

# Cocoa Retail / Office

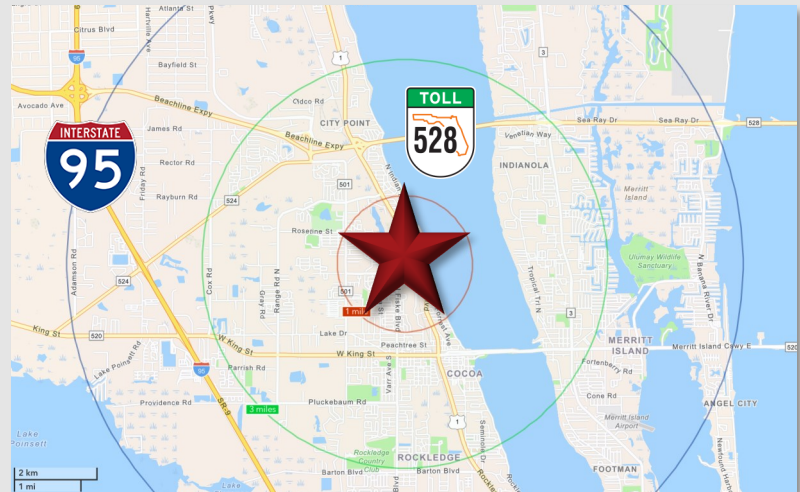
817 Dixon Blvd, Cocoa, FL 32922



Lease Rate: \$11.00 Mod. Gross

## 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

- **±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 Shared 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

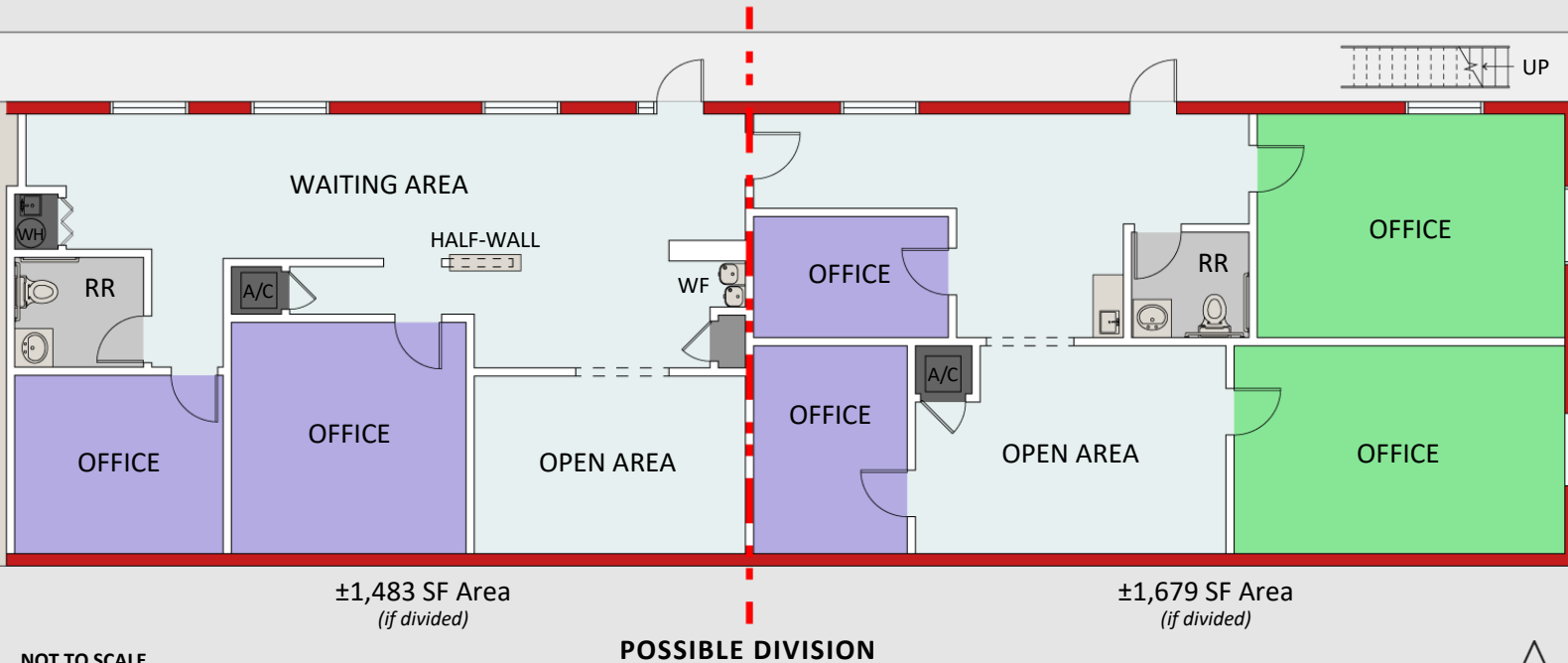
**Rebecca Craddock**  
(407) 227-1197

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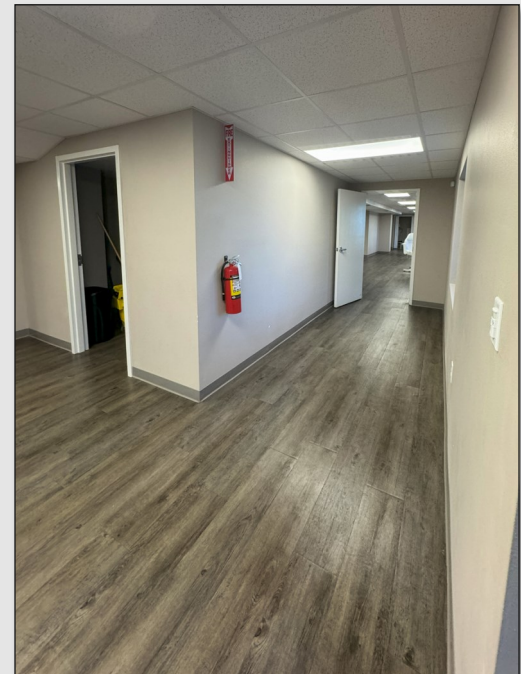
817 Dixon Blvd. STE 103A, Cocoa, FL 32922



### NOT TO SCALE

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

### POSSIBLE DIVISION



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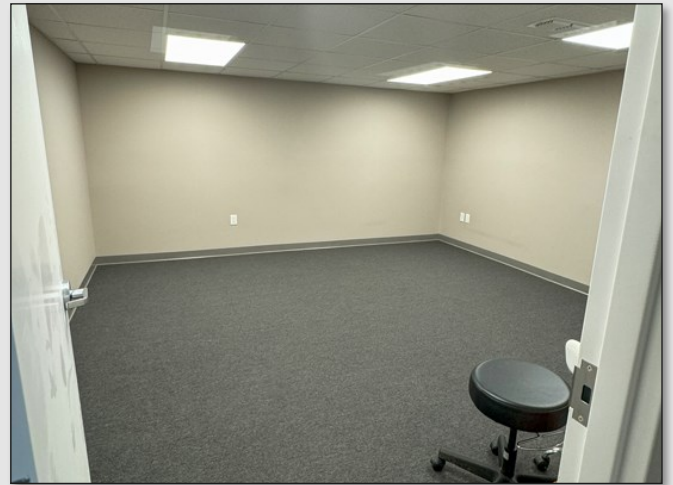
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