

For Lease: Retail / Office / Medical

801 Dixon Boulevard, Cocoa, Florida 32922



Dreyer & Associates Real Estate Group - Commercial Division

801 Dixon Blvd, Cocoa, FL 32922

Byrd Plaza Shopping Center



Contact:



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1924 South Patrick Drive
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www.dreyercommercial.com

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FOR LEASE



OFFERING SUMMARY

Available SF: 900 to 42,000 SF

Lease Rate \$12 SF/yr (NNN)
Negotiable

Zoning: CP

Market: Cocoa

PROPERTY OVERVIEW

Byrd Plaza is an established Community Center in Cocoa Florida.

The Center is 205,127 SF, sits on 20 acres and has about 1,200 parking spaces.

The National Tenant Mix includes: Big Lots, Tractor Supply, Dollar General, CitiTrends, Buddy's Home Furnishings, Subway, Rent-A-Center, Stoner's Pizza, along with several other local businesses.

Traffic Counts: HWY 1: 29,460 ADT / Dixon Boulevard 9,630 ADT.

There is a planned Brightline Station at the intersection of Clearlake Road and State Road 524 approximately 3 miles North West of Byrd Plaza

LOCATION OVERVIEW

Byrd Plaza Shopping Center sits on the southeast corner of the Highway US1 and Dixon Boulevard intersection. HWY 1 is a major north / south roadway throughout Brevard County. SR 520 is one and a half miles to the south which roadway takes you east to Merritt Island & Cocoa Beach and west to Interstate 95. SR 528 is two miles to the north which roadway takes you east to Merritt Island, Cape Canaveral (the Port) and Cocoa Beach and west to Interstate 95. Florida Eastern State College Cocoa Campus is within one mile of the Plaza. Historic Cocoa Village, a quaint redevelopment district, is 2 miles south of the Plaza.



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ECONOMY IN BREVARD COUNTY

Florida Space Coast - One Small Step For your Giant Leap into our Market

<https://spacecoastedc.org/>



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COCOA ECONOMIC DEVELOPMENT CITY OF COCOA - [HTTP://CHOOSECOCOA.ORG](http://choosecocoa.org)

CHOOSE COCOA
Central Location. Endless Opportunity.

Incentives:

- Expedited Building & Site Permitting Process
- Robust Workforce
- Low-cost Development
- Competitive Incentive Programs
- Quadrmodal Access/ Foreign Trade Zone

Map Labels: Orlando/Sanford International, Orlando International, Walt Disney World (Orlando), Kennedy Space Center, Port Canaveral, Cocoa Beach, Melbourne International, Atlantic Ocean, Florida Turnpike, SR 4, SR 50, SR 520, SR 528, SR 192.

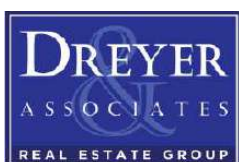
THE CITY OF COCOA
OPEN FOR BUSINESS

Office of Economic Development • business@cocoafl.org • (321) 433-8525
www.ChooseCocoa.org

WORKING TOGETHER TO BUILD A BRIGHTER FUTURE

PROPERTY HIGHLIGHTS

- In Fiscal Year 2017 (October 1, 2016 thru September 30, 2017), the City of Cocoa welcomed 183 new businesses creating approximately 215 new full-time jobs. Below is a snapshot of new and expanding businesses in Cocoa during the last fiscal year.
- **TIME OUT SPORTS BAR PLUS:** Time Out employs approximately 45 people with plans to hire more in the coming year. The owners also have plans to expand with a banquet and event space behind the main dining room and a tiki bar.
- **CRYDERMANS BARBEQUE:** Opened in July 2017, the former 1930's era-gas station at 401 Florida Avenue is home to some of the finest American BBQ around. The owners chose Cocoa Village because of its history and character.
- **ERDMAN NISSAN & TOYOTA:** A groundbreaking ceremony was held in August by the Erdman Automotive Group, on a 35 acre site west of 1-95 on SR 520 for the new home of the Mike Erdman Nissan, Mike Erdman Toyota, and Erdman Pre-Owned. The expansion includes 160,000 SF of buildings and an investment of nearly \$30 million in new construction, machinery and equipment. The expansion will create over 100 new jobs in Cocoa and is expected to be complete in early 2018.
- **WAWA:** The City of Cocoa is excited to announce the arrival of Wawa. A grand opening celebration was held on December 19, 2017.
- **CLEARLAKE ISLES:** Clearlake Isles is Cocoa's newest affordable 55+ apartment community offering 84 one and two bedroom rentals with spacious interiors, fully equipped energy efficient kitchens and lots of storage.
- **DOLLAR GENERAL:** A Dollar General was constructed at 906 Barbara Jenkins and the intersection of Fiske Boulevard.
- **ROCKET CRAFTERS:** In August 2017, Cocoa City Council approved Ordinance 10-2017, amending the Manufacturing and Industrial District (M2) to provide for outdoor propulsion testing facilities as a Special Exception use.
- **FLYING J TRAVEL CENTER:** In August 2017, a ribbon cutting ceremony was held at the new 13,600 SF Cocoa Pilot Flying J Travel Center, it's first Brevard County operation just off Interstate 95, along State Road 524. The Flying J Travel Center, which employs more than 100 people, is far exceeding expectations and is projected to contribute \$3.9 million annually in state and local tax revenues.
- **SHOPPES AT COCOA NORTH:** More retailers can be expected in Cocoa in 2018. The Shoppes at Cocoa North located at 2320 HWY 524, formerly home to Winn Dixie, was acquired in late 2016 by project lead Sooner Investment out of Melbourne, partnered by Collett out of Charlotte, North Carolina. The Shoppes at Cocoa North boast over 70,000 SF of available retail space along a growing commercial corridor.
- **BRIGHTLINE** gives green light to Cocoa stop for its Orlando-to-Miami passenger rail service, click here for the article: <https://rb.gy/2yejoz>



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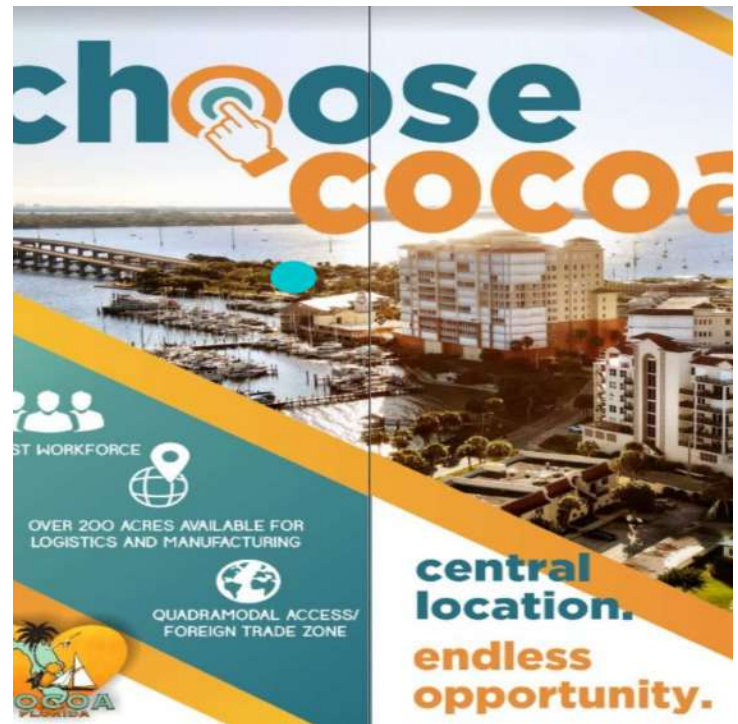
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COCOA ECONOMIC DEVELOPMENT

PROPERTY HIGHLIGHTS

- **WALMART DISTRIBUTION CENTER:** In August 2017, Walmart broke ground to build a state of the art regional distribution facility on a 132 acre site off of SR 524 and 1-95 in Cocoa. Walmart is investing \$148 million to build and equip the 460,000-square-foot distribution center and refrigerated warehouse.
- **DUNKIN DONUTS:** A new retail plaza is under construction at 2681 Clearlake Road, the intersection of Otterbein Avenue and Clearlake Road. Occupancy is being sought by early 2018.
- **LAKE SIDE PALMS SUBDIVISION:** A Preliminary Subdivision Plan, has been submitted by Lakeside Palms LLC, for Lakeside Palms, initially an approximate 100 single family home housing development situated on a 26.28 acre site, that could grow to more than 300 homes.
- **SEADEK:** After years of growth, and employing roughly 130 people at its headquarters in Rockledge, Hyperform Inc. parent company of SeaDek, acquired property in Cocoa at 951 Greensboro Road to expand its manufacturing operations, purchasing a 60,000 square foot facility, on 9 acres of land, located in the Cocoa Grissom Industrial Park area, adjacent to SR 528.
- Local businesses include: Walmart, Mike Erdman Auto Sales, Space Coast Honda, Sam's Club, Space Coast Honda, Camping World of Cocoa. Other local places of interest include Eastern Florida State College Cocoa Campus, Brevard Humane Society and historic downtown Cocoa Village. Cocoa Village is just minutes away, boasting community events, eateries, and quaint shopping areas.
- North of Cocoa, Titusville is also a burgeoning commercial area. In this locale, surrounding employers include: Boeing, United Launch Alliance USA, Lockheed Martin/Astrotech, Orbital ATK, Embraer Aero Seating Technologies, Eckler Corporation, Knight Armament, Bristow Academy, Space Coast Regional Airport, Kennedy Space Center, Blue Origin, OneWeb, Firefly, SpaceX and Sierra Nevada Corporation.
- **AMAZON** will open in the quarter of 2024 a 200,00+ SF Distribution Center on Grissom which is approximately 5 miles North of Byrd Plaza
- Over 200 acres available for Logistics and Manufacturing and Quadramodal Access / Foreign Trade Zone



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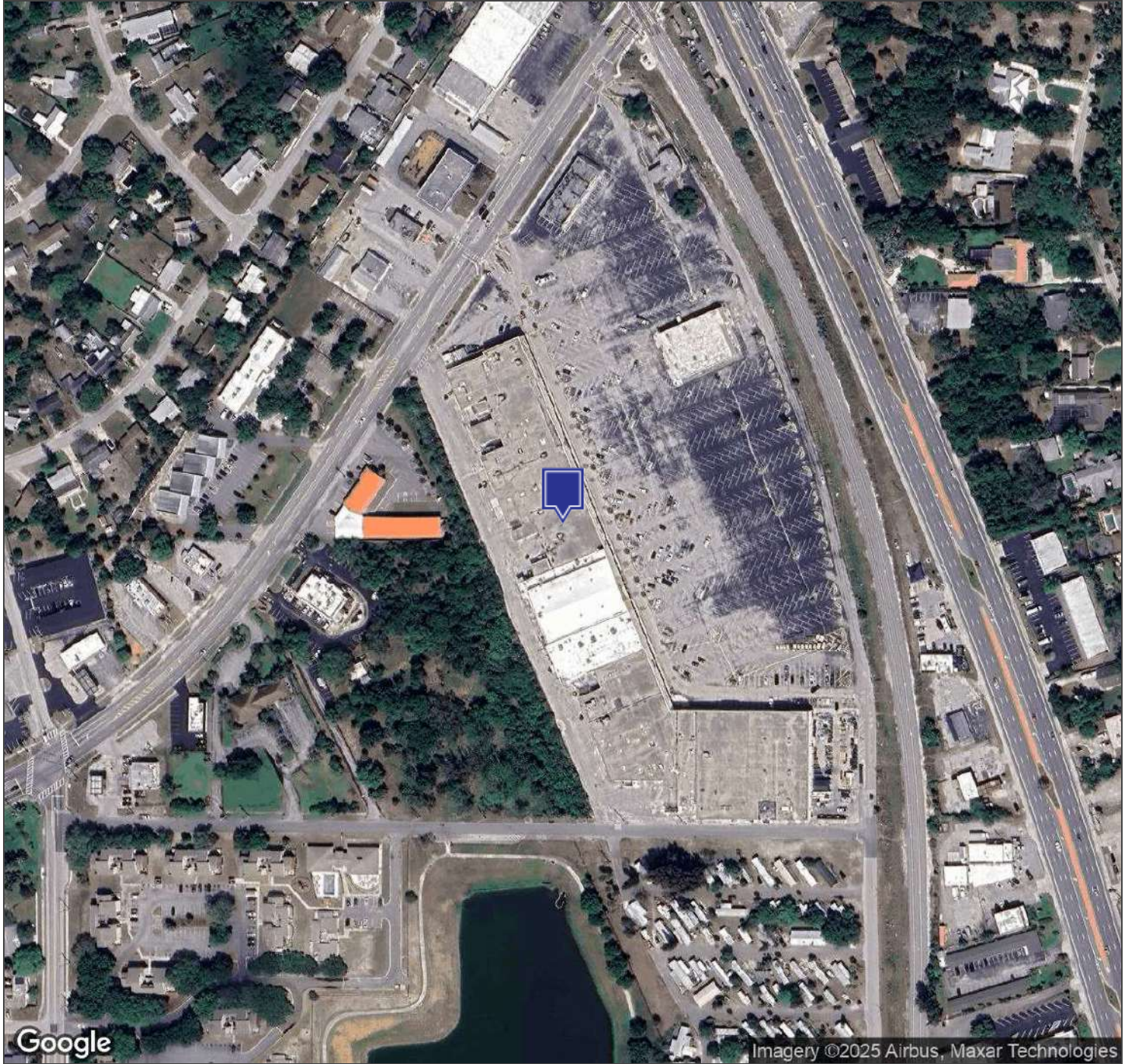
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Information Herein from Sources Deemed Reliable but Not Warranted

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MAP #	SUITE #	TENANT	SQFT
1	1100	TRACTOR SUPPLY	21,397.00
2	1102	VACANT	16,818.00
3	1103	VACANT	1,988.00
4	1104	MINI-SUITES AVAIL	8,182.00
5	1105	DEPT. OF CHILDREN/FAM	5,576.00
	1105B	MGMT OFFICE	562.00
6	1108	VACANT	3,294.00
7	1119	VACANT	8,239.00
8	1121	VACANT	851.00
9	1123	CITI TREND	15,258.00
10	1125	STONER'S PIZZA	2,042.00
11	1127	VACANT	2,447.00
12	1131	BIG LOTS	36,028.00
13	1133	GAMERZ R US	3,543.00
14	1135	NAIL FEVER	1,499.00
15	1137	CHINA GARDEN	2,559.00
16	1139	VACANT	1,664.00
17	1145	VACANT	17,550.00
18	1145A	RENT A CENTER	5,074.00
19	1147B	VACANT	7,789.00
20	1149	VACANT	2,362.00
21	1151	TATTOO	2,021.00
22	1155	DOLLAR GENERAL	13,204.00
23	1159	SUBWAY	1,300.00
24	1165	COIN LAUNDRY	1,942.00
25	1160A	VACANT	4,317.00
26	1160	VACANT	2,576.00
27	1162	BOOST MOBILE	924.00
28	1164	BI RITE / BUDDYS	7,758.00
29	1164B	VACANT	1,942.00
		EAST COAST ICE	0.00
TOTALS			200,706.00

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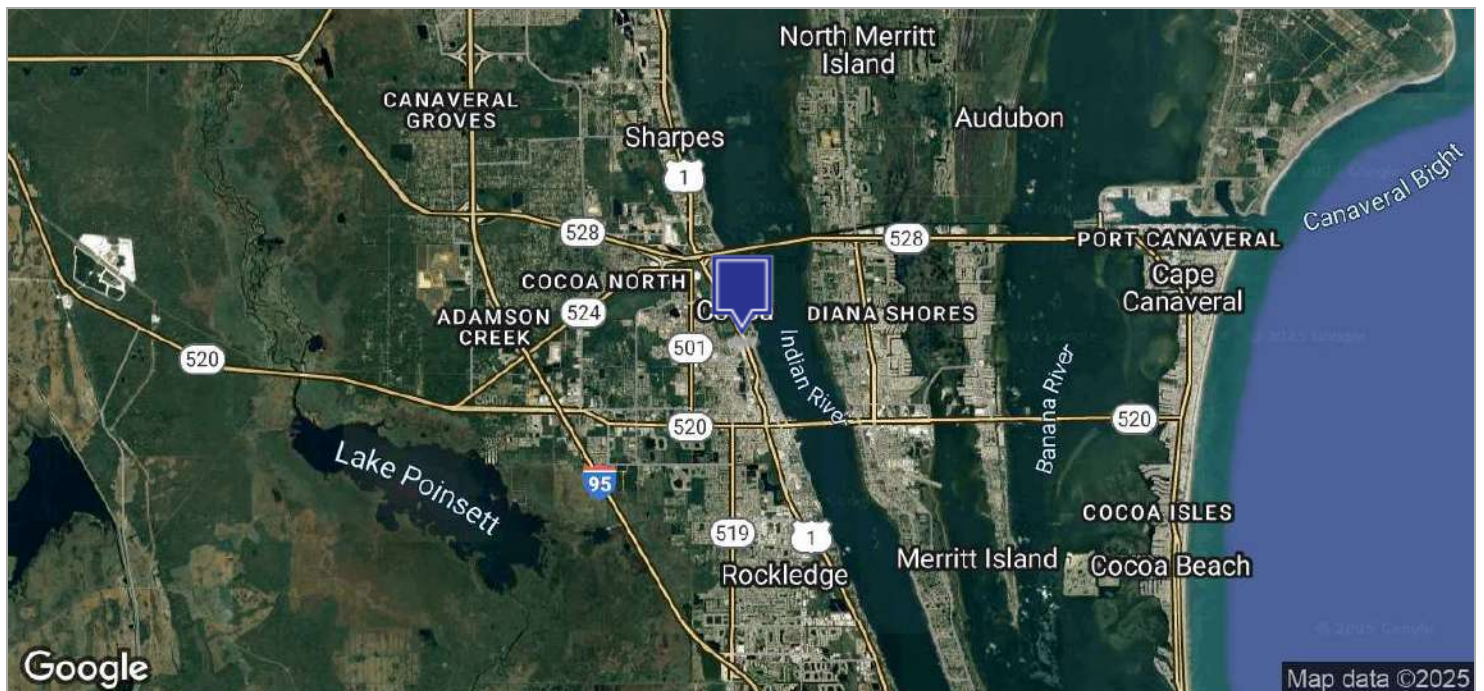
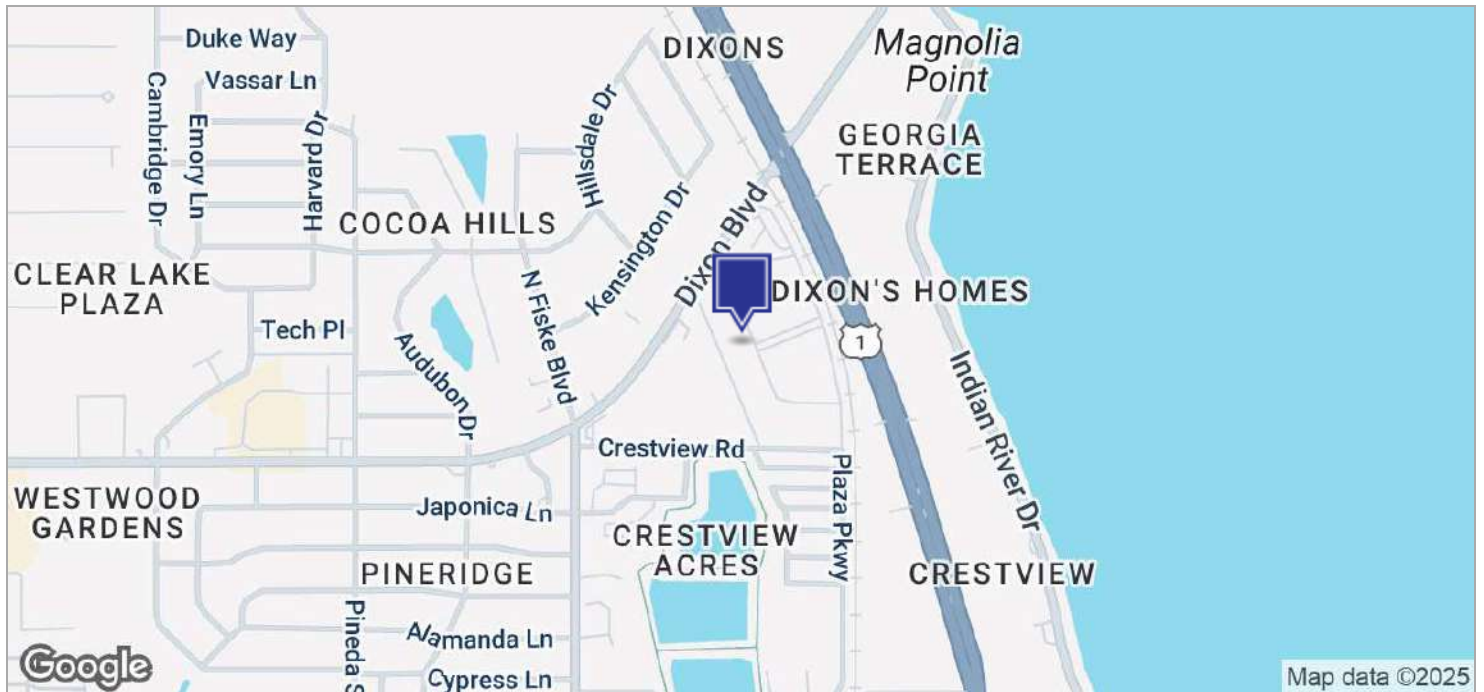
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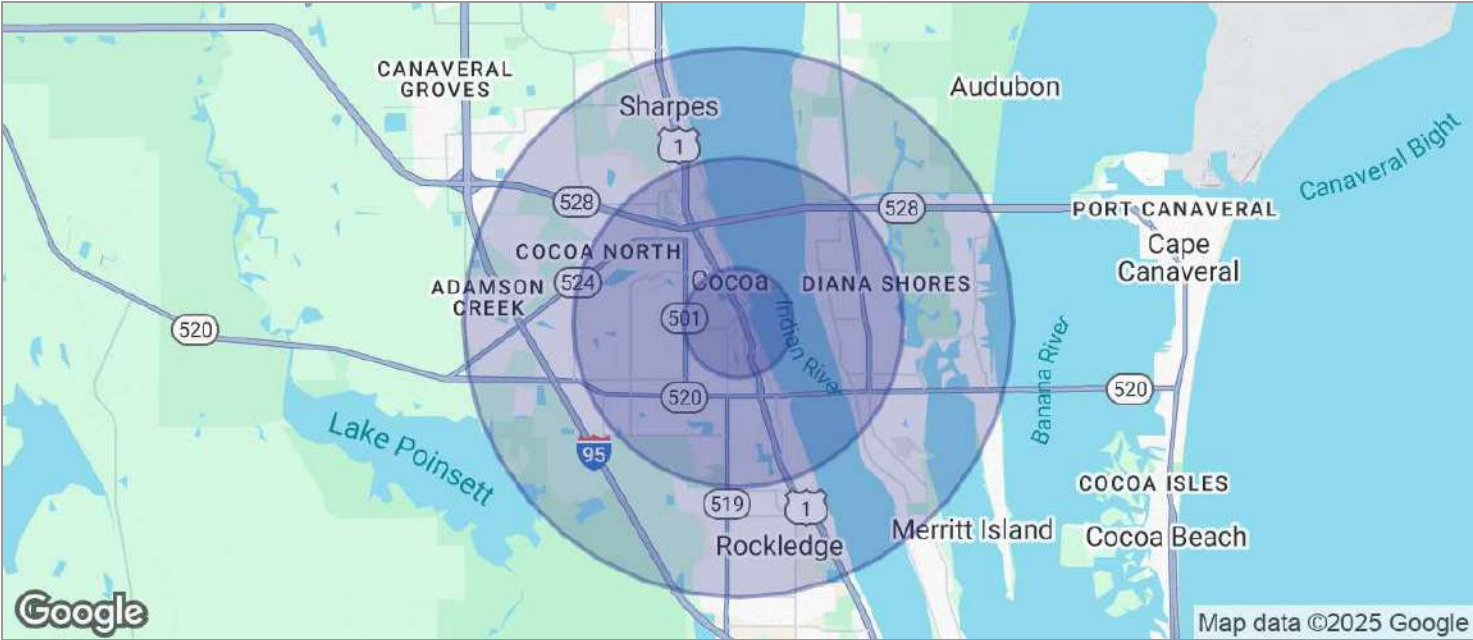
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,474	37,246	81,306
MEDIAN AGE	37.2	40.5	42.5
MEDIAN AGE (MALE)	34.9	38.7	41.4
MEDIAN AGE (FEMALE)	38.0	42.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,821	15,875	33,356
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$40,096	\$49,220	\$60,208
AVERAGE HOUSE VALUE	\$197,217	\$180,159	\$218,953

* Demographic data derived from 2020 ACS - US Census

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&
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