

# Prime Dealership Opportunity on US-1 in Cocoa!

Real estate, Inventory equipment, and Receivables

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC

Retention Pond

1

AADT 23,500

ADDRESS

SIZE

TYPE

ZONING

PRICE

875 N Cocoa Blvd,  
Cocoa, FL 32922

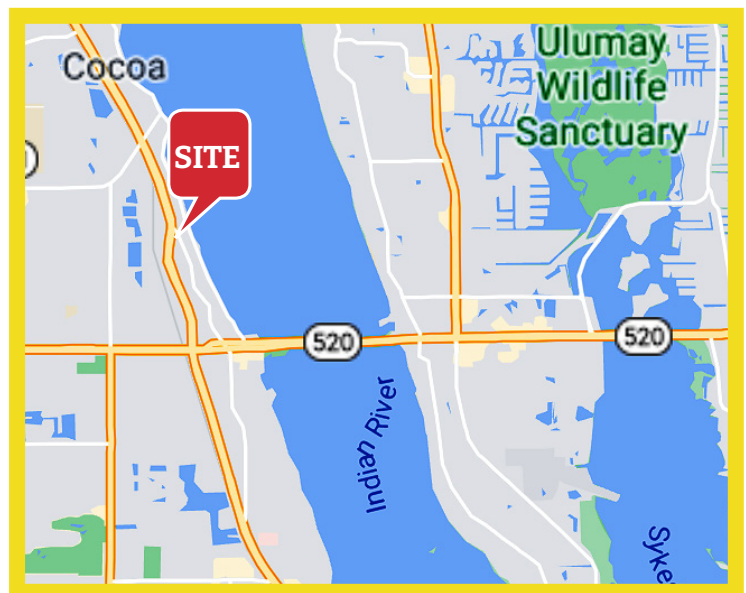
1.81AC  
ACRES

BLDG  
USED AUTO

C-1  
Commercial

\$11,900,000

- ✓ Upscale Used Automobile Dealership.
- ✓ Turn Key Operations (Staff will remain if requested).
- ✓ Modern computerized operating and accounting system with updated servers.
- ✓ Real Estate, Equipment, Inventory and Receivables included (complete list of fixtures, equipment available).
- ✓ Modern Showroom and Offices.
- ✓ Five Service Bays.
- ✓ Paved, lighted parking area.
- ✓ Current Inventory \$1,300,000 at cost.
- ✓ Current Receivables \$8,000,000.
- ✓ Receivable yielding 27% per annum +
- ✓ Average number of automobiles sold per month 22-30
- ✓ Total Annual income over \$4,500,000.



**Duane A. Watson**

**Broker**

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**Paul Johnson**

**Director Of New Development**

Office: (321) 501-3139  
rpauljohnson@msn.com

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## Summary

PRICE:	\$11,900,000
TYPE:	Building
ZONING:	C-1
SIZE:	1.8 Acres

## Property Demographics

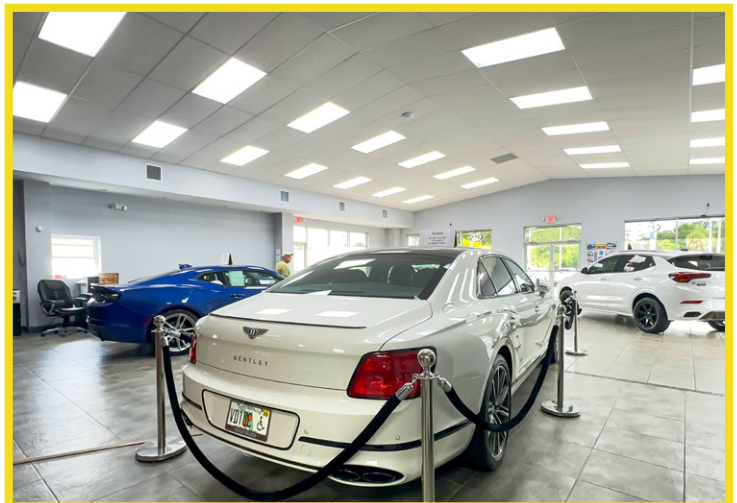
	2 MILE	5 MILE	10 MILE
<b>2029 Total Population:</b>	25,101	103,522	229,464
<b>Avg Household Income:</b>	\$60,245	\$84,080	\$94,026
<b>2029 Total Households:</b>	10,491	43,602	100,626



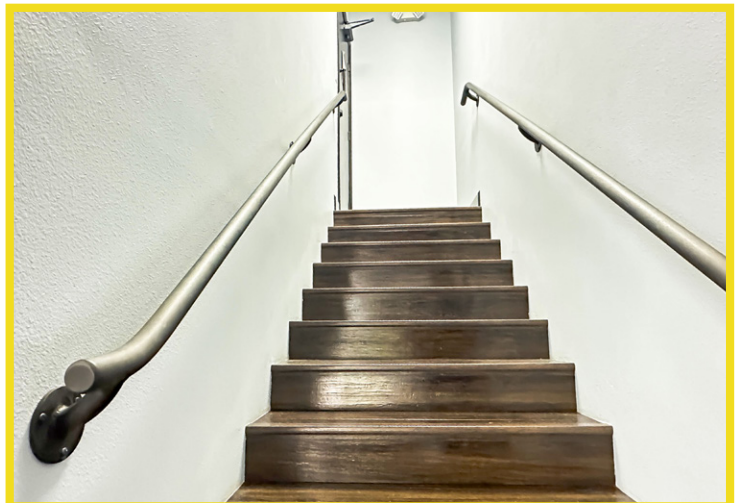
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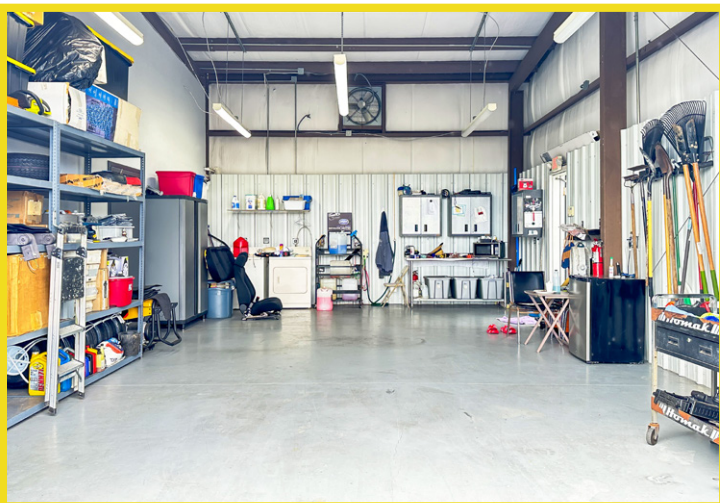
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