

# Cocoa Multi-Tenant Retail/Office

817 Dixon Blvd, Cocoa, FL 32922

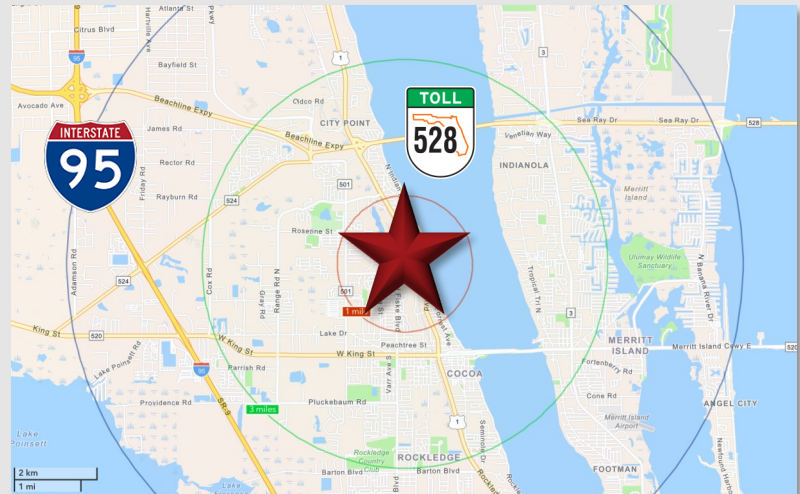


Sale Price: **\$3,500,000**

## LOCATION DETAILS

Adjacent to the McDonald's on Dixon Blvd, a quarter mile southwest of N Cocoa Blvd/US-1.

Nearby retailers include Big Lots, Tractor Supply, and Subway at Byrd Plaza. Less than a 10-minute drive from I-95, and only 5-minutes from the Beachline Expressway (SR 528)/A1A intersection, offering easy access throughout Florida's Space Coast region.



## PROPERTY DETAILS

- **±15,572 SF** 2-Story Multi-Tenant Retail/Office
  - **Recently renovated** in 2020
  - Second floor is **wheelchair accessible** at ground level through the main entrance
- **±1.05 AC** with 304' frontage on Dixon Blvd
- Zoned for Neighborhood Commercial with the city of Cocoa
- Monument signage available
- **37 Shared parking spaces**

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	7,526	73,192	206,658
Average HH Income	\$73,685	\$90,846	\$102,300
Median HH Income	\$57,311	\$68,553	\$72,935

## CONTACT FOR MORE INFORMATION

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(407) 227-1197

**Shellie Sevor, JD**  
(321) 377-1928

[RebeccaR@palkiper.com](mailto:RebeccaR@palkiper.com) [Shellie@palkiper.com](mailto:Shellie@palkiper.com)

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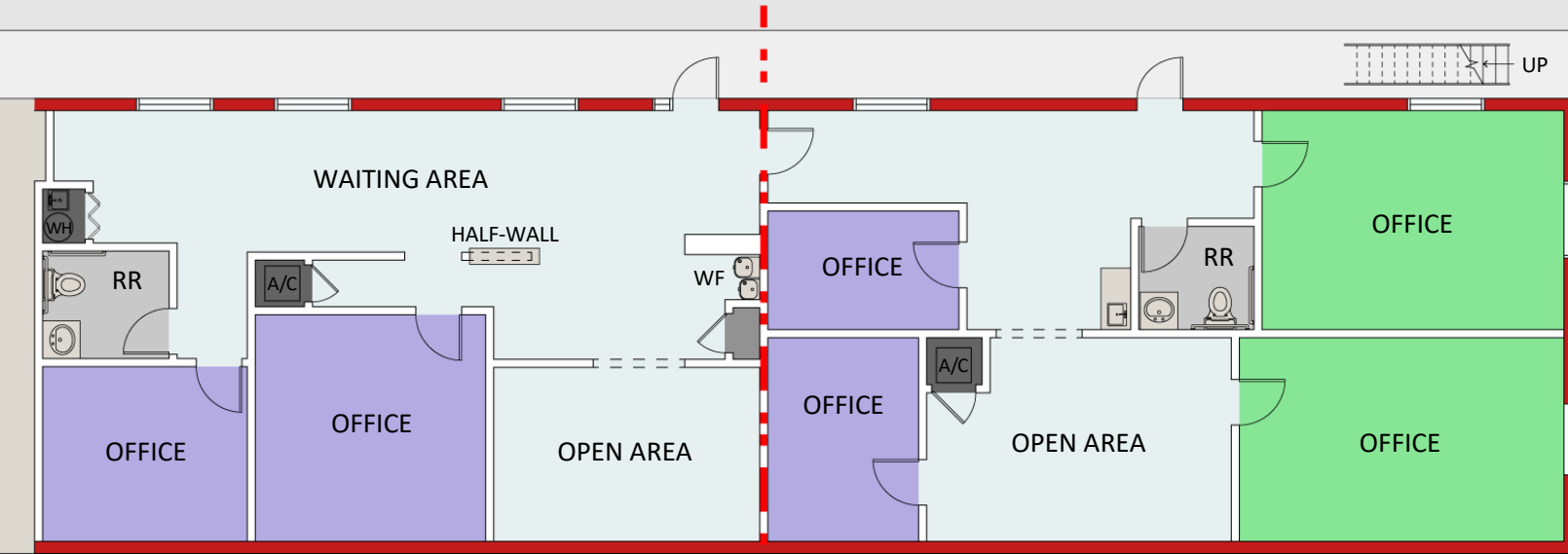
[Shellie@palkiper.com](mailto:Shellie@palkiper.com)



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**SUITE 103A**



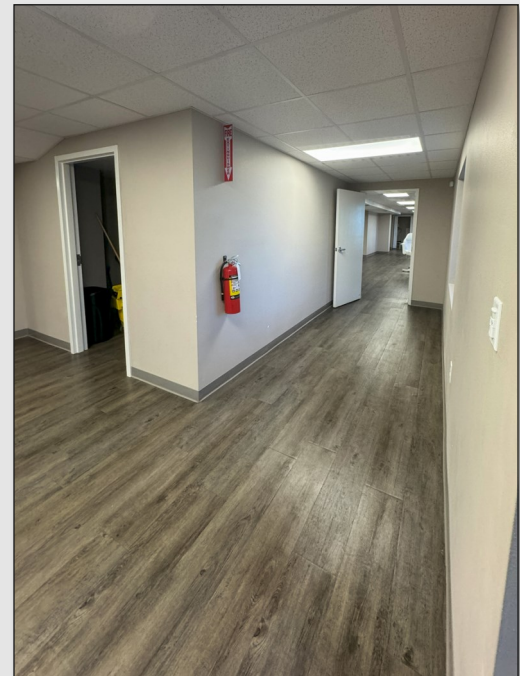
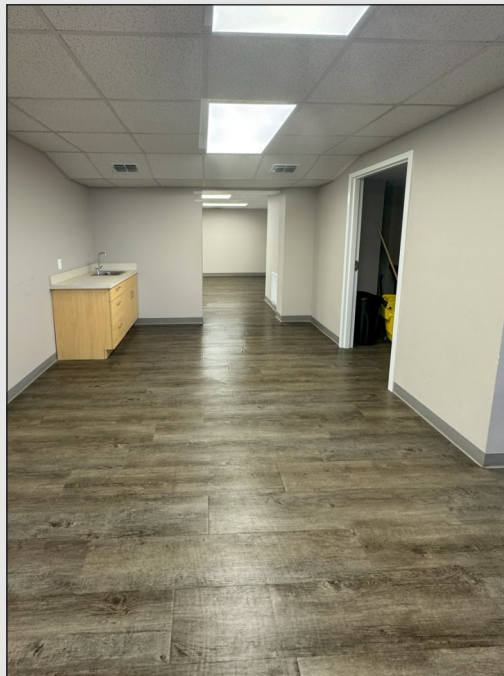
±1,483 SF Area  
*(if divided)*

±1,679 SF Area  
*(if divided)*

**NOT TO SCALE**

Illustrated for marketing purposes only.  
Layout and furnishes may vary.  
Subject to continued revisions.

**POSSIBLE DIVISION**



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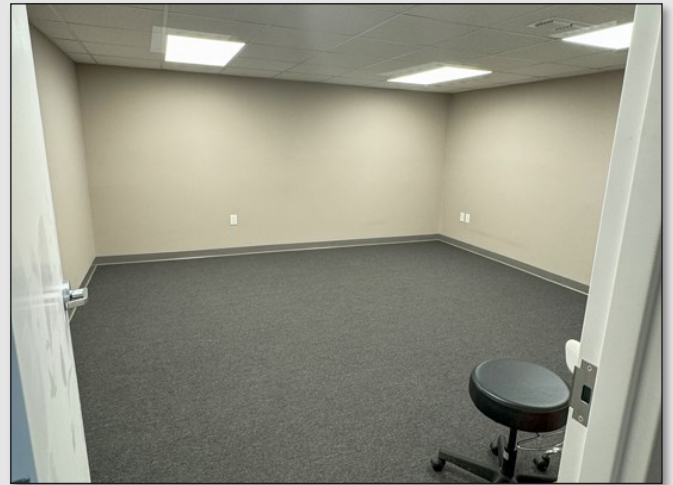
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 **Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker

**SUITE 103A**



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