

Cocoa Retail / Office

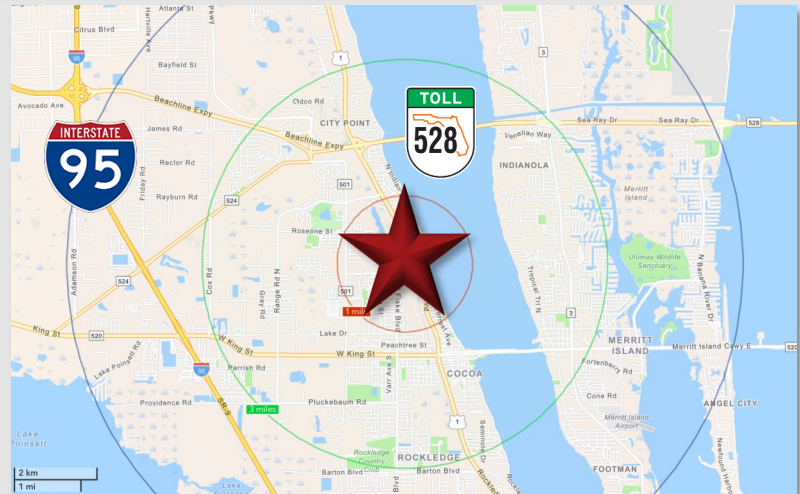
817 Dixon Blvd, Cocoa, FL 32922



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 retailers include Big Lots, Tractor Supply, and Subway at Byrd Plaza. Less than a 10-minute drive from I-95, and only 5 minutes from the Beachline Expressway (SR 528) / A1A, offering easy access throughout Florida's Space Coast region.



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

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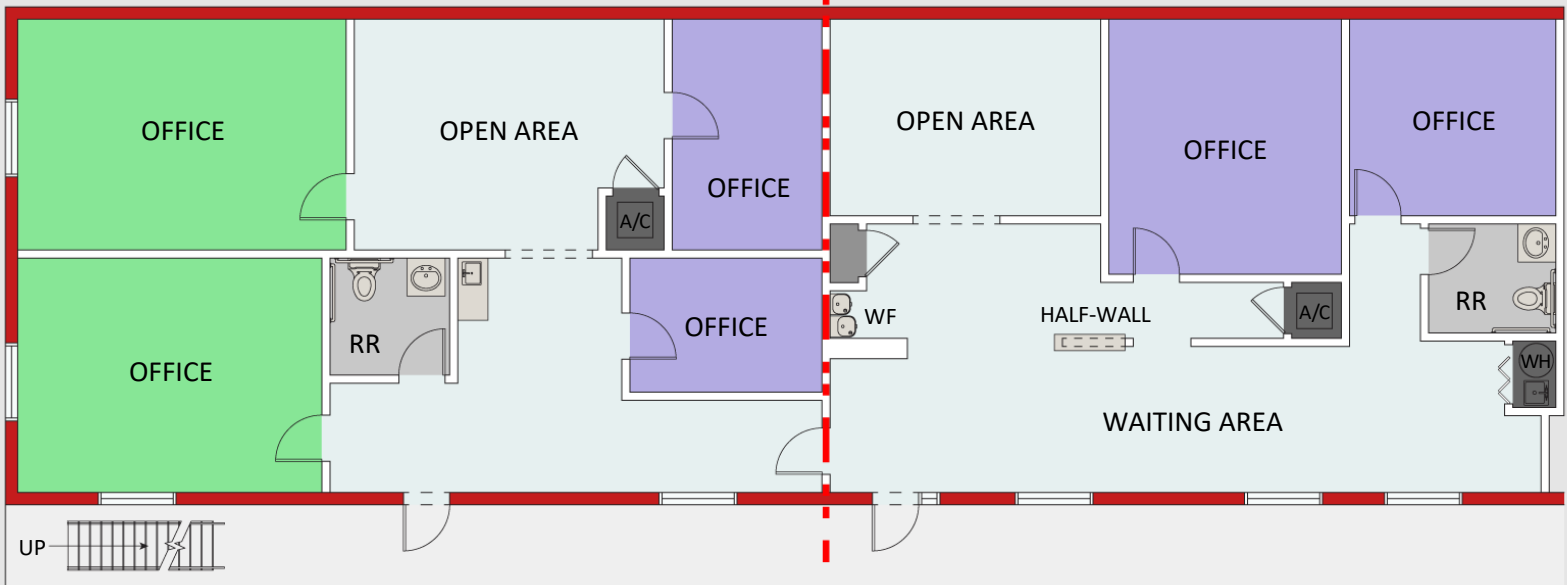
Shellie@palkiper.com

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±1,483 SF Area
(if divided)

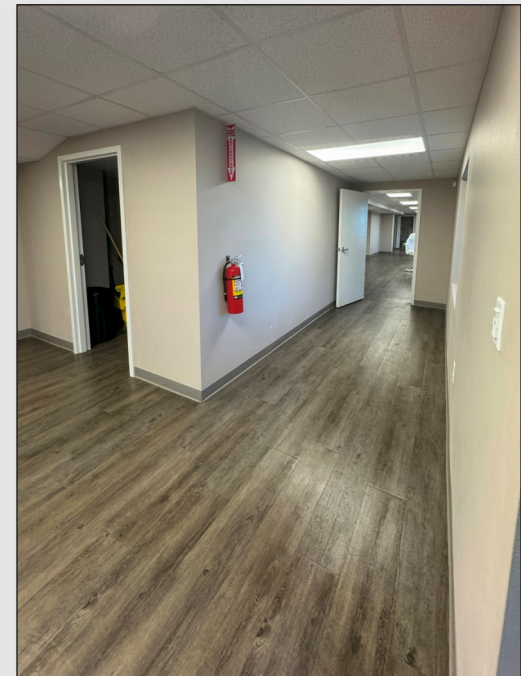
±1,679 SF Area
(if divided)



POSSIBLE DIVISION

NOT TO SCALE

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



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