

Cocoa Retail / Office

817 Dixon Blvd, Cocoa, FL 32922



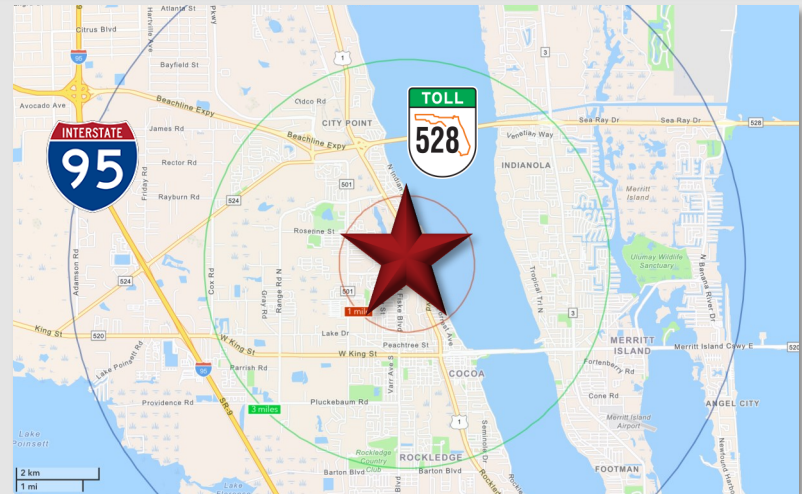
Lease Rate: \$11.00 MG

LOCATION DETAILS

Adjacent to the McDonald's on Dixon Blvd, a quarter mile southwest of N Cocoa Blvd/US Hwy 1. Nearby Big Lots, Tractor Supply, and Subway at Byrd Plaza. Less than a 10-minute drive from Interstate 95 and only a 5-minute drive from the Beachline Expressway / SR 528 / A1A.

PROPERTY DETAILS

- **±3,160 SF** Available For Lease
- **Can be demised** into ±1,480 SF and ±1,680 SF spaces
- Located on the first floor of a ±15,500 SF Multi-Tenant Retail/Office building
- **Recently renovated** in 2020
- **Full build-out** includes 6 offices, a large conference room, break room and 2 private restrooms
- Monument signage available
- 37 Parking Spaces



2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	7,526	73,192	206,658
Average HH Income	\$73,685	\$90,846	\$102,300
Median HH Income	\$57,311	\$68,553	\$72,935

CONTACT FOR MORE INFORMATION

Rebecca Craddock
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Shellie Sevor, JD
(321) 377-1928

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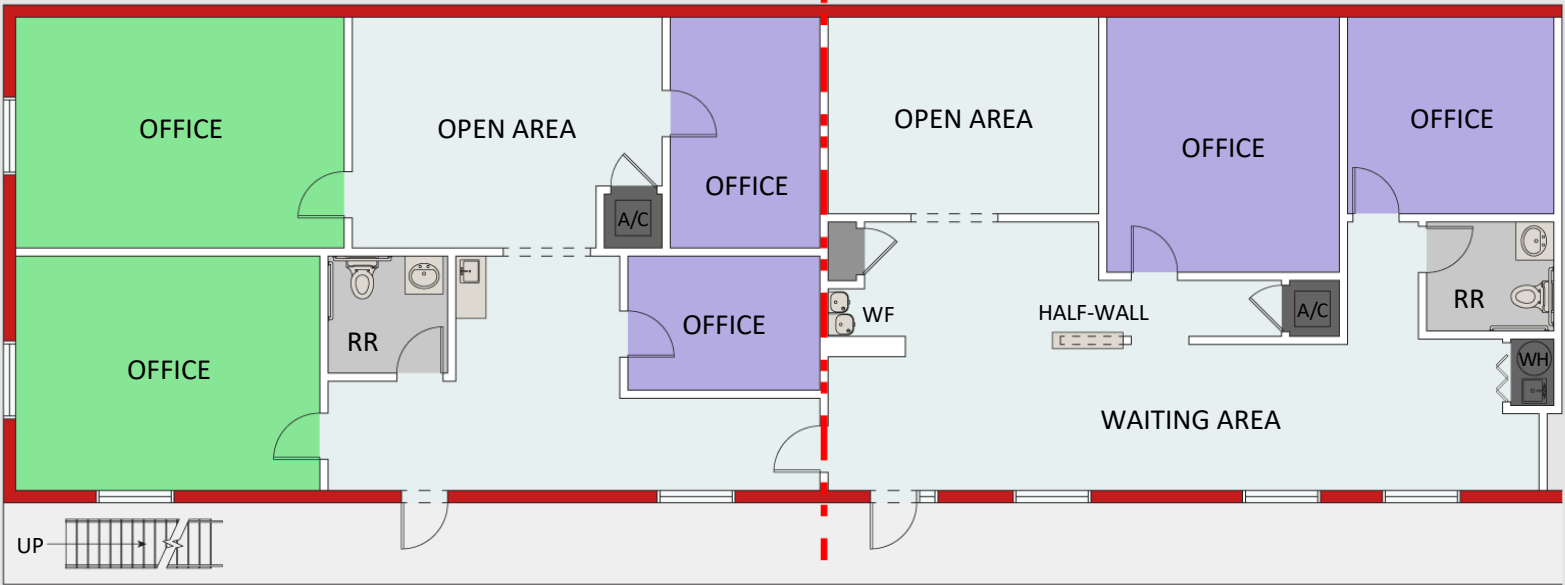
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±1,483 SF Area
(if divided)

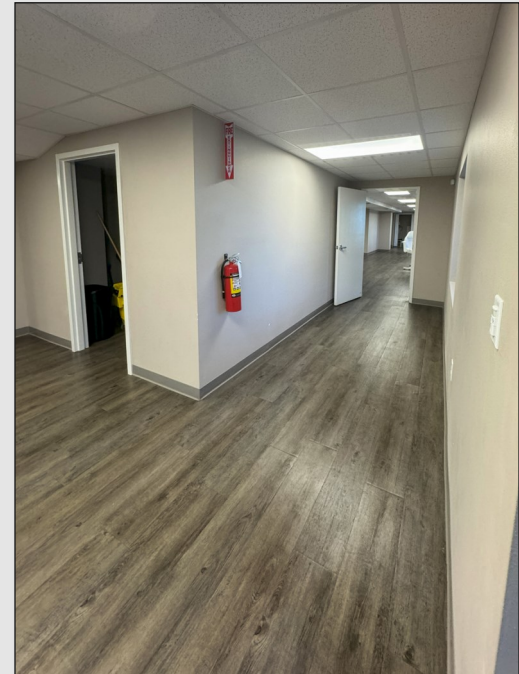
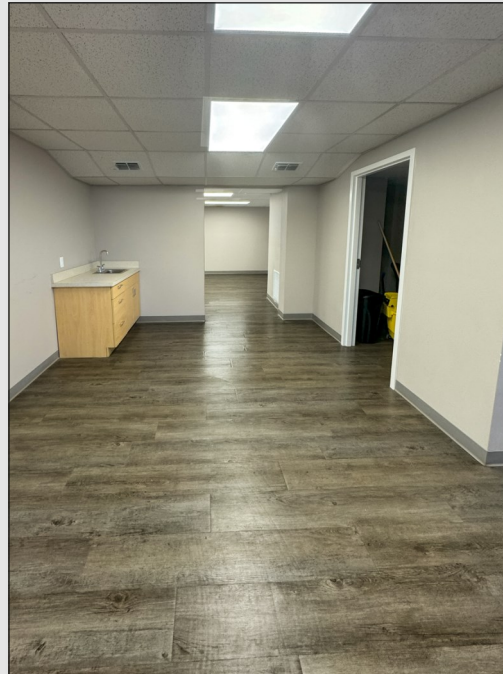
±1,679 SF Area
(if divided)



POSSIBLE DIVISION

NOT TO SCALE

Illustrated for marketing purposes only.
Layout and furnishes may vary.
Subject to continued revisions.



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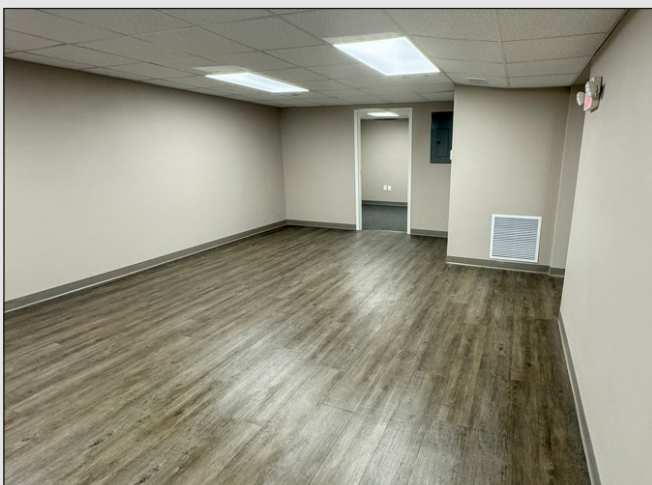
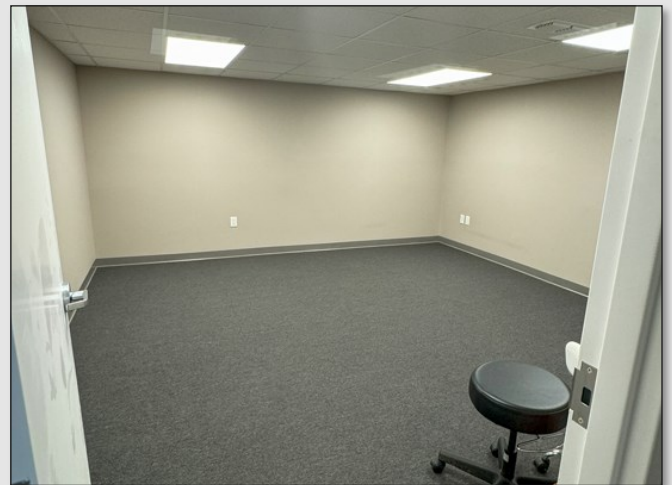
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