

Prime Cocoa Beach Gateway Property

with Drive-Thru Potential!

WATSON
COMMERCIAL
REAL ESTATE, INC.



Winn✓Dixie



SITE

N Atlantic Ave
AADT 38,300

W Cocoa Beach Cswy
AADT 18,800

ADDRESS

SIZE

TYPE

ZONING

PRICE

320 W Cocoa Beach Cswy
Cocoa Beach, FL 32931

3,923 SF
Square Foot

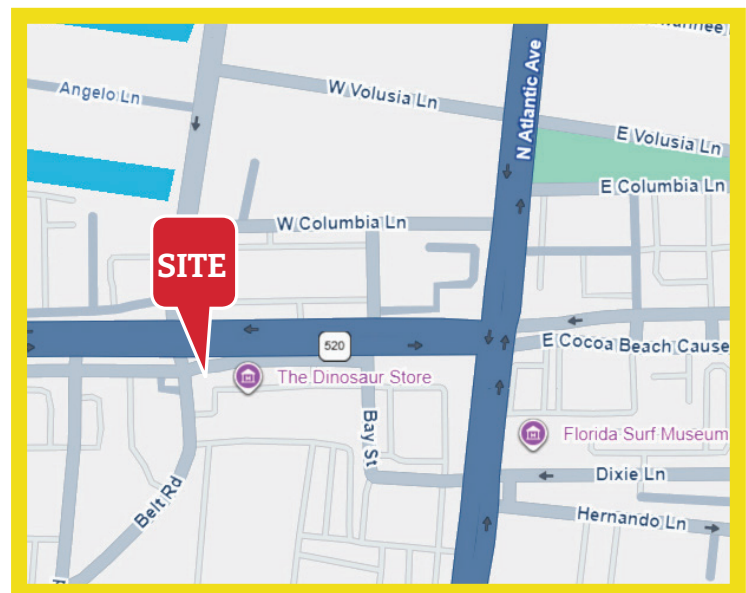
BLDG
Commercial

GW
Gateway

\$1,800,000

Property Highlights:

- ✓ **N. Atlantic Ave** 38,300 vehicles/day
- ✓ **W. Cocoa Beach Cswy:** 18,800 vehicles/day
- ✓ **Flexible GW Zoning:** Allows for multiple uses including commercial, multifamily, and tourist-related developments.
- ✓ **Corner Lot with Drive-Thru:** High visibility and easy access.
- ✓ **Just steps from Ron Jon Surf Shop:** a world-famous destination
- ✓ **Lot Size:** .92 AC



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845



Jay Pope, MBA

Sales Associate

Office: (321) 459-0000 ext. 12
Cell: (407) 617-1223

320 W Cocoa Beach Cswy Cocoa Beach, FL 32931



Summary

PRICE:	\$1,800,000
TYPE:	Commercial
ZONING:	GW (Gateway)
SIZE:	3,923 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	16,724	50,637	163,694
Avg Household Income	\$93,147	\$94,576	\$94,395
2029 Household Projection:	9,590	27,120	74,091



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Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **4,000 SF** Rent/SF/Yr: **-**
 Year Built: **1981**



Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	16,724		50,637		163,694	
2024 Estimate	14,497		44,901		148,903	
2020 Census	9,328		35,183		139,541	
Growth 2024 - 2029	15.36%		12.77%		9.93%	
Growth 2020 - 2024	55.41%		27.62%		6.71%	
2024 Population by Hispanic Origin	854		3,142		15,859	
2024 Population	14,497		44,901		148,903	
White	12,971	89.47%	39,192	87.29%	112,459	75.53%
Black	149	1.03%	638	1.42%	13,684	9.19%
Am. Indian & Alaskan	42	0.29%	149	0.33%	623	0.42%
Asian	199	1.37%	798	1.78%	3,269	2.20%
Hawaiian & Pacific Island	15	0.10%	40	0.09%	184	0.12%
Other	1,122	7.74%	4,084	9.10%	18,685	12.55%
U.S. Armed Forces	120		210		973	
Households						
2029 Projection	9,590		27,120		74,091	
2024 Estimate	8,308		23,995		67,293	
2020 Census	5,281		18,368		62,125	
Growth 2024 - 2029	15.43%		13.02%		10.10%	
Growth 2020 - 2024	57.32%		30.63%		8.32%	
Owner Occupied	5,627	67.73%	16,358	68.17%	46,257	68.74%
Renter Occupied	2,682	32.28%	7,636	31.82%	21,036	31.26%
2024 Households by HH Income	8,308		23,996		67,295	
Income: <\$25,000	1,289	15.52%	4,384	18.27%	11,888	17.67%
Income: \$25,000 - \$50,000	1,746	21.02%	4,627	19.28%	13,100	19.47%
Income: \$50,000 - \$75,000	1,055	12.70%	3,245	13.52%	9,890	14.70%
Income: \$75,000 - \$100,000	972	11.70%	3,007	12.53%	8,306	12.34%
Income: \$100,000 - \$125,000	1,251	15.06%	2,631	10.96%	7,518	11.17%
Income: \$125,000 - \$150,000	809	9.74%	2,133	8.89%	5,239	7.79%
Income: \$150,000 - \$200,000	584	7.03%	1,880	7.83%	5,539	8.23%
Income: \$200,000+	602	7.25%	2,089	8.71%	5,815	8.64%
2024 Avg Household Income	\$93,147		\$94,576		\$94,395	
2024 Med Household Income	\$76,646		\$73,023		\$71,908	

Demographic Market Comparison Report

