



Leaders By Performance

CLEARLAKE COMMONS

RETAIL FOR LEASE

**2609 Clearlake Road
Cocoa, FL 32926**



- AVAILABILITY:** +/- 1,400 SF to +/- 13,000 SF
- PRICE:** \$22.00-\$25.00 SF plus \$5.00 CAM, RE Tax and Insurance
- IMPROVEMENT:** Space delivered vanilla shell. Parking 5 per 1000 SF
- COMMENTS:** This is a tenants haven! Benefit from the pull of Wal-Mart and excellent visibility. This location is also near Brevard Community Collage.
- CONTACT:** Jeff Robison, Vice President Retail
321-722-0707 x 13
jeff@lightlecommercial.com

Lightle Commercial Incorporated
Brian Lightle, CCIM
www.lightlecommercial.com

2090 W. Eau Gallie Blvd., Suite A
Melbourne, FL 32935
321-722-0707 F 321-722-0581

Information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. All properties subject to change or withdrawal without notice.



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<u>Traffic Count:</u>	26,000 CPD		
<u>Demographics</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	5,309	29,663	76,096
Average Income	\$43,417	\$47,390	\$53,170
Average Age	38.92	38.23	39.44

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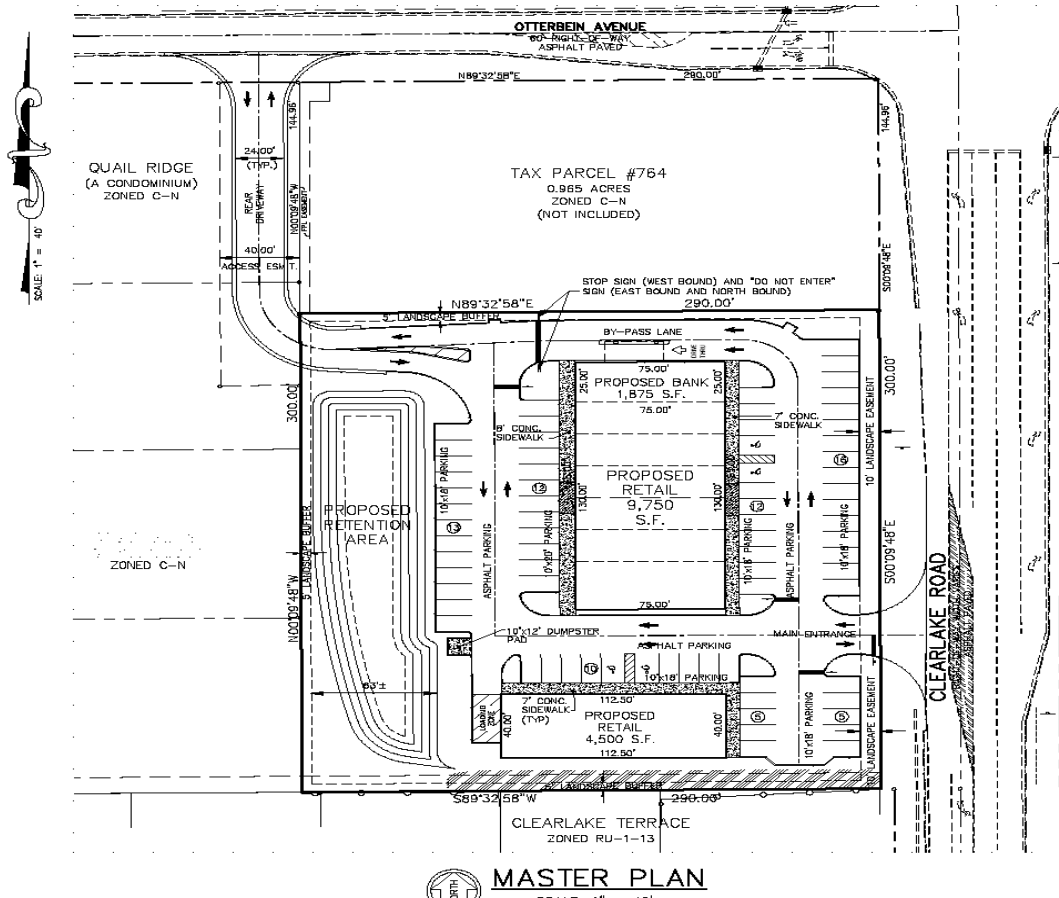
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SITE PLAN VIEW

SECTION 18, TOWNSHIP 24 SOUTH, RANGE 36 EAST,
BREVARD COUNTY, FLORIDA



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AERIAL VIEW



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