817 Dixon Blvd, Cocoa, FL 32922

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

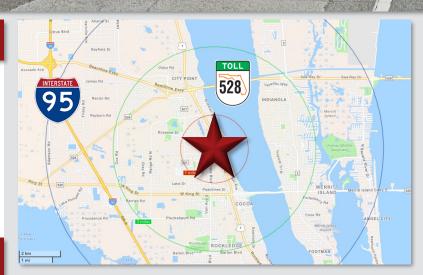


LOCATION DETAILS

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
 - Recently renovated in 2020
 - Second floor is wheelchair accessible at ground level through the main entrance
- ±1.05 AC with 304' frontage on Dixon Blvd
- Zoned for Neighborhood Commercial with the city of Cocoa
- 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

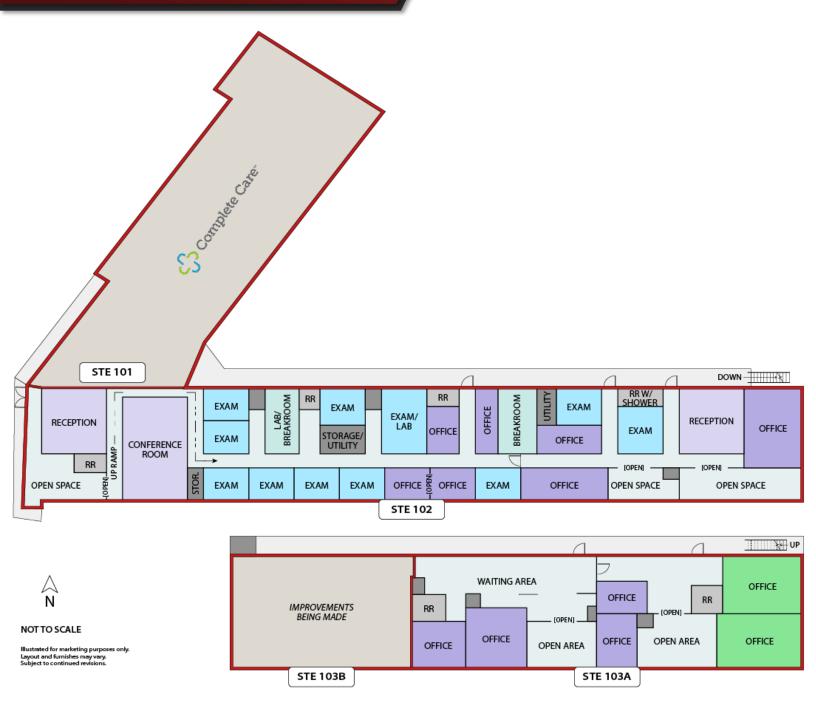
Rebecca Craddock (407) 227-1197 RebeccaR@palkiper.com

Shellie Sevor, JD (321) 377-1928 Shellie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice. Licensed Real Estate Broker. 12/

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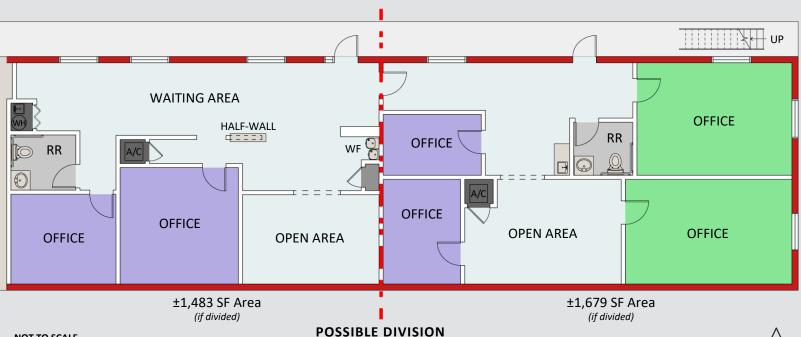


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SUITE 103A



NOT TO SCALE

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



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