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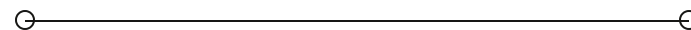


FOR SALE

Cocoa Beach Single Tenant NN Retail Site

938 DIXON BLVD

Cocoa, FL 32922



PRESENTED BY:

BILL NGUYEN

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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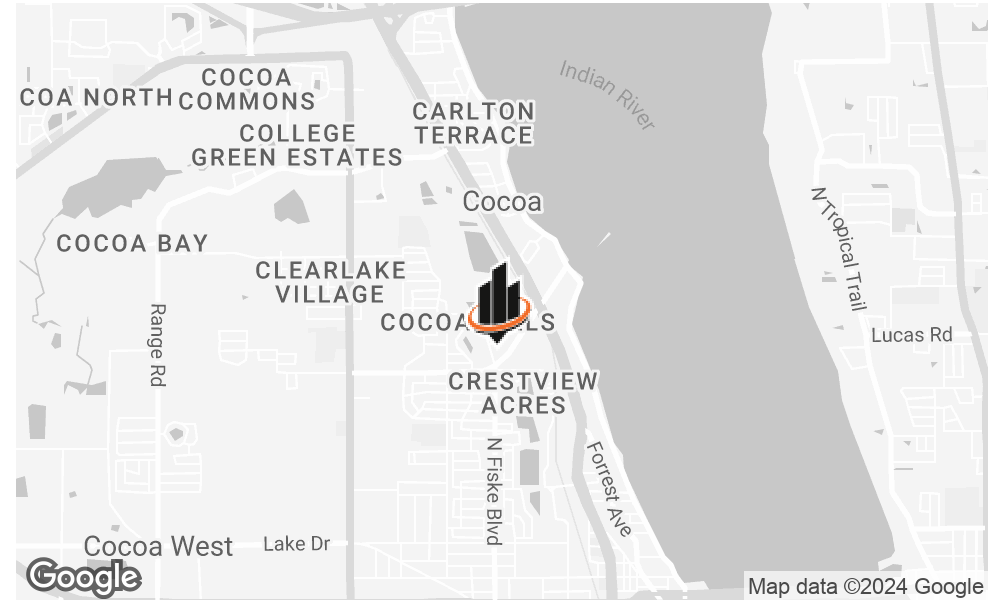
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|------------------|
| SALE PRICE: | \$550,000 |
| BUILDING SIZE: | 2,545 ± SF |
| LOT SIZE: | 0.74 ± Acres |
| PRICE / SF: | \$216.11 |
| NOI: | \$30,721 |
| YEAR BUILT: | 1988 |
| ZONING: | CN |

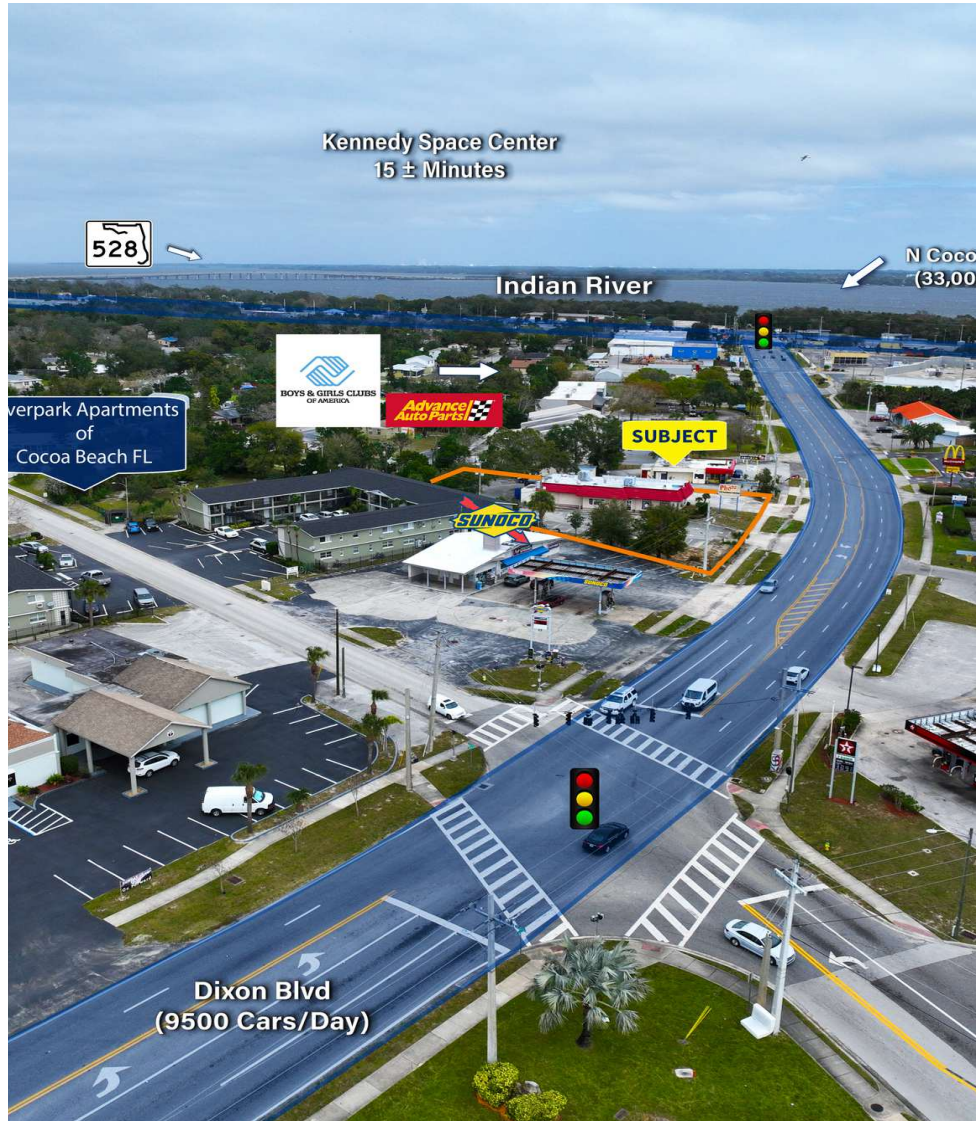
PROPERTY OVERVIEW

Welcome to 938 Dixon Blvd, a prime income-producing property located in the heart of Cocoa, Florida. This versatile property offers a unique opportunity for investors seeking a strategically positioned asset with significant potential. Boasting a generous lot dimension of 0.74 acres, this property is a valuable addition to any retail investment portfolio.

KEY HIGHLIGHTS

- 32 surface parking spaces
- Minutes away from the Historic Cocoa Village/Downtown Cocoa
- Less than 0.5 ± mile from U.S. Highway 1 (33,000 VPD)
- Conveniently located in the center between State Roads 520, 528 and I-95
- Recently signed lease (4 years remaining)

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover a prime investment grade opportunity at 938 Dixon Blvd, Cocoa Beach, FL 32922. This 0.74-acre property provides 32 surface parking spaces, ensuring accessibility for tenants. Its prime location and income-generating potential make it a standout choice for investors. With a recently signed lease, this property provides a steady revenue stream.

Zoned in accordance with the surrounding properties for Neighborhood Commercial, this property is tailored to support local businesses, fostering a vibrant and cohesive community atmosphere.

LOCATION DESCRIPTION

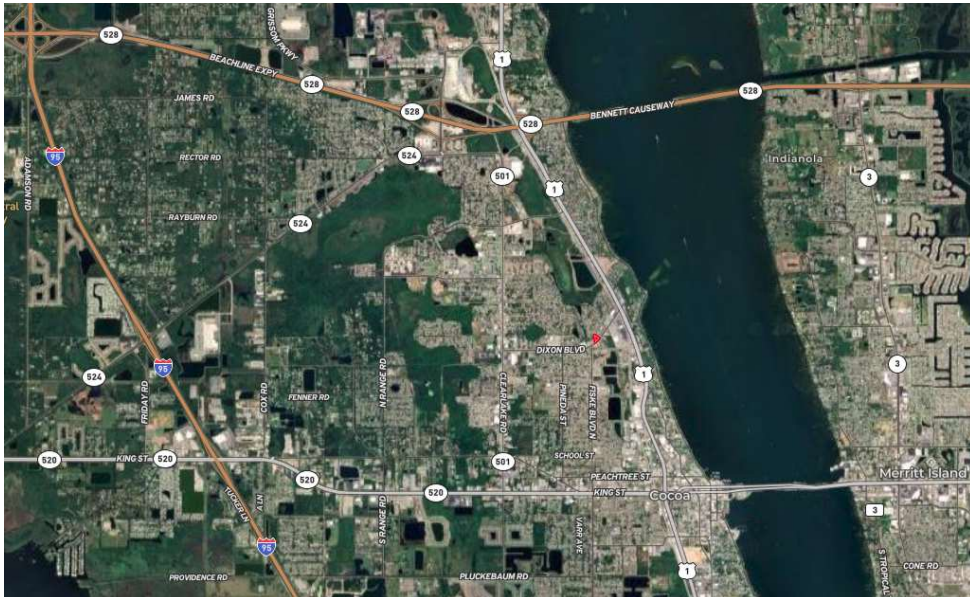
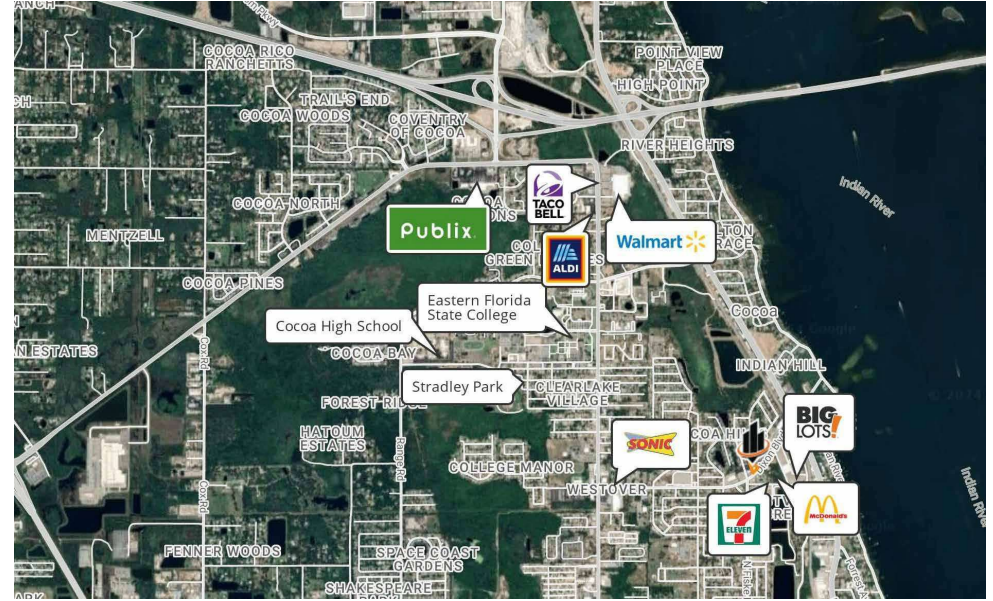
Situated just 0.5 ± miles West of US Highway 1, this property offers unparalleled accessibility. The property is strategically positioned within a 20-minute ± drive from the renowned Kennedy Space Center, adding an extra layer of appeal for businesses catering to space and science enthusiasts.

Located in a dense residential part of Cocoa Beach, the location ensures a built-in customer base. Residents in the vicinity have easy access to the property, creating a prime spot for local services and businesses.

Adding to its appeal, 938 Dixon Blvd is surrounded by multiple buildings of the same use, fostering a harmonious business environment. This clustering effect embodies a thriving commercial ecosystem and an interconnected community.

The strategic location of 938 Dixon Blvd positions it as a premier choice for investors seeking a property located in a well-connected and vibrant setting in the heart of Cocoa.

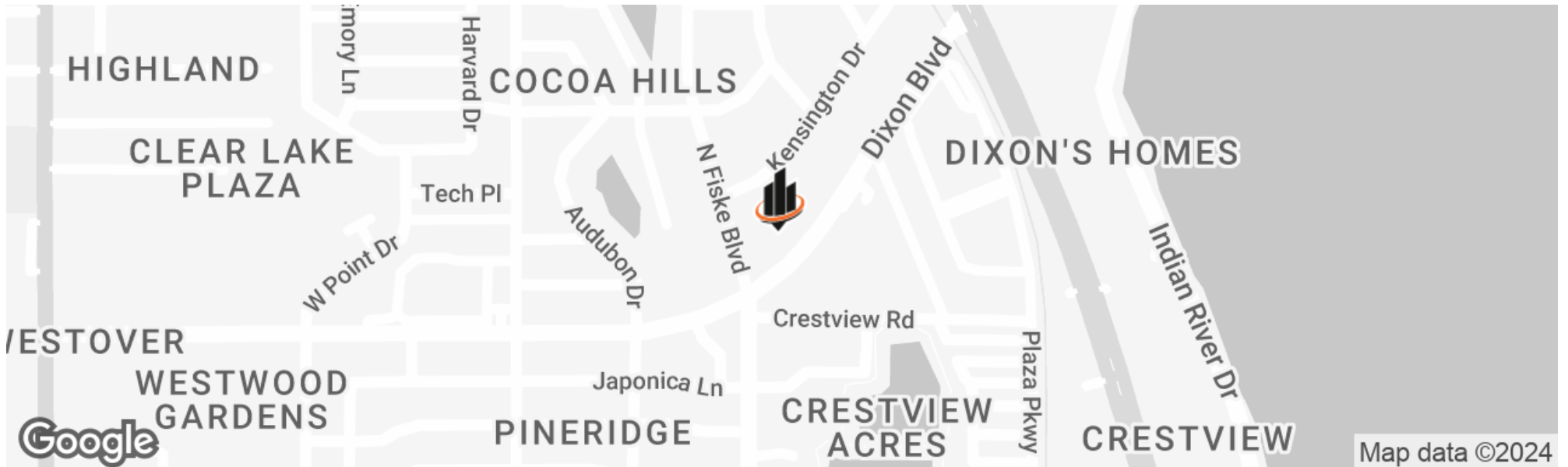
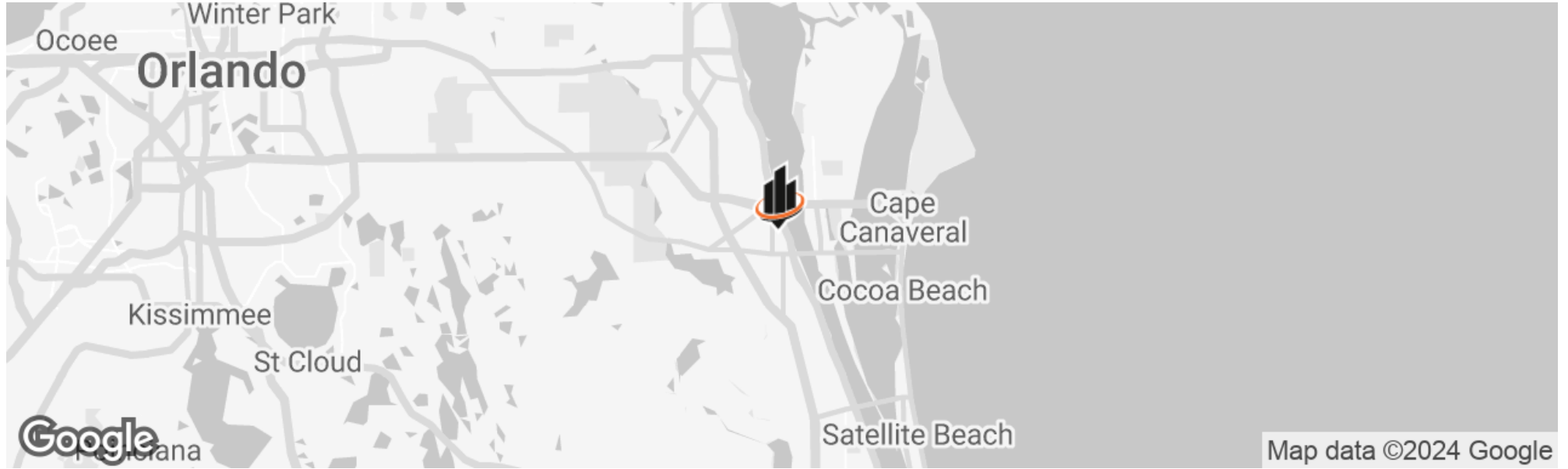
ADDITIONAL PHOTOS



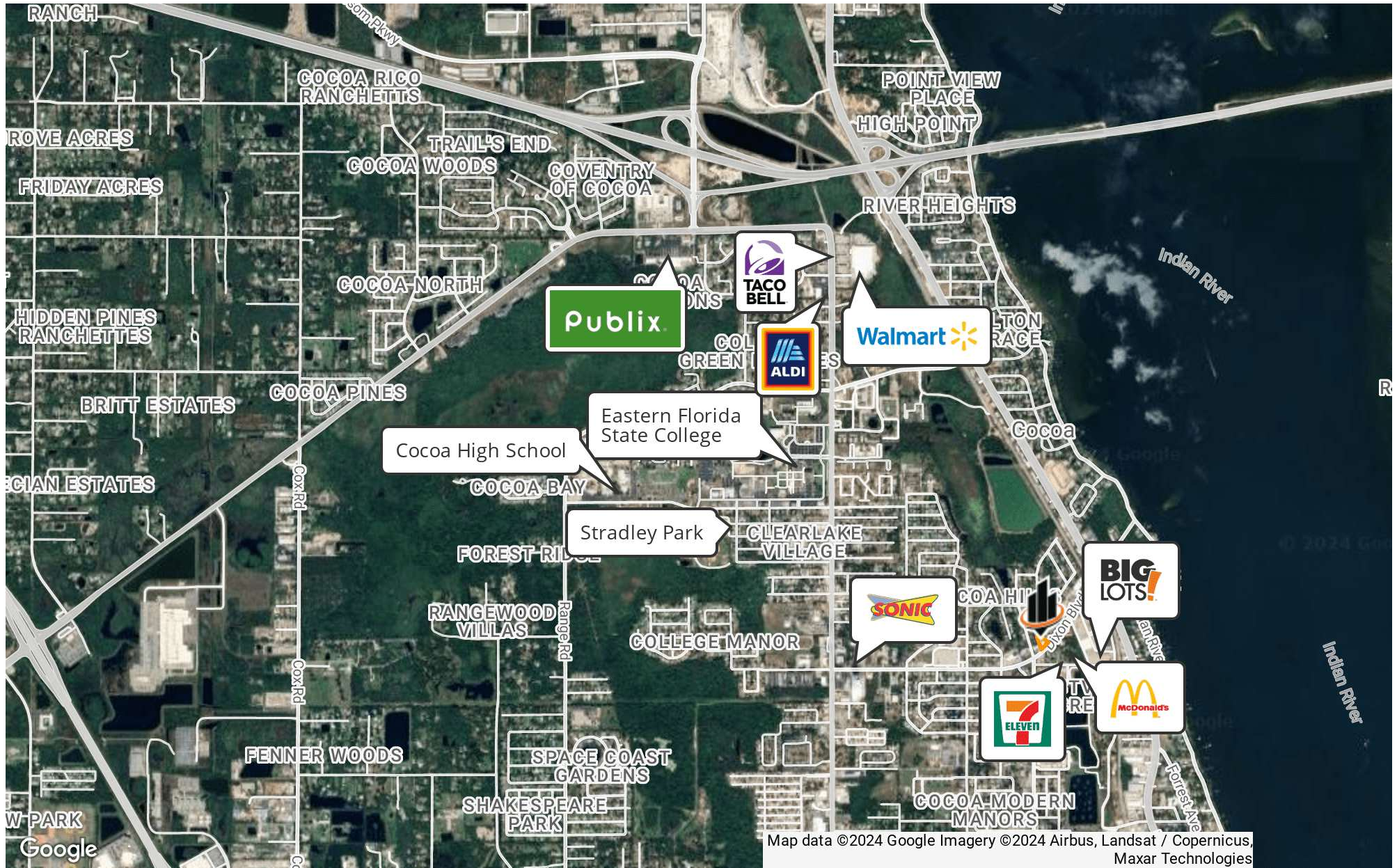
ADDITIONAL PHOTOS



REGIONAL & LOCATION MAP



RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL PHOTO



AERIAL PHOTOS





SECTION 2
Demographics

DEMOGRAPHICS MAP & REPORT

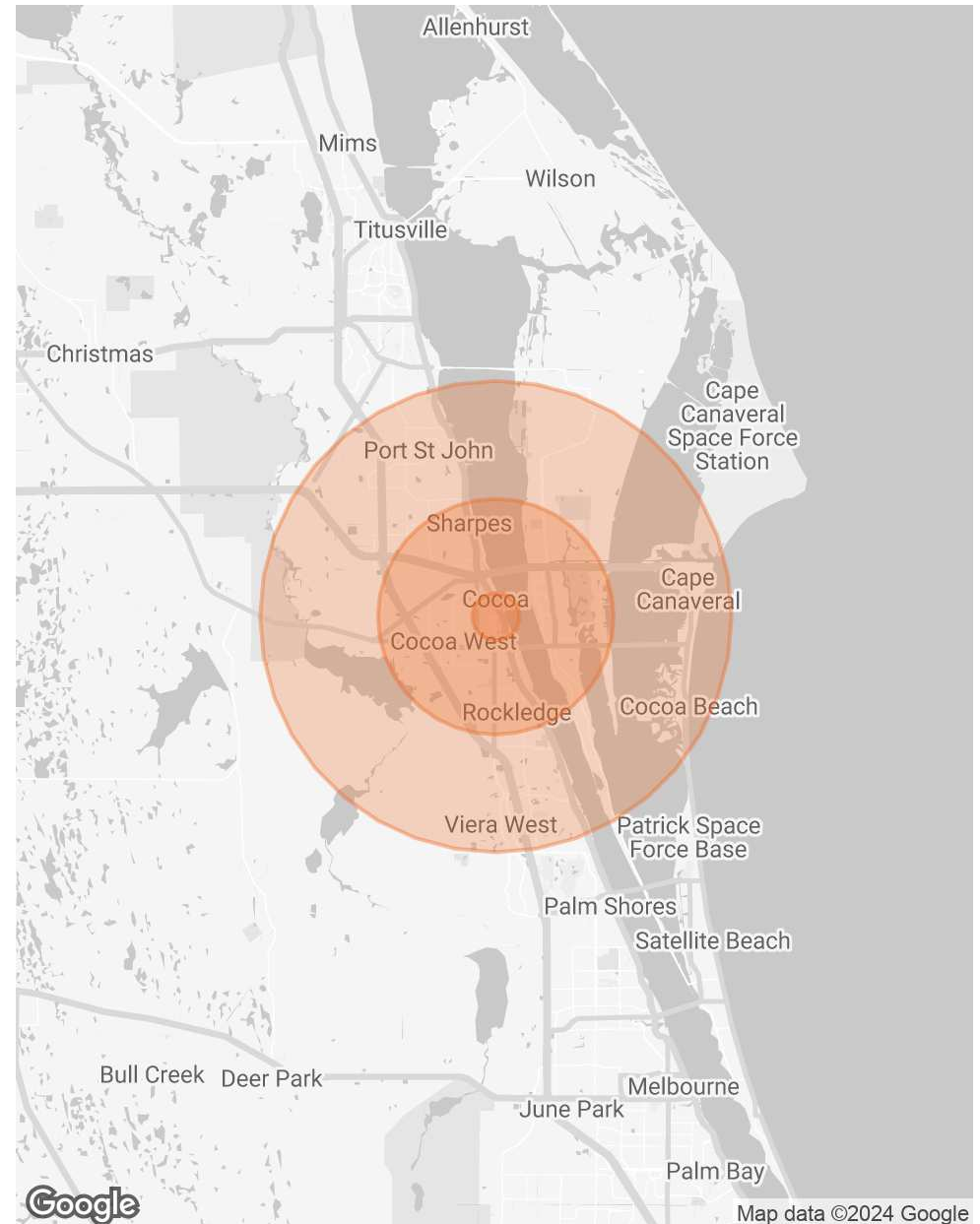
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|-----------------------------|--------|---------|----------|
| TOTAL POPULATION | 8,047 | 88,241 | 194,156 |
| AVERAGE AGE | 38.6 | 44.9 | 47.2 |
| AVERAGE AGE (MALE) | 38.2 | 43.2 | 46.1 |
| AVERAGE AGE (FEMALE) | 40.1 | 46.2 | 48.0 |

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 3,933 | 41,538 | 97,681 |
| # OF PERSONS PER HH | 2.0 | 2.1 | 2.0 |
| AVERAGE HH INCOME | \$40,590 | \$62,624 | \$68,939 |
| AVERAGE HOUSE VALUE | \$101,083 | \$215,676 | \$258,756 |

2020 American Community Survey (ACS)





SECTION 3
Advisor Bio



ADVISOR BIOGRAPHY



BILL NGUYEN

Associate Advisor

bill.nguyen@svn.com

Direct: **877.518.5263 x486** | Cell: **407.304.0553**

PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail
- Investment Sales
- Site Selection

MEMBERSHIPS

- Asian American Chamber of Commerce (AACC)
- Asian American Real Estate Association of America (AREAA)