817 Dixon Blvd, Cocoa, FL 32922

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

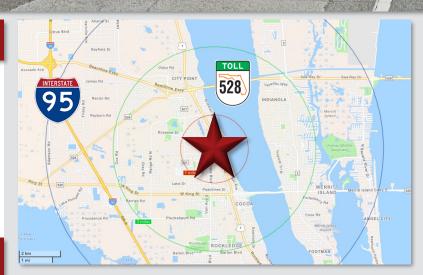


LOCATION DETAILS

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

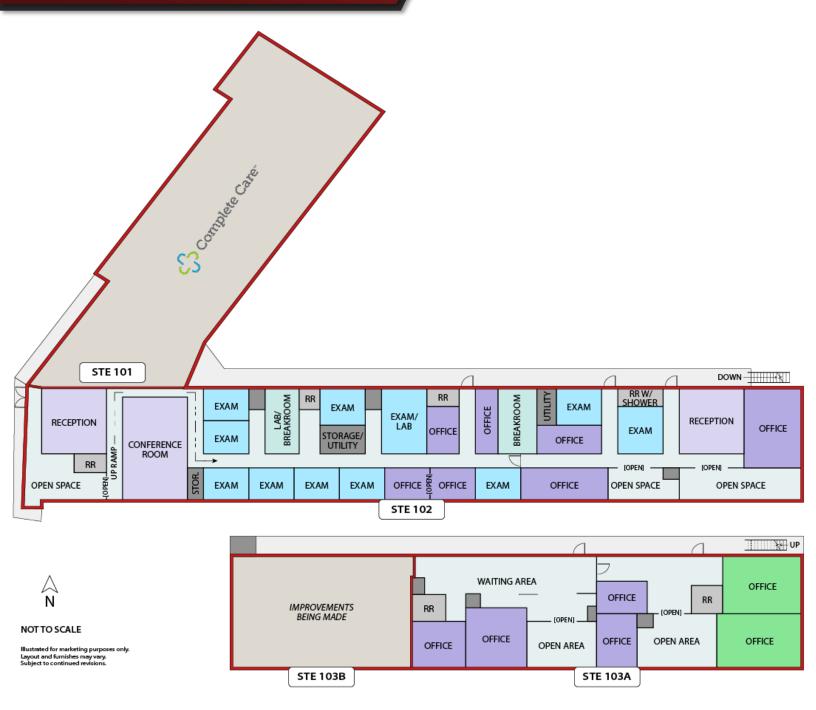
Rebecca Craddock (407) 227-1197 RebeccaR@palkiper.com

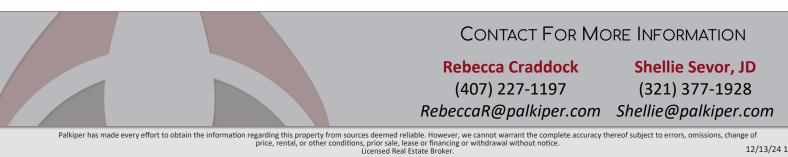
Shellie Sevor, JD (321) 377-1928 Shellie@palkiper.com

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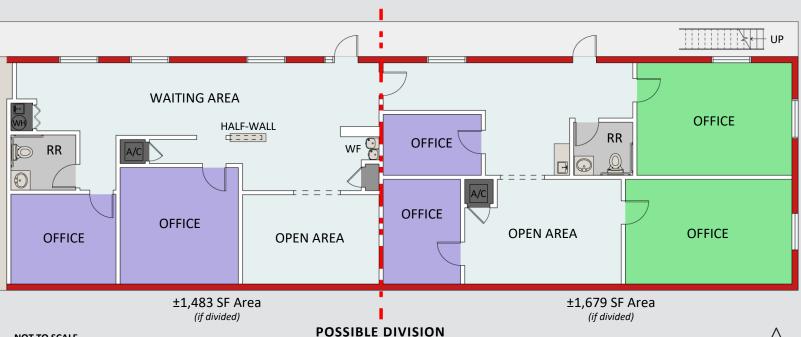


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SUITE 103A



NOT TO SCALE

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



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