

EXECUTIVE SUMMARY

• 1222 Dixon Blvd Cocoa, FL 32922



OFFERING SUMMARY

Available SF:	275 - 360 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Lot Size:	10.06 Acres
Year Built:	1962
Building Size:	50,635 SF
Zoning:	C-G

PROPERTY OVERVIEW

Executive Office Spaces - Full Service
Property is anchored by O'Reilly's Auto Parts and Save-a-Lot
Space offers:
* Shared conference room
* Shared copy roof
* Receptionist

LOCATION OVERVIEW

Busy retail plaza on Dixon Blvd. between US Hwy-1 and Clearlake Rd
Easy access and high visibility

VITOR DE SOUSA
Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

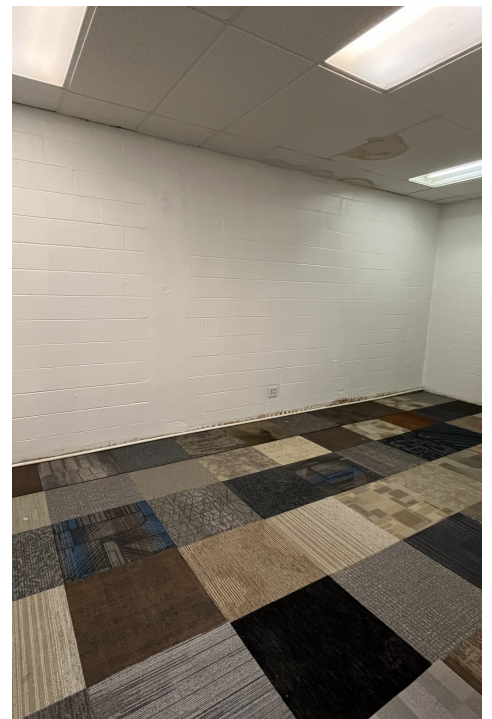
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Melbourne, FL 32901

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ADDITIONAL PHOTOS

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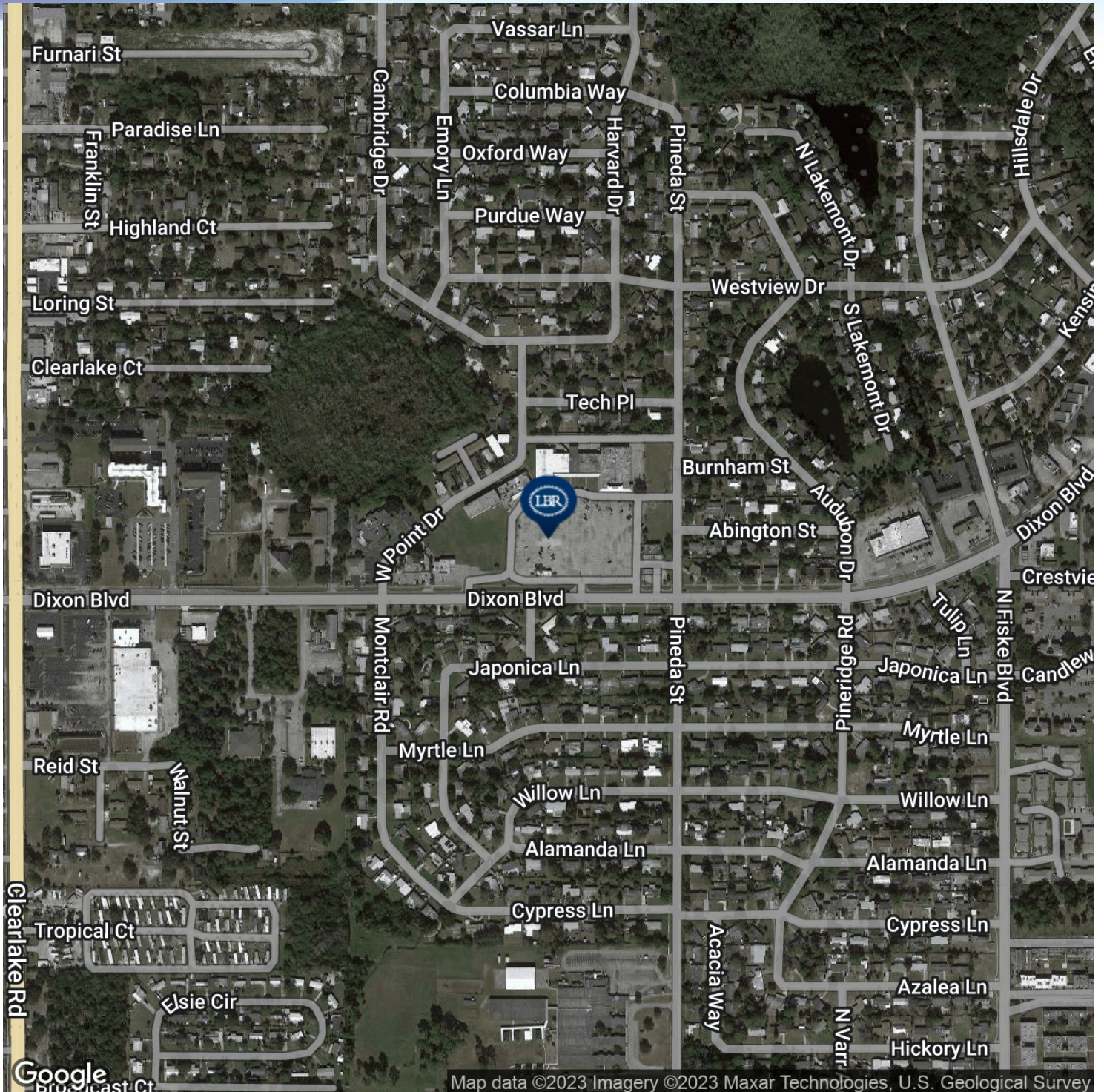
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LOCATION MAP

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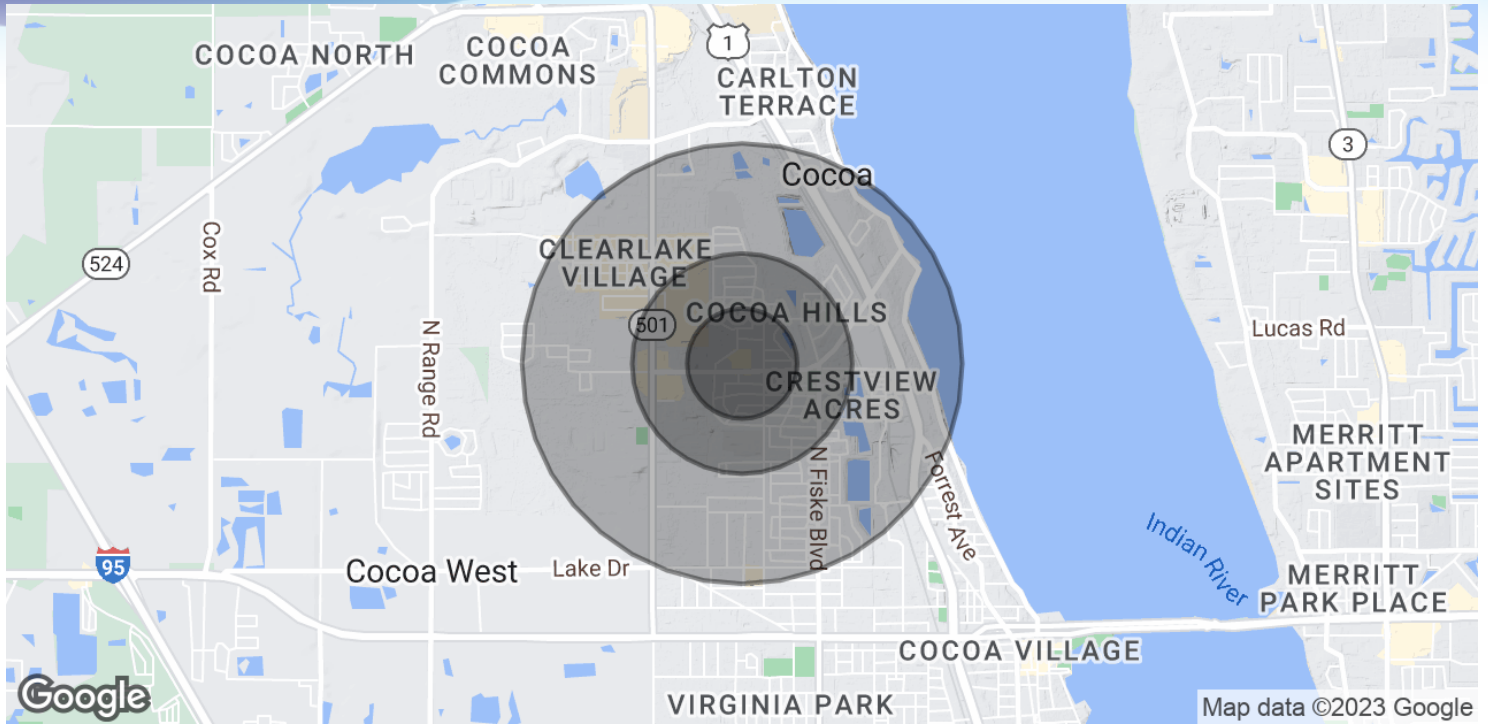
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	954	2,889	9,082
Average Age	37.6	36.3	38.7
Average Age (Male)	34.0	34.8	35.9
Average Age (Female)	38.8	36.7	39.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	597	1,734	5,098
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$29,341	\$31,335	\$40,903
Average House Value	\$56,556	\$65,927	\$66,543

* Demographic data derived from 2020 ACS - US Census

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