

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:

Dreyer & Associates Real Estate Group
1924 South Patrick Drive
Indian Harbour Beach, FL 32937

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FOR LEASE



OFFERING SUMMARY

Total Vacant SQFT Available	108,778
Available SF:	851 to 36,028 SF
Lease Rate	\$12 SF/yr (NNN) Negotiable
Zoning:	CP (Commercial Parkway City of Cocoa
Utilities	City Water and Sewer

PROPERTY OVERVIEW

Byrd Plaza is an established Community Center in Cocoa Florida.

The Center is 201,387 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

FLOOR PLAN : <https://shorturl.at/5yWbl>

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

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<https://spacecoastedc.org/>



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PROPERTY HIGHLIGHTS

- In the current fiscal year, the City of Cocoa welcomes new businesses, creating approximately new full-time jobs. Below is a snapshot of new and expanding businesses in Cocoa during this period.
- A Taste of Elegance Commissary Kitchen - owned by Chef Erika O'Neal, completed the Upstart Cocoa program and received a \$12,500 forgivable loan from the Diamond Square Redevelopment Agency. The business earned a total of \$15,000, including funds for mentorship courses through weVENTURE, which provide training in business management and development. Committed to supporting small food businesses and local charities, the kitchen offers an affordable, health-compliant space in Cocoa's Diamond Square community to help entrepreneurs grow.
- Lashology & Spa, with locations in Cocoa and Cocoa Beach, is a leading beauty destination specializing in lash extensions, nails, facials, waxing, and brow services. Owned by Paris and Harlem, experienced spa professionals from England, Lashology has built a strong reputation for expert, personalized care in a welcoming environment. The Cocoa studio attracts clients countywide, recently expanding services to meet growing demand. Paris praises Cocoa's vibrant community and business opportunities, making Lashology a thriving, accessible spot for beauty and wellness in the area.
- Solarwaves Window Tinting, owned by Cocoa native Tien "John" Nguyen, has thrived for 12 years by reducing harmful UV rays and heat through premium LLumar® window films. Located on US-1 for four years, the business grows mainly through word of mouth, with John emphasizing perfect service on every job. Proud of his hometown's close-knit community, John is optimistic about Cocoa's growth and increasing demand for his services. Solarwaves is open weekdays at 2705 N Cocoa Blvd and offers estimates via phone or online.
- Pirates Best Marine, located in North Cocoa's industrial area, is a marine supply store and boat repair shop specializing in Suzuki Repower boats and center console offshore vessels. Founded in 2008 by Scott Vandermark and his father, it shifted focus from cleaning supplies to boat repair by 2010. Now a trusted service provider throughout Brevard County, the company moved to Cocoa in 2024, where Scott, a longtime resident, appreciates the city's business-friendly revitalization. Pirates Best Marine offers walk-ins, phone inquiries, and online appointments.
- DOLLAR GENERAL: A Dollar General was constructed at 906 Barbara Jenkins and the intersection of Fiske Boulevard.
- The Shoppes at Cocoa North is a shopping center located in Cocoa, Florida, within Brevard County. It is notably anchored by a Walmart Supercenter at 2700 Clearlake Rd, which serves as a major retail hub for the area, according to Yelp reviews. The center is positioned on the mainland near major routes like I-95 and State Road 528



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BUSINESS DEVELOPMENTS AFFECTING BREVARD COUNTY AND FLORIDA'S SPACE COAST

Here are some of the most significant business developments affecting Brevard County and Florida's Space Coast over the past 30 days:

Top Business News (Last 30 Days)

1. Blue Origin Expands Manufacturing Presence

Blue Origin is moving forward with its "Project Horizon" expansion at Cape Canaveral Spaceport. The project includes an 830,000-square-foot manufacturing facility and a reported \$600 million investment that is expected to create roughly 500 high-wage aerospace jobs, reinforcing Brevard's role as a major aerospace manufacturing hub.

2. Major Retail and Mixed-Use Development in West Melbourne

A new project called Landing at Space Coast was announced in West Melbourne. The 225-acre development is planned to include more than 77,000 square feet of retail space, restaurants, shops, and a grocery anchor. Developers expect it to attract workers from the aerospace, defense, and technology sectors while generating hundreds of jobs.

3. \$15 Million Airport Infrastructure Grant

The Space Coast Regional Airport received a \$15 million infrastructure grant aimed at attracting additional aerospace companies and supporting future economic growth in North Brevard.

4. Artemis II Launch Delivers Tourism Windfall

The Artemis II launch generated a major economic boost for the Space Coast. Approximately 346,000 visitors came to northern Brevard County during launch week, producing an estimated \$41 million in visitor spending. This represents one of the largest tourism impacts in recent Space Coast history.

5. Continued Growth of International Space Companies

The Economic Development Commission of Florida's Space Coast reports ongoing expansion and recruitment of aerospace manufacturers, including Italian satellite company Argotec and other aerospace suppliers establishing or expanding operations on the Space Coast.

Key Trends to Watch

Aerospace remains the dominant growth engine in Brevard County.

Commercial space activity continues attracting manufacturing and supply-chain investments.

Retail and housing development are accelerating in response to population growth.

Artemis-related tourism and future launches are creating substantial economic impacts.

Workforce development initiatives are expanding to support aerospace and advanced manufacturing hiring needs.

For investors and local business owners, the strongest sectors right now appear to be aerospace manufacturing, industrial real estate, retail development around growth corridors, and tourism tied to major launches.



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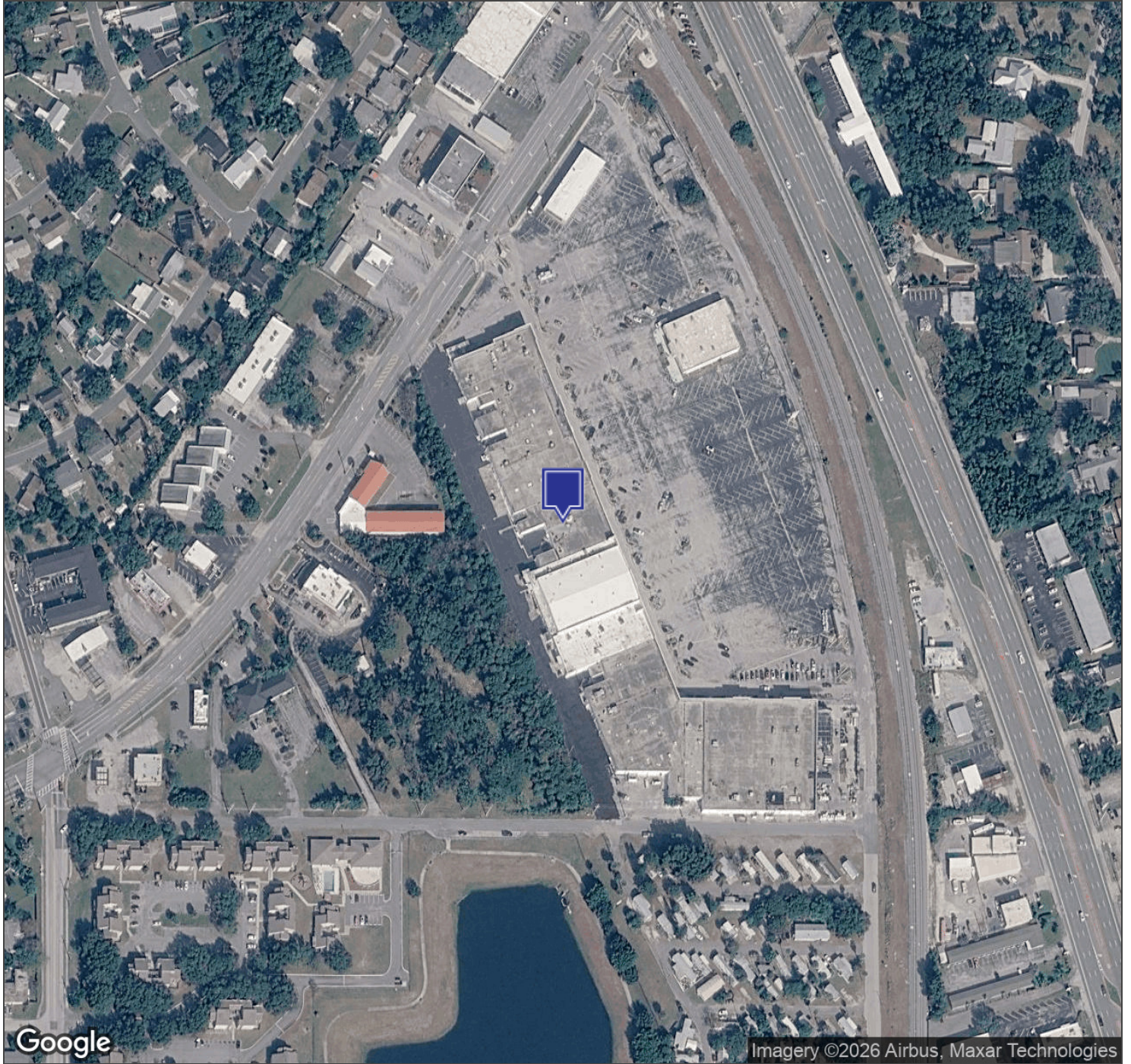
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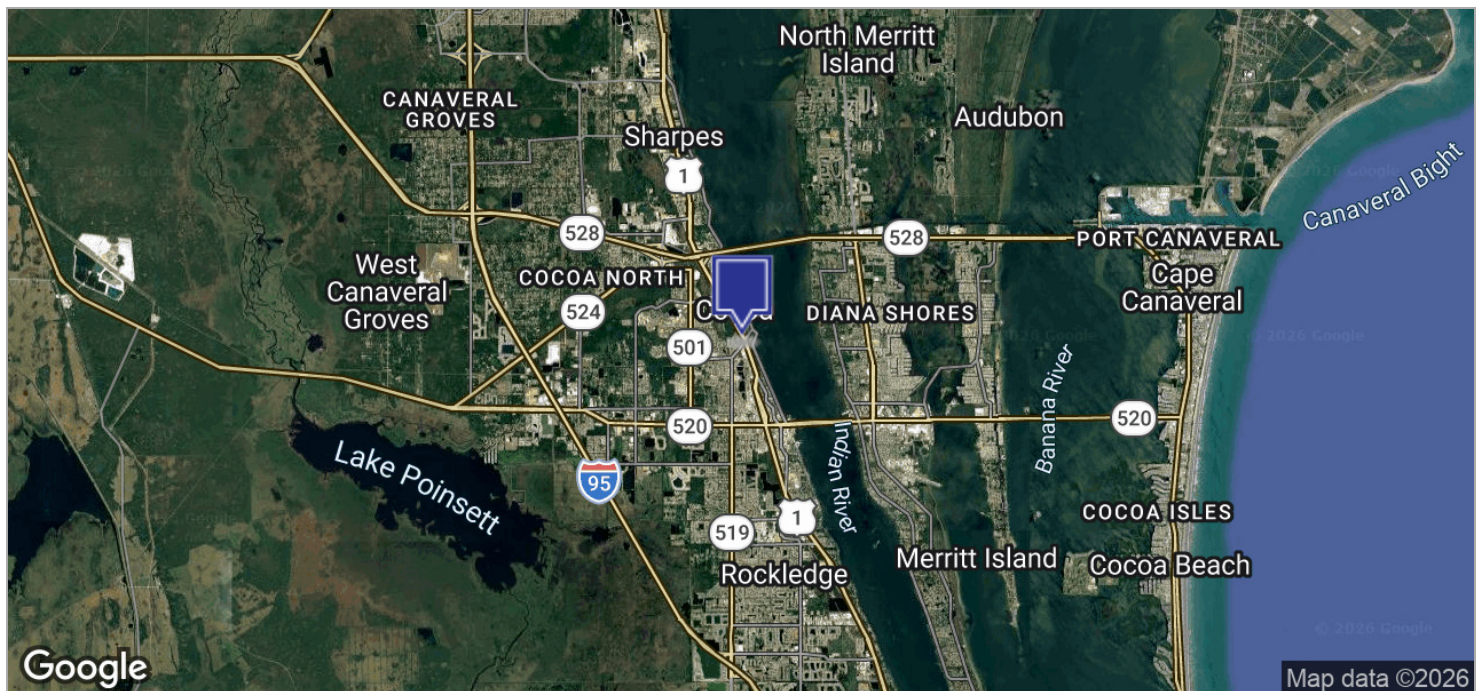
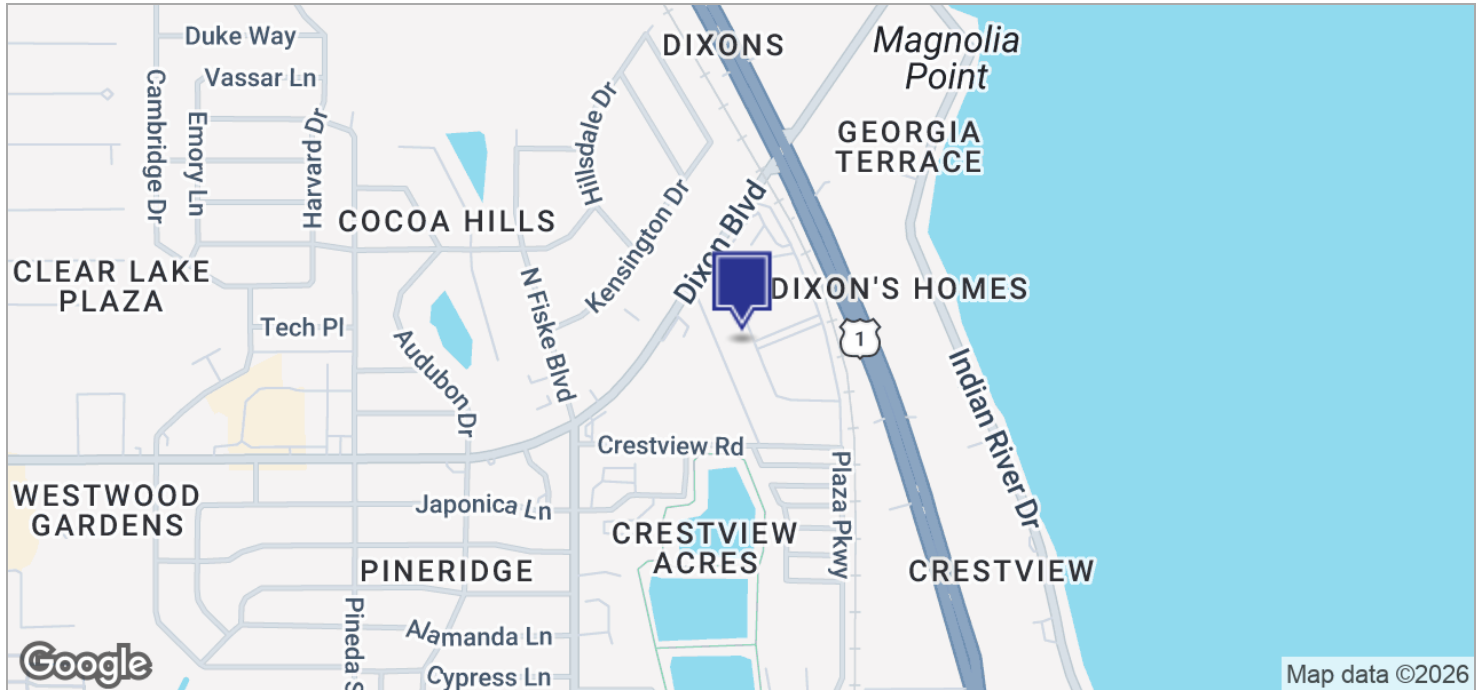
MAP #	SUITE #	TENANT	SQFT
1	1100	TRACTOR SUPPLY CO - OCCUPIED	21,397.00
2	1102	PRICEMARK USA - OCCUPIED	16,382.00
3	1103	VACANT	1,988.00
4	1104	MINI SUITES - OCCUPIED	8,182.00
	1105	MANAGEMENT OFFICE - OCCUPIED	562.00
5	1108	VACANT	3,294.00
6	1119	VACANT	8,239.00
7	1121	VACANT	851.00
8	1123	CITI TREND - OCCUPIED	15,258.00
9	1125	STONERS PIZZA - OCCUPIED	2,042.00
10	1127	VACANT	2,447.00
11	1131	VACANT	36,028.00
12	1133	GAME R US - OCCUPIED	3,543.00
13	1135	NAIL FEVER - OCCUPIED	1,499.00
14	1137	CHINA GARDEN - OCCUPIED	2,559.00
15	1139	WIRE QUEST - OCCUPIED	1,664.00
16	1141 - 43	VACANT	17,550.00
17	1145	VACANT	4,297.00
18	1145 A	RENT A CAR CENTER - OCCUPIED	5,074.00
19	1145 B	VACANT	2,039.00
20	1147	VACANT	1,453.00
21	1149	BACK STORAGE - OCCUPIED	2,362.00
22	1150	VACANT	2,300.00
23	1151	KICKZ AVENUE LLC	2,021.00
24	1155	DOLLAR GENERAL - OCCUPIED	13,204.00
25	1159	SUBWAY - OCCUPIED	1,300.00
26	1160A	VACANT	4,317.00
27	1160	VACANT	2,576.00
28	1162	VACANT	924.00
29	1164	VACANT	7,758.00
30	1164 B	VACANT	4,535.00
30	1165	COIN LAUNDRY OF COCOA - OCCUPIED	1,942.00
		TOTAL SQFT VACANT	108,778



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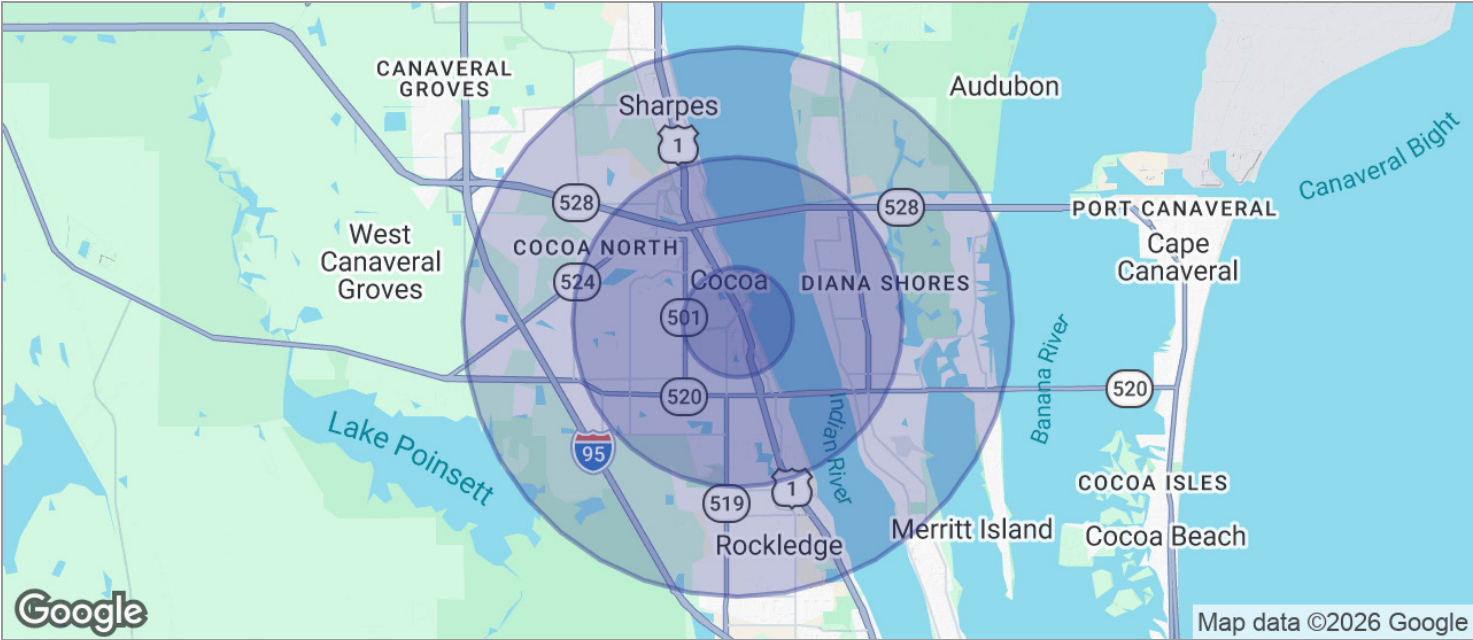
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,474	37,246	81,306
MEDIAN AGE	37.2	40.5	42.5
MEDIAN AGE (MALE)	34.9	38.7	41.4
MEDIAN AGE (FEMALE)	38.0	42.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,821	15,875	33,356
# OF 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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DISCLAIMER

NON DISCLOSURE AGREEMENT

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