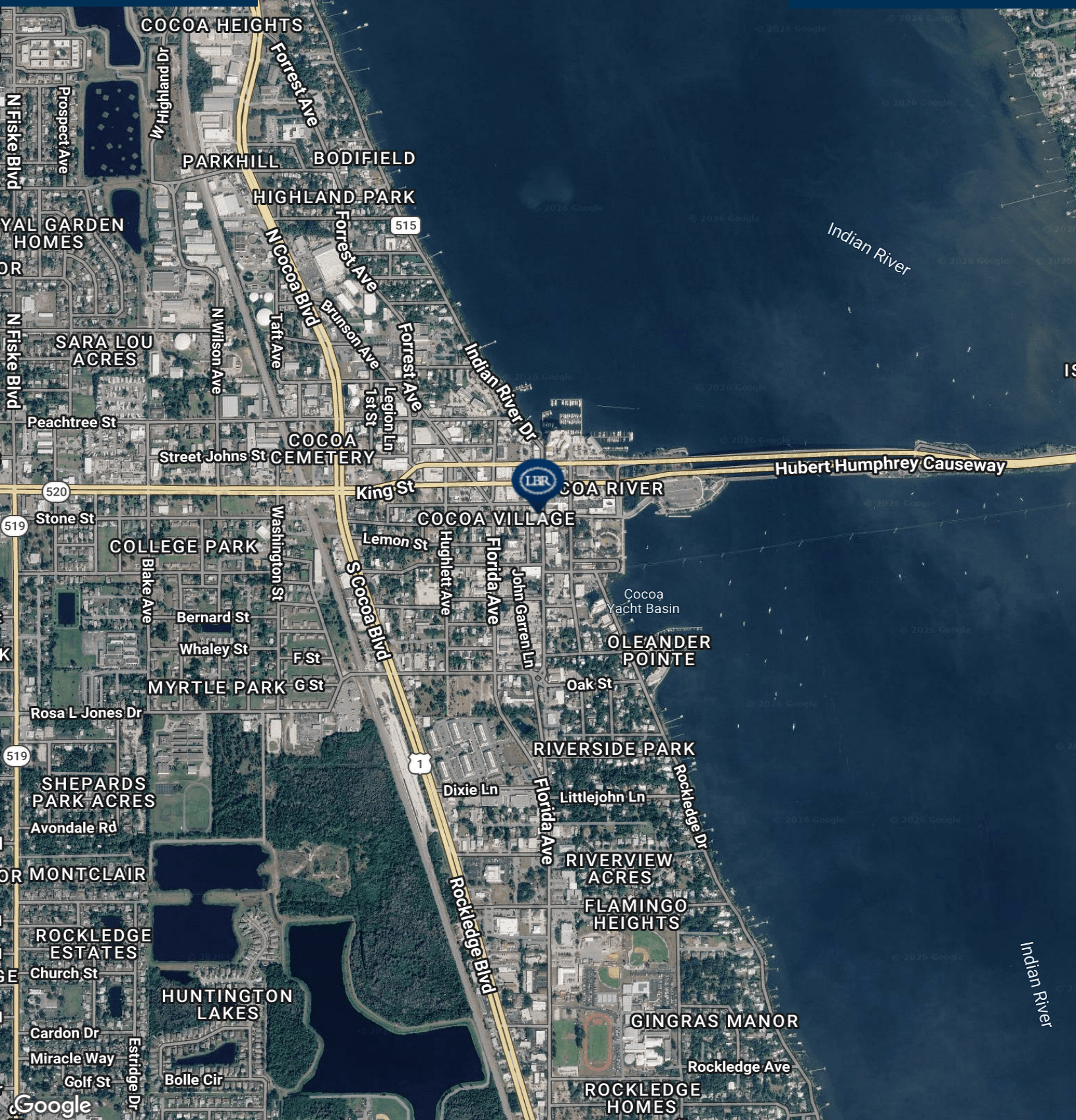
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Location Map

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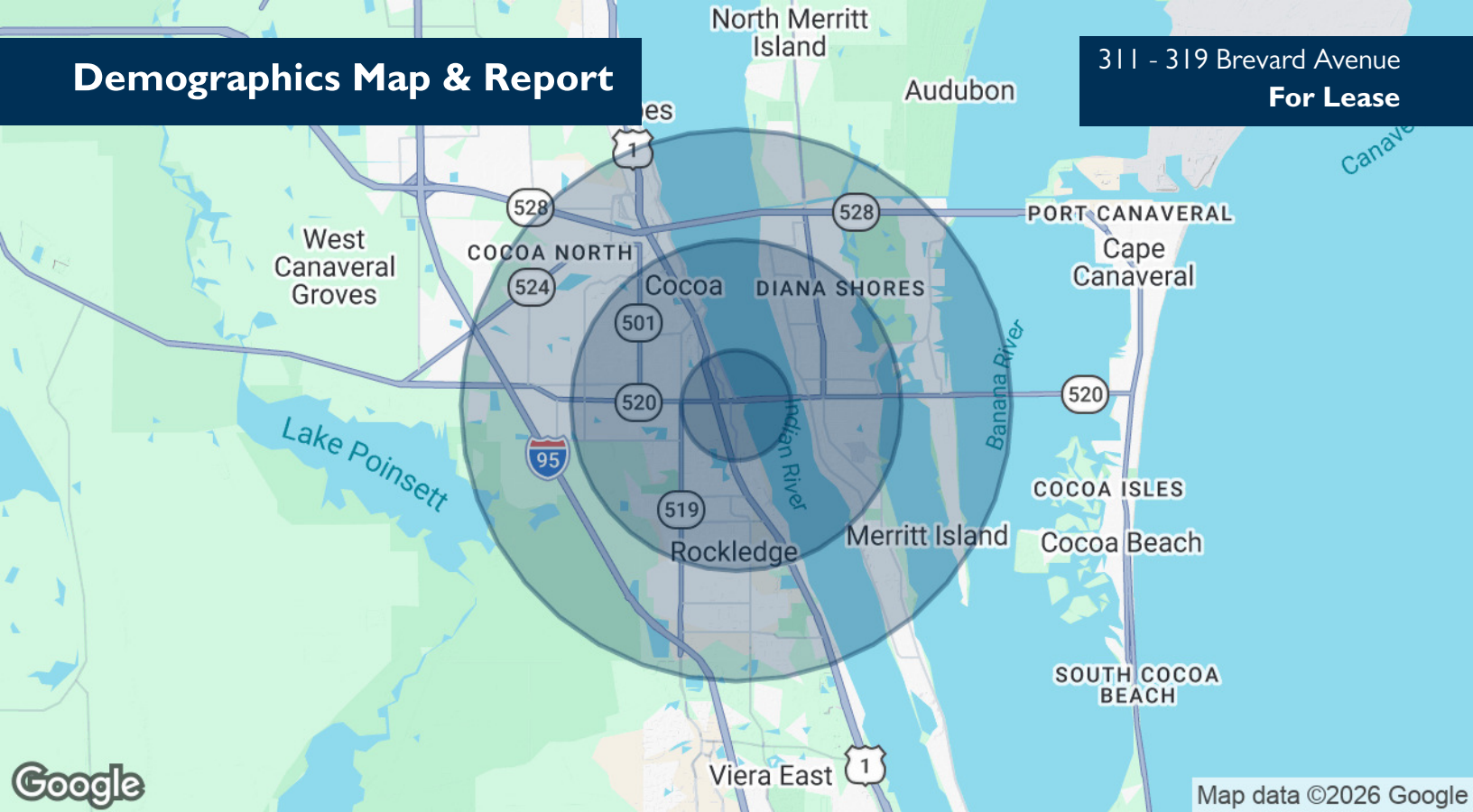
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,049	51,440	92,097
Average Age	47.6	43.2	45.8
Average Age (Male)	45.8	41.8	44.6
Average Age (Female)	46.4	44.5	46.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,976	21,507	38,324
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$112,025	\$81,174	\$95,582
Average House Value	\$511,856	\$302,307	\$328,015

2023 American Community Survey (ACS)

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