

Property Summary

Port St. John Plaza
For Lease



PROPERTY DESCRIPTION

Introducing a premier leasing opportunity along the sought-after U.S. 1 corridor in Cocoa, FL. This prime property boasts high visibility and steady traffic, making it an ideal location for retail businesses seeking maximum exposure. With its modern design and versatile layout, this space offers a blank canvas for retailers to bring their vision to life. Ample parking ensures effortless access for customers, while the well-maintained exterior and landscaping lend a polished appeal. Located in a bustling commercial hub, this property presents a lucrative prospect for retailers looking to establish or expand their presence in this thriving market. Don't miss the chance to make your mark in this dynamic location.

LOCATION DESCRIPTION

Discover the vibrant community surrounding Port St. John Plaza in Cocoa, FL – where opportunity meets convenience. Positioned along the bustling U.S. 1 corridor, the area offers high visibility and steady traffic for retail businesses. Nearby, locals and visitors can explore the great outdoors at the nearby neighboring parks, or enjoy the charming shops and eateries lining the historic downtown area. This prime location presents an enticing opportunity for Retail tenants seeking to become part of this thriving commercial landscape.

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (\$6.00/sf NNN)
Available SF:	5,880 SF
Lot Size:	10.12 Acres
Building Size:	78,540 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,431	8,893	16,059
Total Population	3,387	23,744	42,543
Average HH Income	\$83,372	\$97,193	\$107,302

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
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LEGEND

Available
Unavailable



LEASE INFORMATION

Lease Type:	\$6.00/sf NNN	Lease Term:	Negotiable
Total Space:	5,880 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
6255	Available	5,880 SF	\$6.00/sf NNN	\$15.00 SF/yr

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Additional Photos

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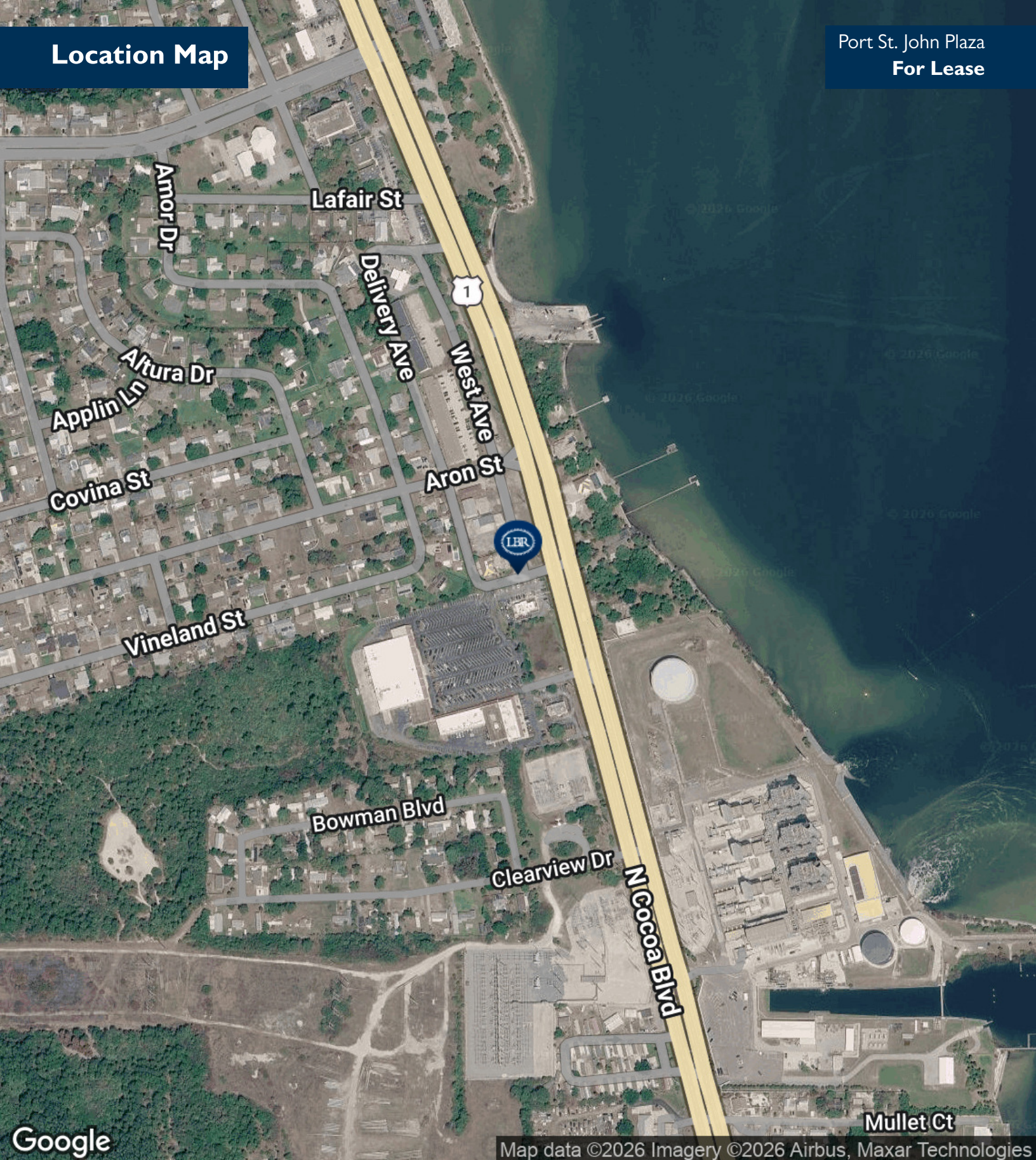
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COMMERCIAL REAL ESTATE SERVICES

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Location Map

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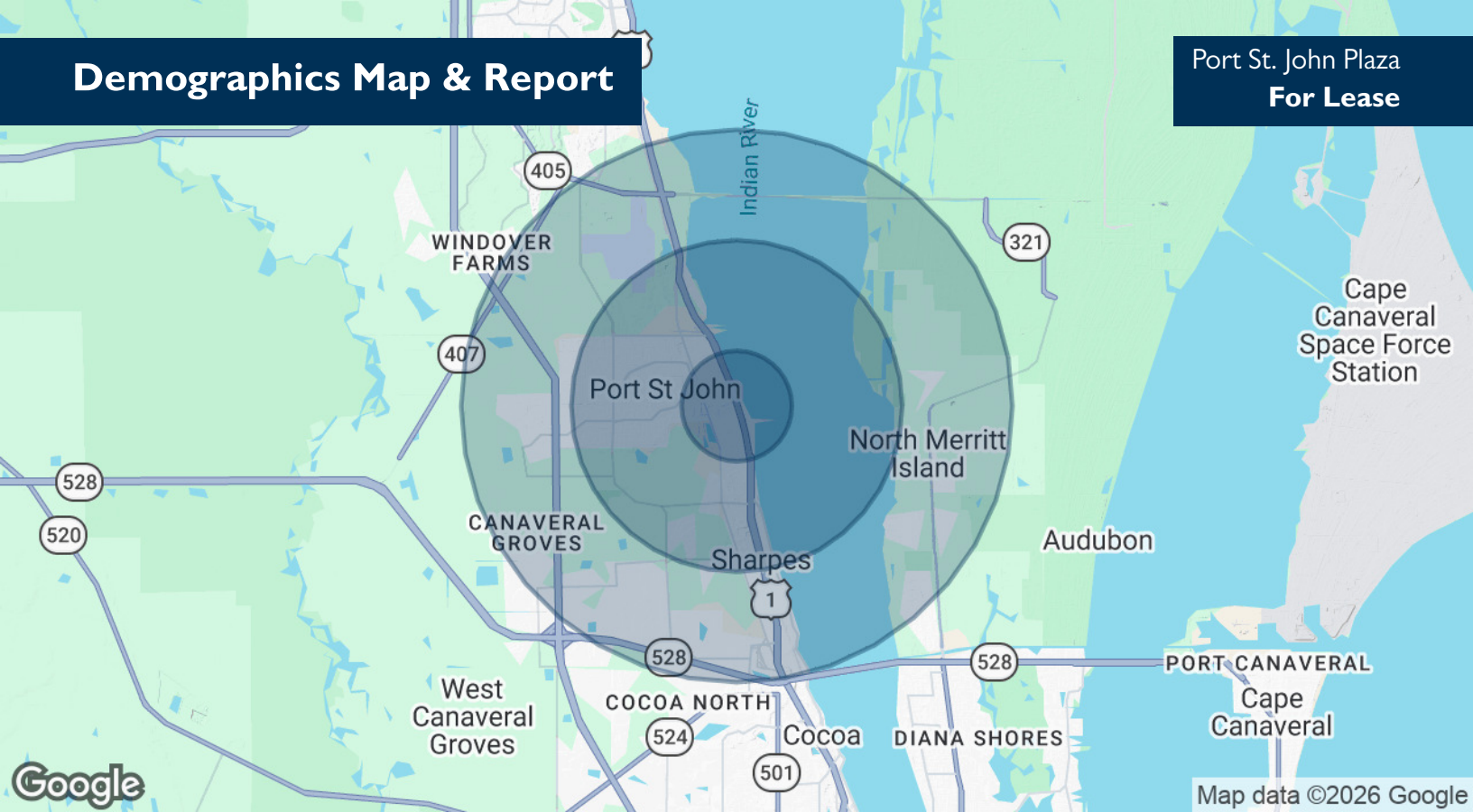
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,387	23,744	42,543
Average Age	43.7	45.9	48.0
Average Age (Male)	43.6	45.2	46.8
Average Age (Female)	42.6	45.2	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,431	8,893	16,059
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$83,372	\$97,193	\$107,302
Average House Value	\$247,146	\$296,093	\$309,136

2023 American Community Survey (ACS)

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