

# Cocoa Retail / Office

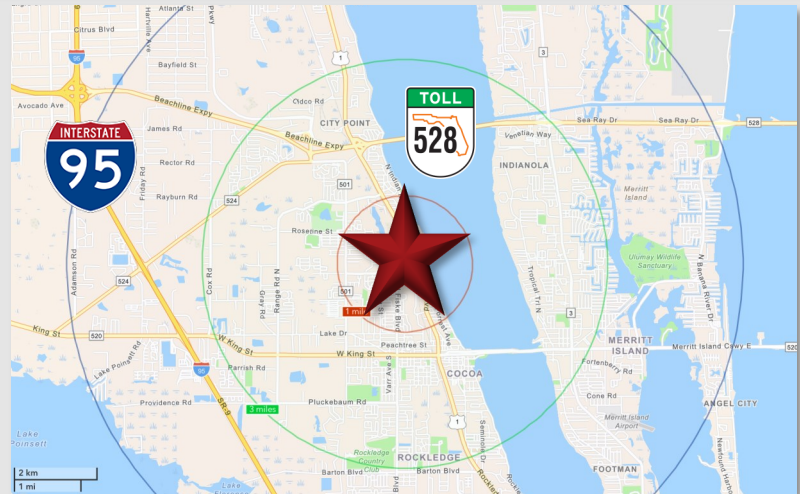
817 Dixon Blvd, Cocoa, FL 32922



Sale Price: **\$3,500,000**

## 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

- **±15,572 SF** 2-Story Multi-Tenant Retail / Office building
- **Recently renovated** in 2020
- 304' Frontage on Dixon Blvd with **10,510 AADT in 2022**
- Zoned for Neighborhood Commercial with Cocoa City
- 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

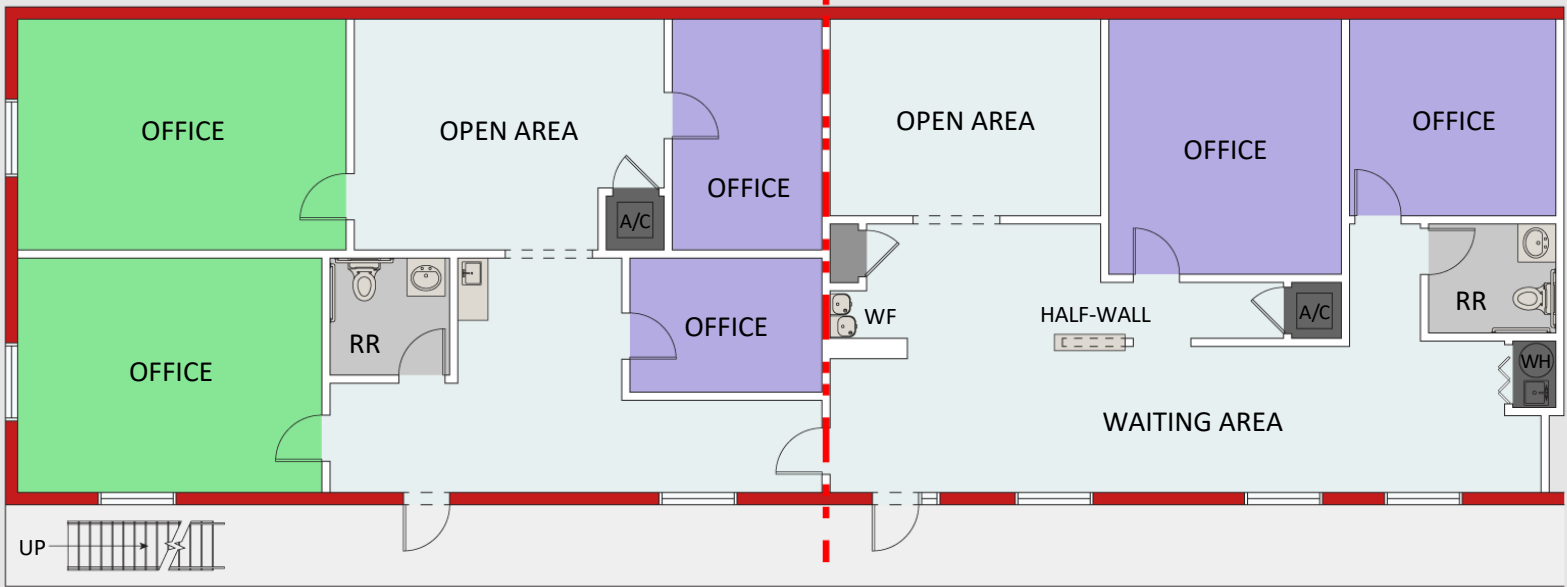
[RebeccaR@palkiper.com](mailto:RebeccaR@palkiper.com) [Shellie@palkiper.com](mailto:Shellie@palkiper.com)

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817 Dixon Blvd. STE 103A, Cocoa, FL 32922

±1,483 SF Area  
(if divided)

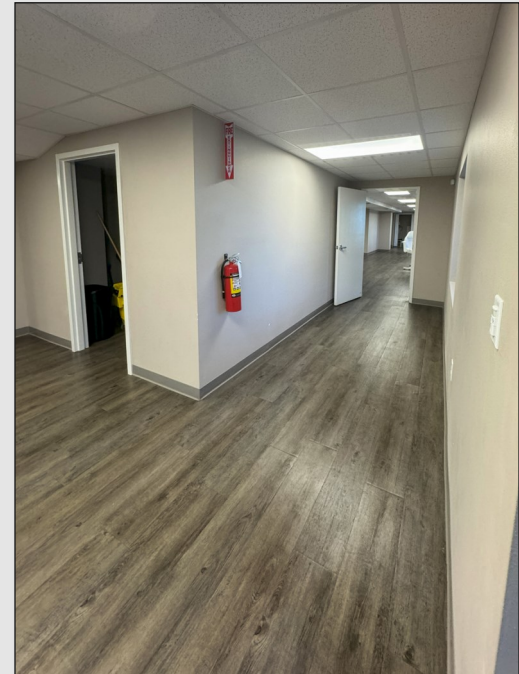
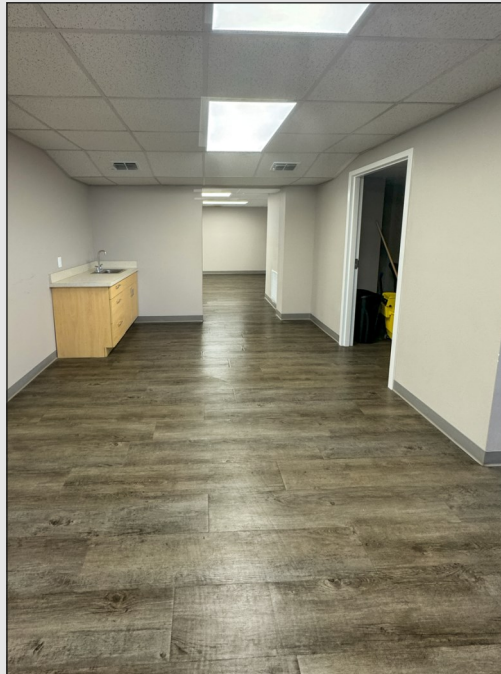
±1,679 SF Area  
(if divided)



**POSSIBLE DIVISION**

**NOT TO SCALE**

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



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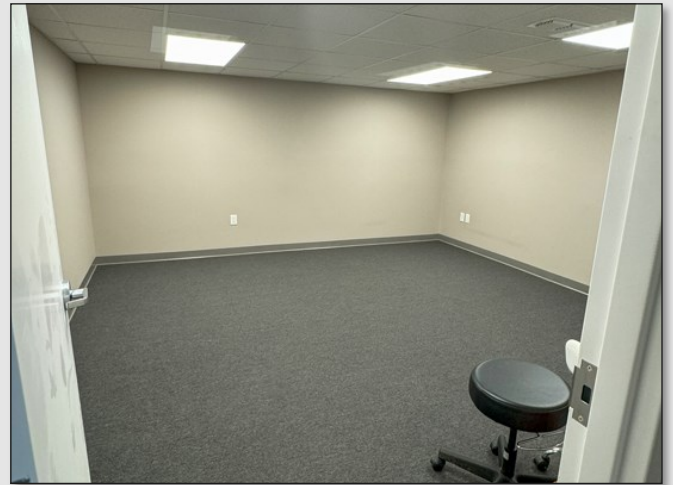
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