

Cocoa Multi-Tenant Retail/Office

817 Dixon Blvd, Cocoa, FL 32922

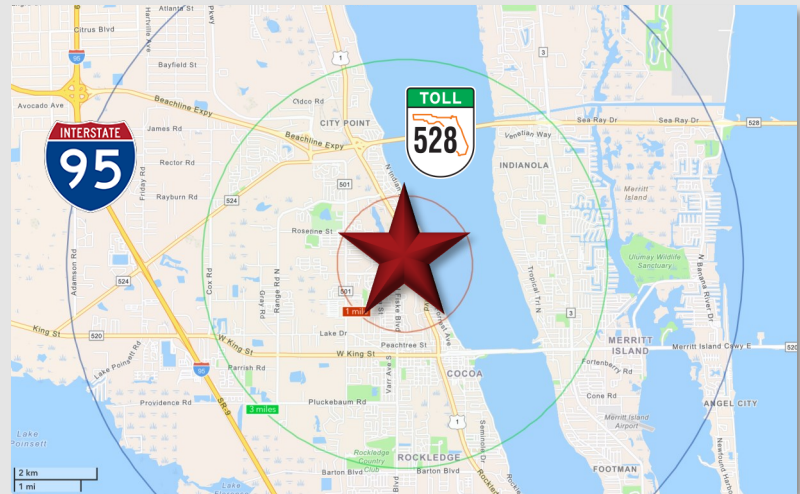


Sale Price: **\$3,500,000**

LOCATION DETAILS

Adjacent to the McDonald's on Dixon Blvd, a quarter mile southwest of N Cocoa Blvd/US-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 intersection, offering easy access throughout Florida's Space Coast region.



PROPERTY DETAILS

- **±15,572 SF** 2-Story Multi-Tenant Retail / Office building on 1.05 Acres
- Second floor accessible at ground level through main entrance
- **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

(407) 227-1197

RebeccaR@palkiper.com

Shellie Sevor, JD

(321) 377-1928

Shellie@palkiper.com

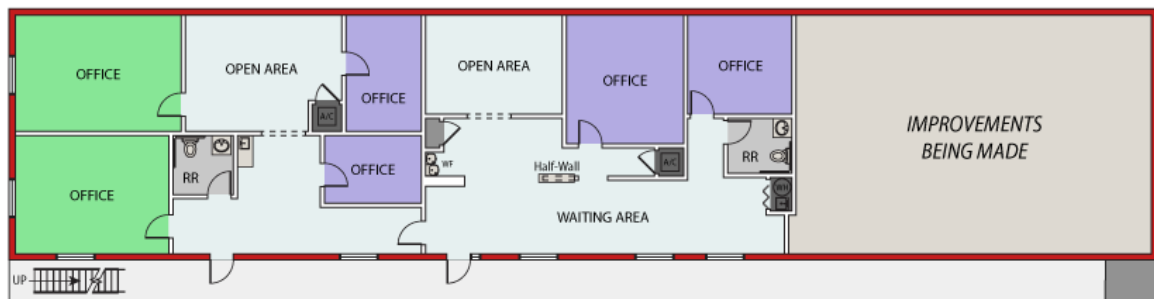
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FLOOR 2



FLOOR 1



NOT TO SCALE

Illustrated for marketing purposes only.
Layout and intended room uses may vary.
Subject to ongoing revisions.

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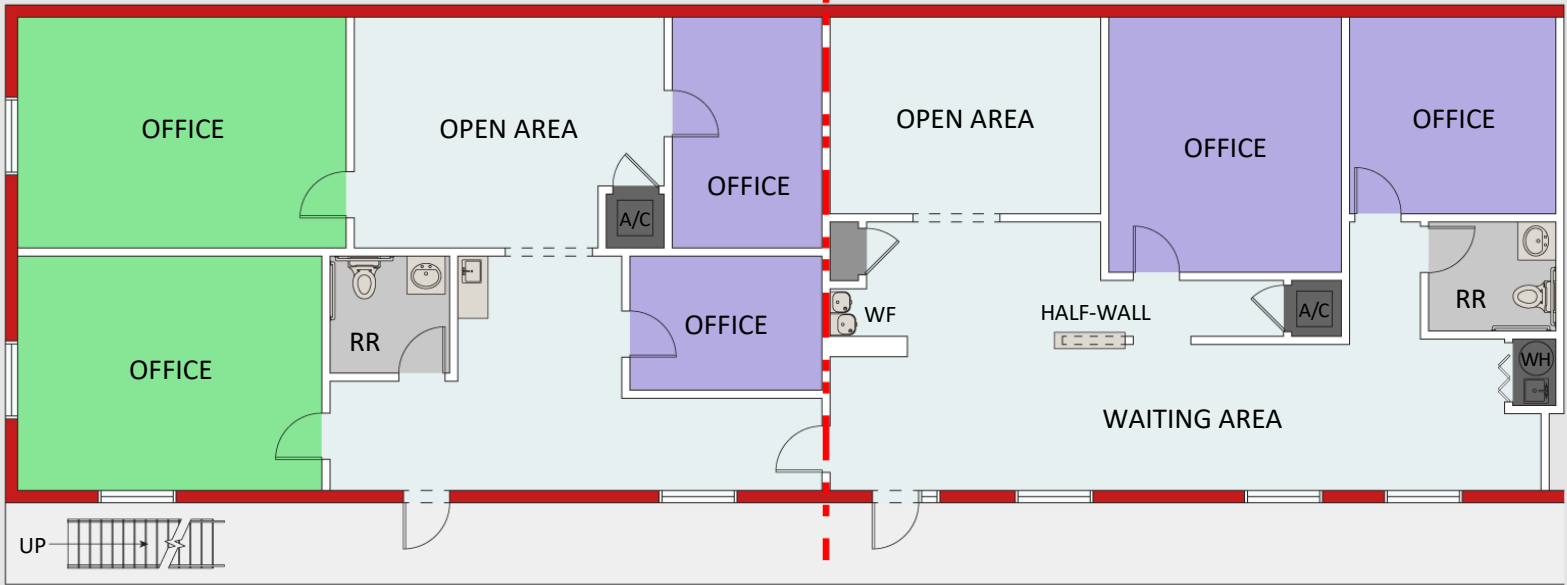
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SUITE 103A

±1,483 SF Area
(if divided)

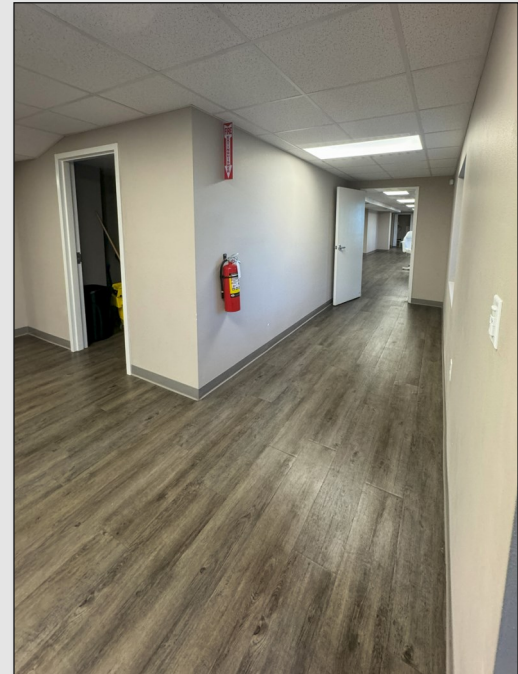
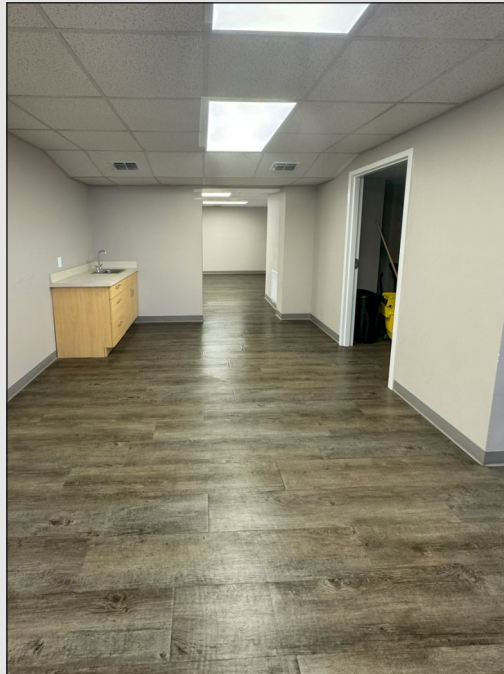
±1,679 SF Area
(if divided)



POSSIBLE DIVISION

NOT TO SCALE

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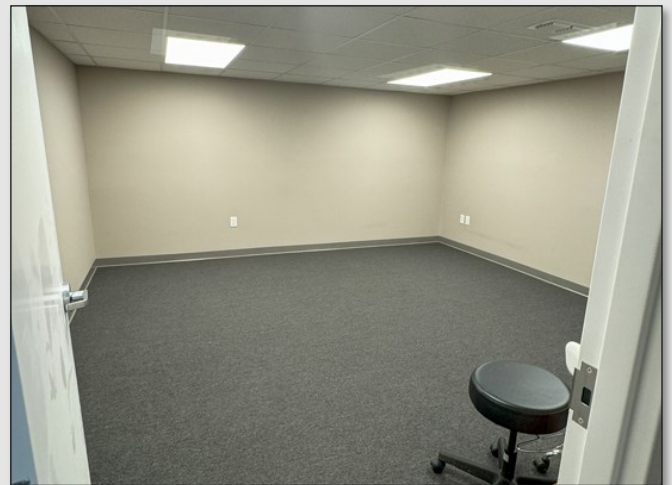
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 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker

SUITE 103A



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Licensed Real Estate Broker.

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