

3700 N. Highway 1

Cocoa, FL 32926

Complete Renovation in 2024 / Attractive NNN Lease / Single Tenant / Stand Alone



OFFERING SUMMARY

Sale Price: \$1,995,000

Acreage: 0.84 Acres

Facility SF: 10,570 SF

Zoning: Brevard County Retail
Warehousing &
Wholesale Commercial
(BU-2)

PROPERTY OVERVIEW

Initial Term March 7, 2024 – March 6, 2029
\$11,700/month NNN + OPEX. Est. 2026 NOI \$140,400 (7.0% CAP)
Long Term Commitment to the Building with Two 5-Year Renewal Options
10% Base Rent Escalator in Years 6 & 11
NNN Lease. Signed Personal Guarantee
Utilities: City Water, Septic, Piped Underground Natural Gas, 3-Phase FPL Electric
100% HVAC. LED Lighting. Polished Concrete Flooring
Clear Height Ranges 12' 6" – 16' +/- . One 10' Wide x 12' Tall +/- Grade Level Door
25 Asphalt Paved/Striped/Illuminated Parking Spaces
Traffic Count est. 32,500 VPD on US1
Please do not Disturb Occupant

LOCATION OVERVIEW

Brevard County, known as "Florida's Space Coast", is located approximately halfway between Miami & Jacksonville on the Atlantic Ocean, about an hour drive east of Orlando. The Subject Property is located in Cocoa, FL with close proximity to Kennedy Space Center, Port Canaveral, and Patrick Space Force Base. Nearby employers include Blue Origin, SpaceX, NASA, and Boeing to name a few. Call today for details!



Michael S. Ullian, President, CCIM, SIOR Zach Ullian, SIOR

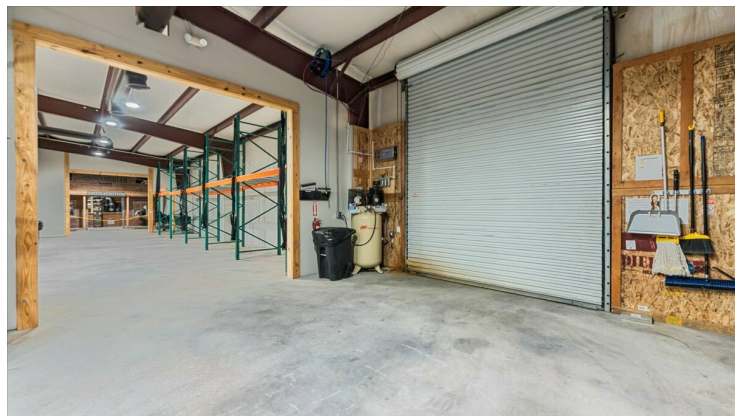
Licensed Real Estate Broker
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Broker Associate
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Additional Photos



Individual Members
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Tenant Summary



ABOUT THE TENANT

- <https://junipermountaincoffee.com/>
- Juniper Mountain Trading Post was founded by hunters, ranchers, farmers and some of the foremost coffee experts in the world. Crafting the best coffee you can buy is the foundation of our company. But our mission is much deeper. Our mission is to stand with you against the decay of morals in our country. The corrosion of integrity, honor and tradition. We don't compromise our coffee's quality and we'll never compromise our values. "Coffee Without Compromise" isn't just some nice words. It's an action. An action that is integral to everything we do and what we represent. When you buy from Juniper Mountain Trading Post you can rest assured that your money supports American craftsmanship and manufacturing. Our values are simple, operate with honesty and integrity, treat people right and never cut corners.
- Roasted in the USA on American made equipment.
- 10% of the proceeds from each bag of "Back The Brew" donated to the Brevard County Sheriff's Office Charity to help support First Responders in Brevard County.



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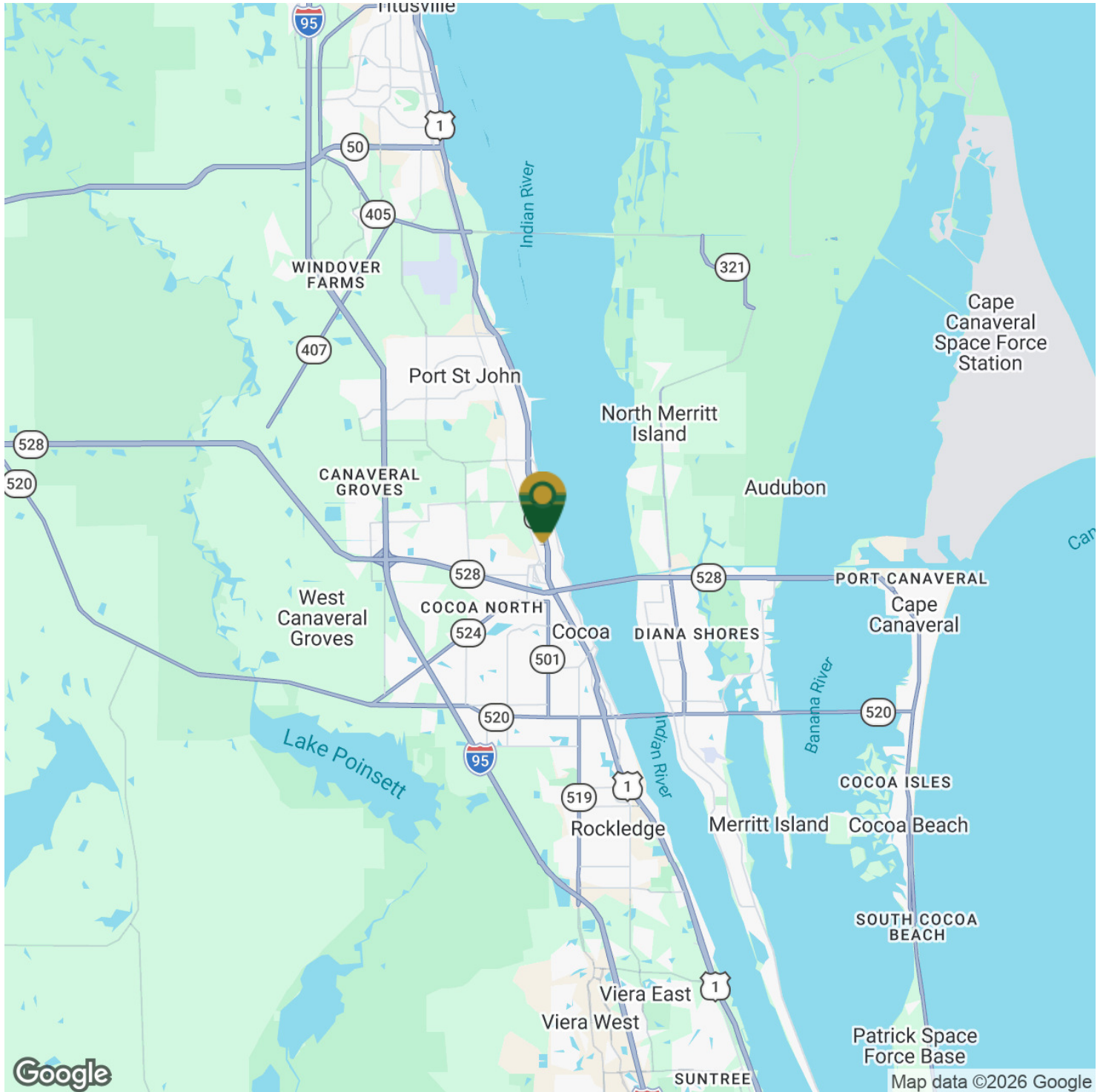


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Location Map



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