

SALE-LEASEBACK OPPORTUNITY IN COCOA, FL



ANCHORED SHOPPING CENTER WITH VALUE ADDED UPSIDE

• NEARBY RETAIL •

BIG LOTS!

DOLLAR GENERAL

Citi Trends



Save a lot

Walgreens

Winn-Dixie

FAMILY DOLLAR



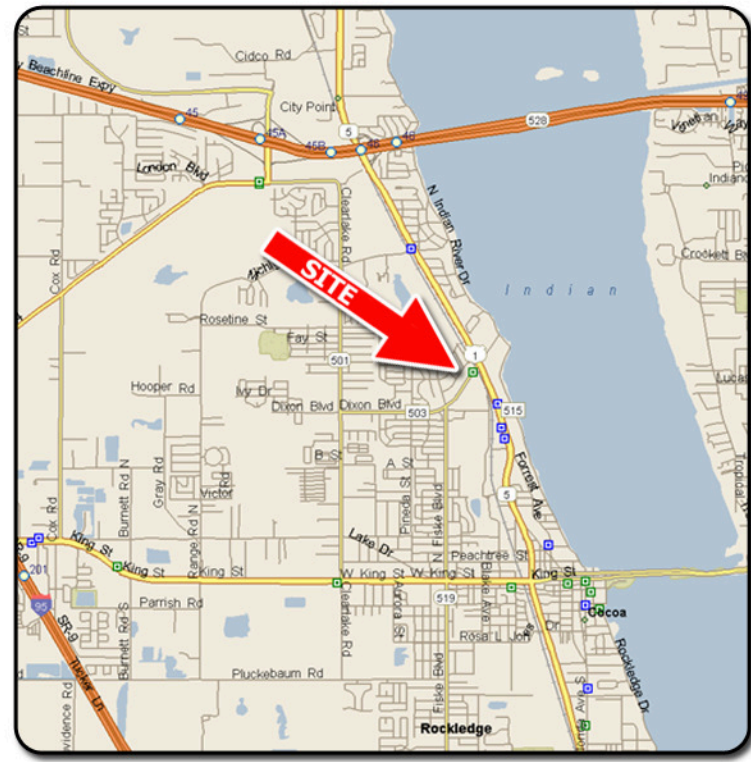
• **LOCATION** •
806 DIXON BLVD.
COCOA, FL 32922

• **DESCRIPTION** •
±29,621 SF SHOPPING CTR.
16,098 SF OF NEW TEN-YEAR
ADVANCE AUTO TERM

-RECENTLY RENOVATED AND AT
SIGNALIZED INTERSECTION

-UP TO 9,185 SF AVAILABLE
TO PROVIDE ADDITIONAL INCOME

• **TRAFFIC COUNTS** •
-30,950 CPD (2009) ON
N. COCOA BLVD. (US 1)
-11,050 CPD (2009) ON
DIXON BLVD.



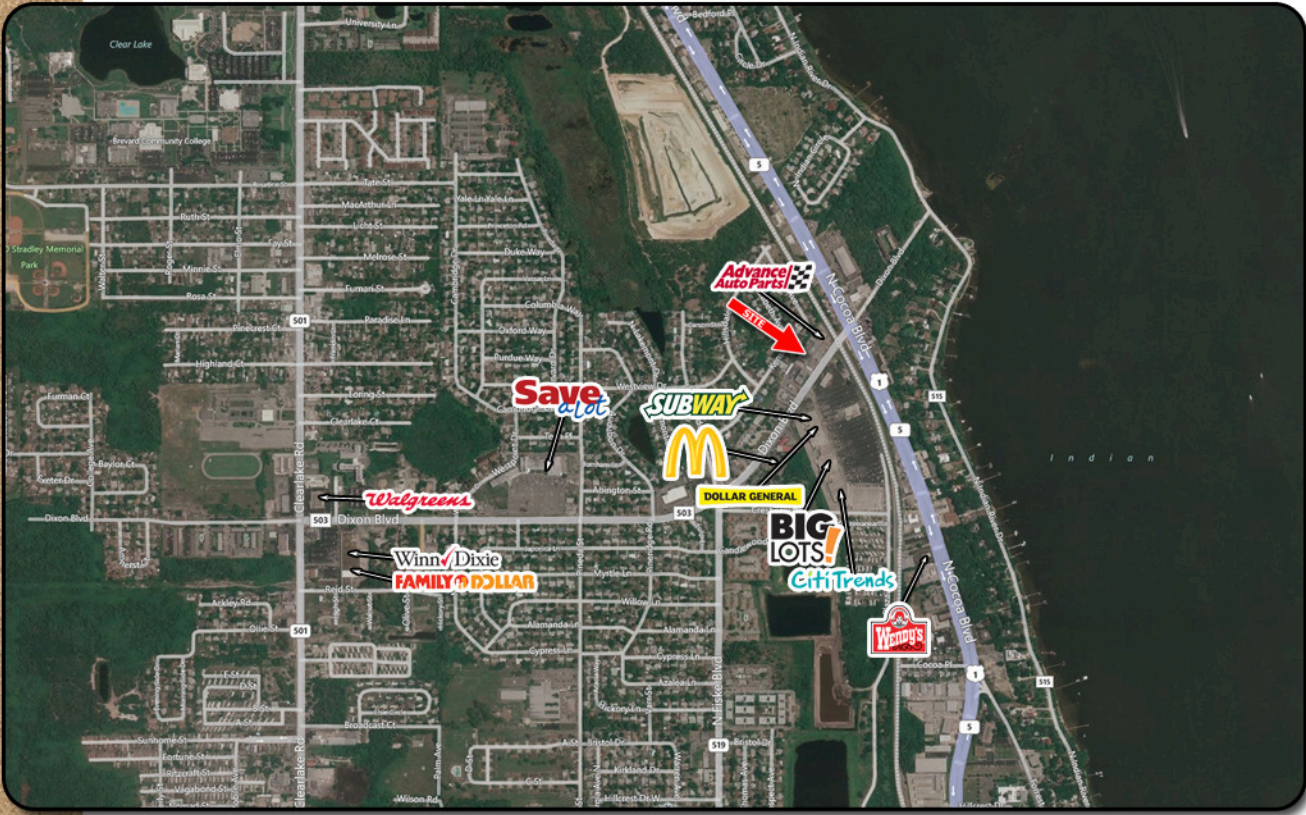
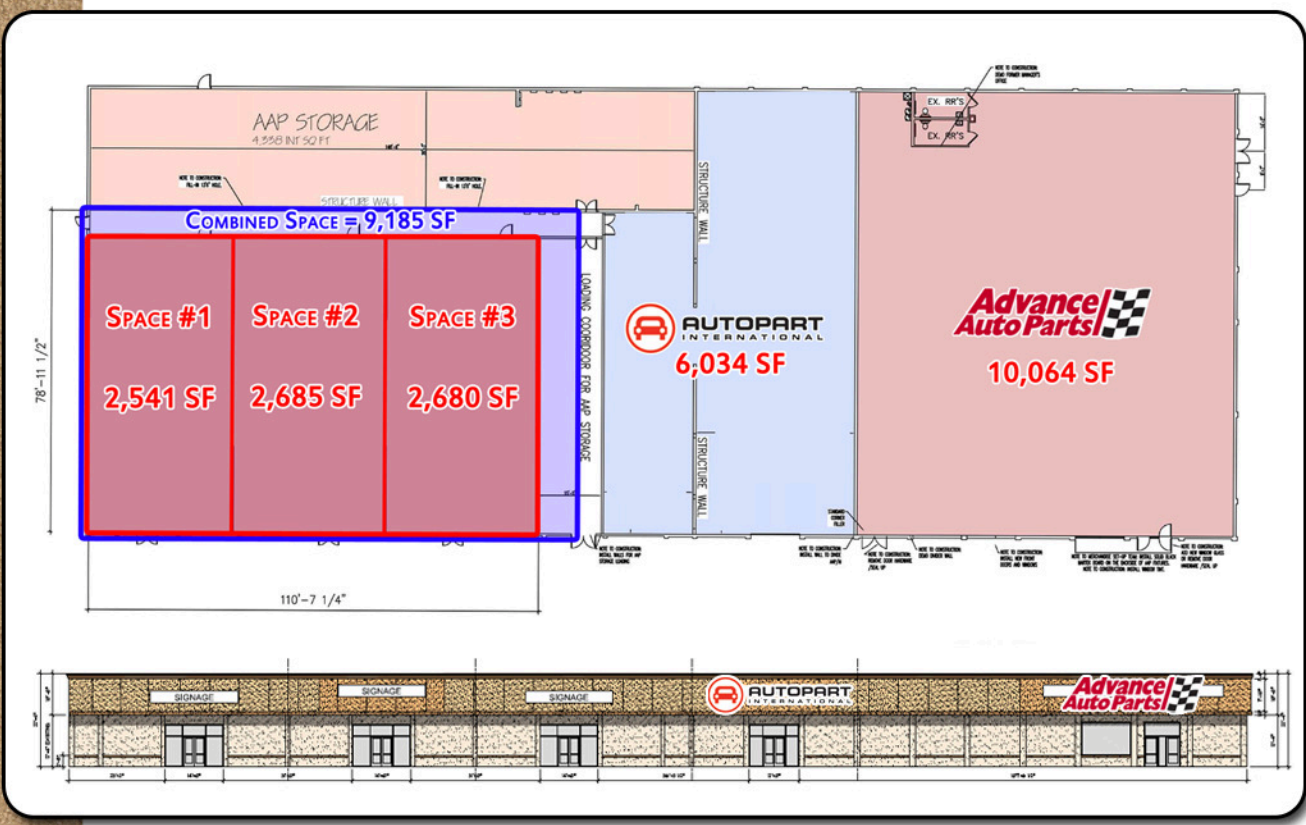
2010 DEMOGRAPHICS (AGS)

	1-MILE	2-MILE	3-MILE
POPULATION	6,274	18,587	41,121
MEDIAN HH INC.	\$30,682	\$32,543	\$42,305
AVERAGE HH INC.	\$49,116	\$47,739	\$56,315

• **CONTACT** •

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Advance Auto Parts ANCHORED SHOPPING CENTER WITH VALUE ADDED UPSIDE



CONTACT

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