

Highly Visible Location

on busy US-1

WATSON
COMMERCIAL
REAL ESTATE, INC.

LA Z BOY

SITE

AADT 31,500



ADDRESS

**3706 US-1
Cocoa, FL 32926**

SIZE

10,500 SF
Square Feet

TYPE

Bldg
Retail

ZONING

BU-1
Commercial

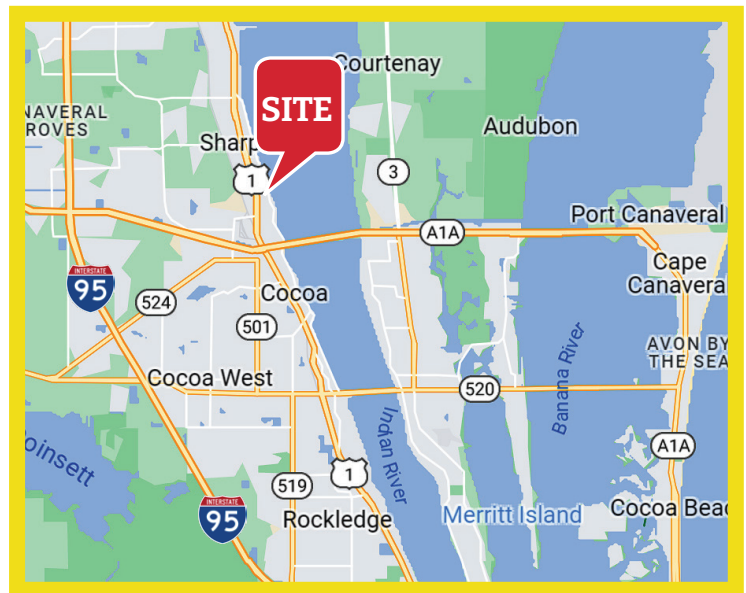
PRICE

\$1,200,000

Property Highlights:

- ✓ 105' frontage on US-1
- ✓ Building in excellent condition
- ✓ AADT 31,500 traffic count on US-1
- ✓ 20 minutes away from Kennedy Space Center
- ✓ Minutes away from bridge to Cocoa Beach

[Click Here to Watch Video](#)



Duane A. Watson

Broker

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

Office: (321) 459-0000

© 2019 | Watson Commercial Real Estate
335 S. Plumosa Street Merritt Island, FL 32952

3706 US-1 Cocoa, FL 32926



Summary

PRICE:	\$1,200,000
TYPE:	Commercial
ZONING:	BU-1
BLDG SIZE:	10,500 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2028 Population Projection:	7,913	76,218	172,377
Avg Household Income:	\$74,696	\$78,101	\$85,894
2028 Household Projection:	3,185	29,841	71,793

Traffic Count



3706 US-1 Cocoa, FL 32926



3706 US-1 Cocoa, FL 32926



3706 US-1 Cocoa, FL 32926

