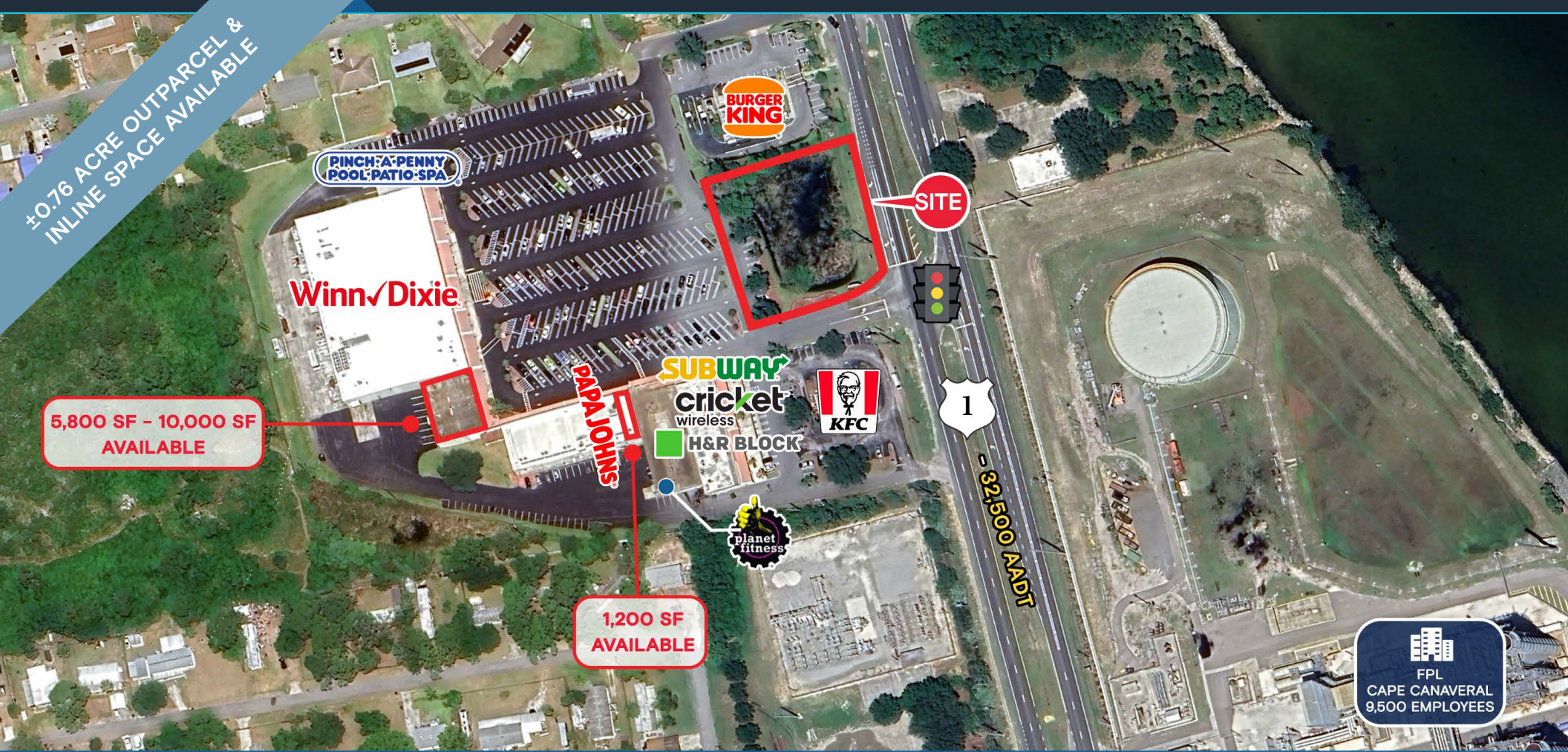


FOR SALE | FOR LEASE

PORT ST JOHN PLAZA

6201 US Highway 1, Cocoa, FL

±0.76 ACRE OUTPARCEL & INLINE SPACE AVAILABLE



5,800 SF - 10,000 SF AVAILABLE

1,200 SF AVAILABLE

FPL
CAPE CANAVERAL
9,500 EMPLOYEES

PRIME FRONTAGE AND ACCESS ON US-1

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

Property Overview

HIGHLIGHTS

- ±0.76 acre outparcel available for sale or for lease
- ±5,880 SF - ±10,000 SF available
- ±1,200 SF available for lease
- Prime access and visibility to over 32,000 vehicles per day
- Located at the signalized intersection
- Flexible zoning to allow a variety of uses
- Join several national tenants including:

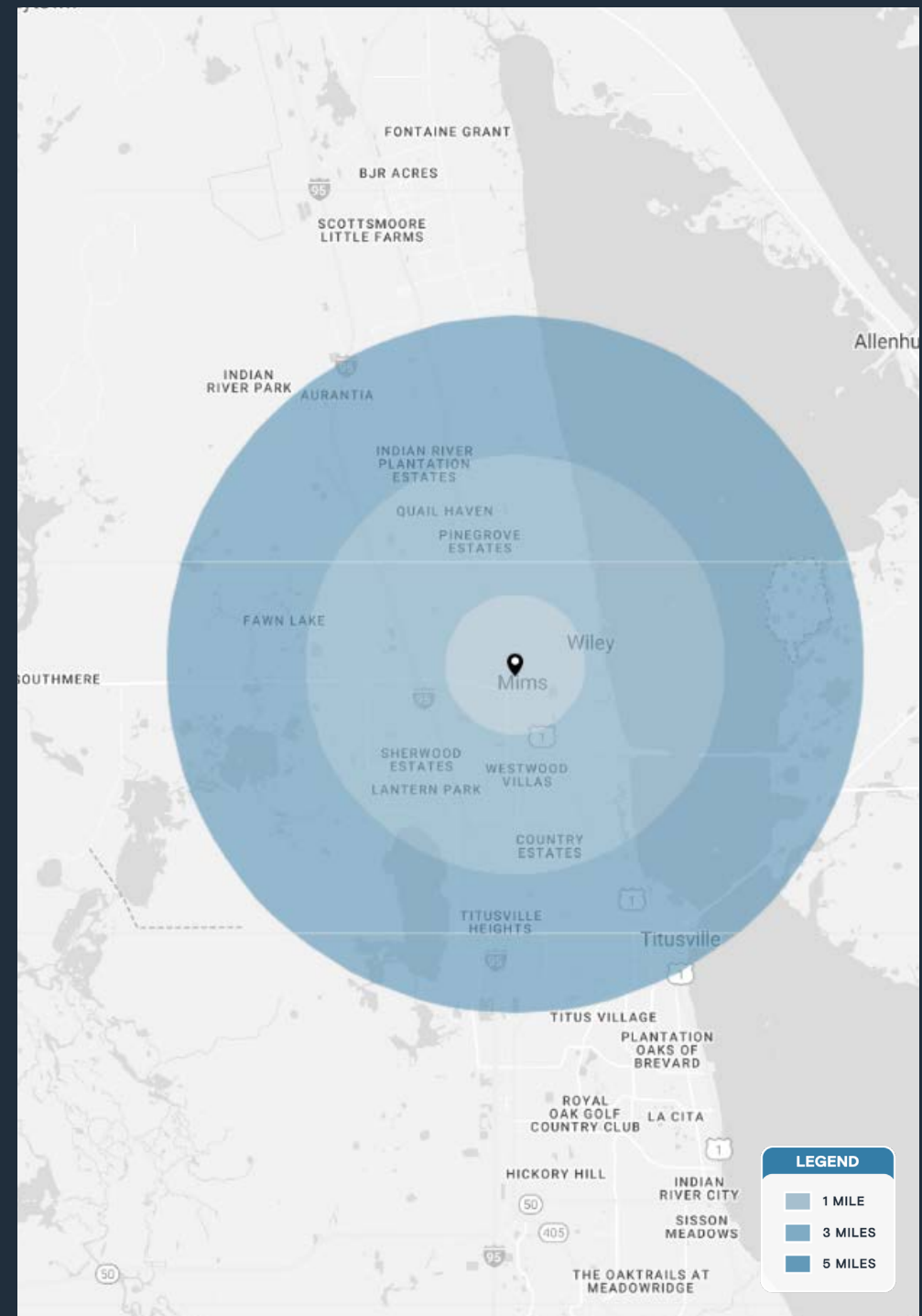


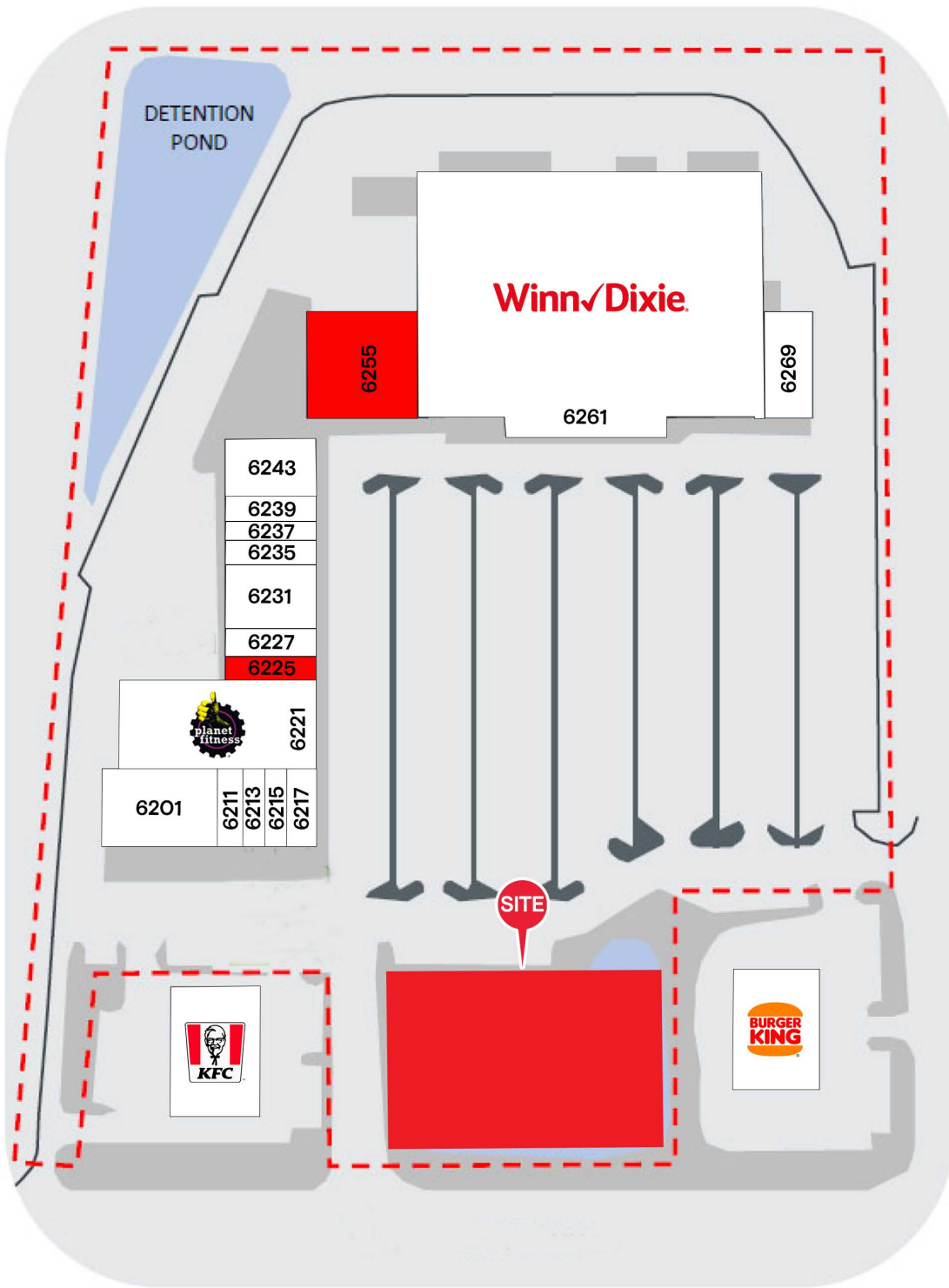
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,991	17,429	32,890
HOUSEHOLDS	1,283	7,210	13,732
EMPLOYEES	2,543	14,794	27,767
AVERAGE HH INCOME	\$80,475	\$79,769	\$77,253

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,890	27,430	45,794
HOUSEHOLDS	3,740	11,353	19,302
EMPLOYEES	7,575	23,247	38,418
AVERAGE HH INCOME	\$77,662	\$77,236	\$78,582





Tenant Roster

6201	Chalkie's	3,500 SF
6211	Metro PCS	750 SF
6213	H&R Block	1,000 SF
6215	Cricket Wireless	750 SF
6217	Subway	1,250 SF
6221	Planet Fitness	8,640 SF
6225	Available	1,200 SF
6227	Papa John's Pizza	1,200 SF
6231	Winn Dixie Liquor	3,000 SF
6235	China Nails	900 SF
6237	Holly May's Salon	900 SF
6239	Brigdawg's	900 SF
6255	Available	5,880 - 10,000 SF
6261	Winn Dixie	43,750 SF
6269	Pinch A Penny	2,200 SF











Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.03.24