

FOR GROUND LEASE

301

SOUTH COCOA BLVD

±1.40 ACRES ON FULLY
SIGNALIZED INTERSECTION
ON US-1

**DOWNTOWN
COCOA**

+78,000 VPD

SUBJECT PROPERTY

Colliers

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ADDRESS

301 S Cocoa Blvd.



LOT SIZE

±1.40 Acres



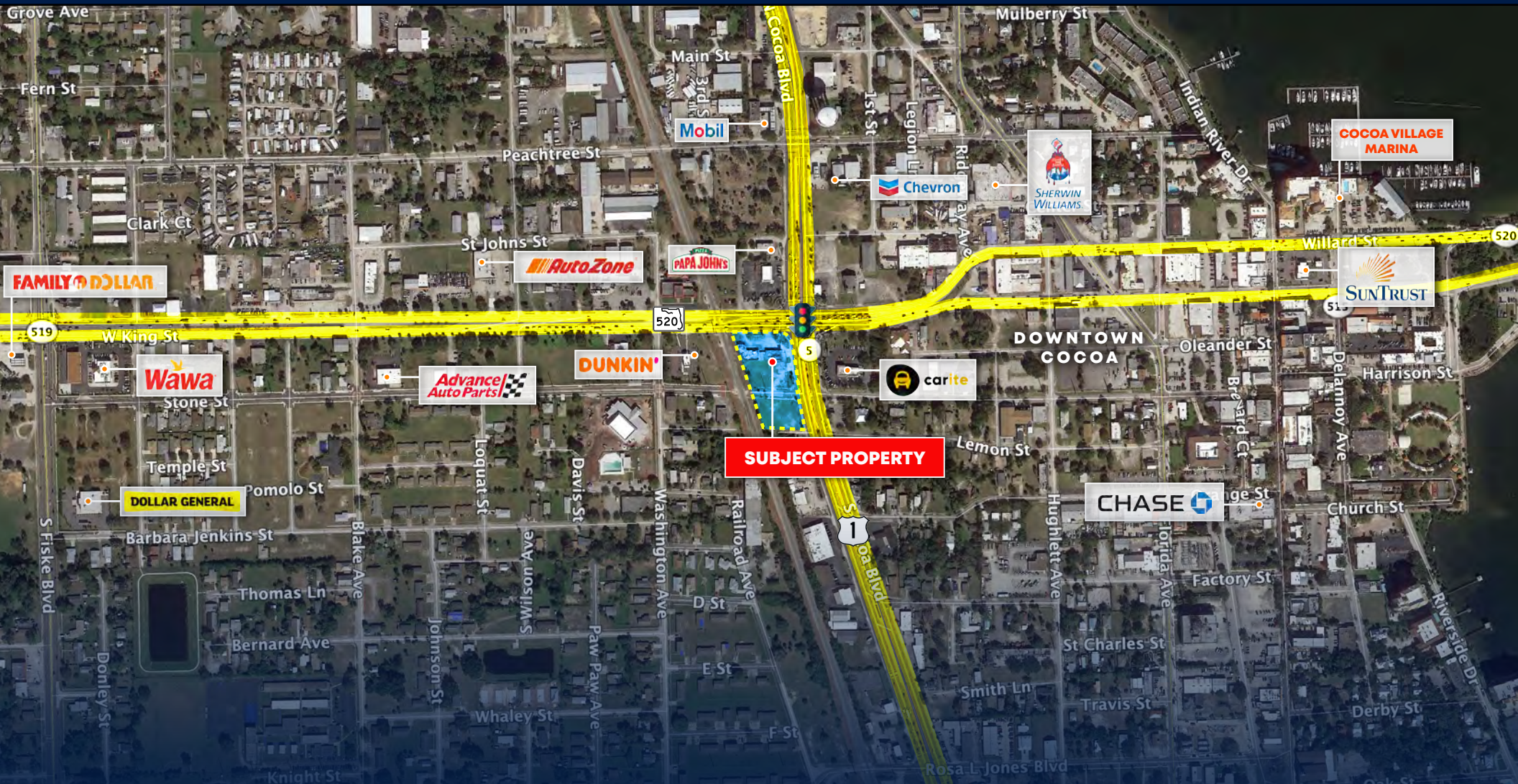
ZONING

1100



TRAFFIC COUNT

+78,000 VPD



SUBJECT PROPERTY

LOCATION HIGHLIGHTS

3 MILE RADIUS



Current
Population
50,326



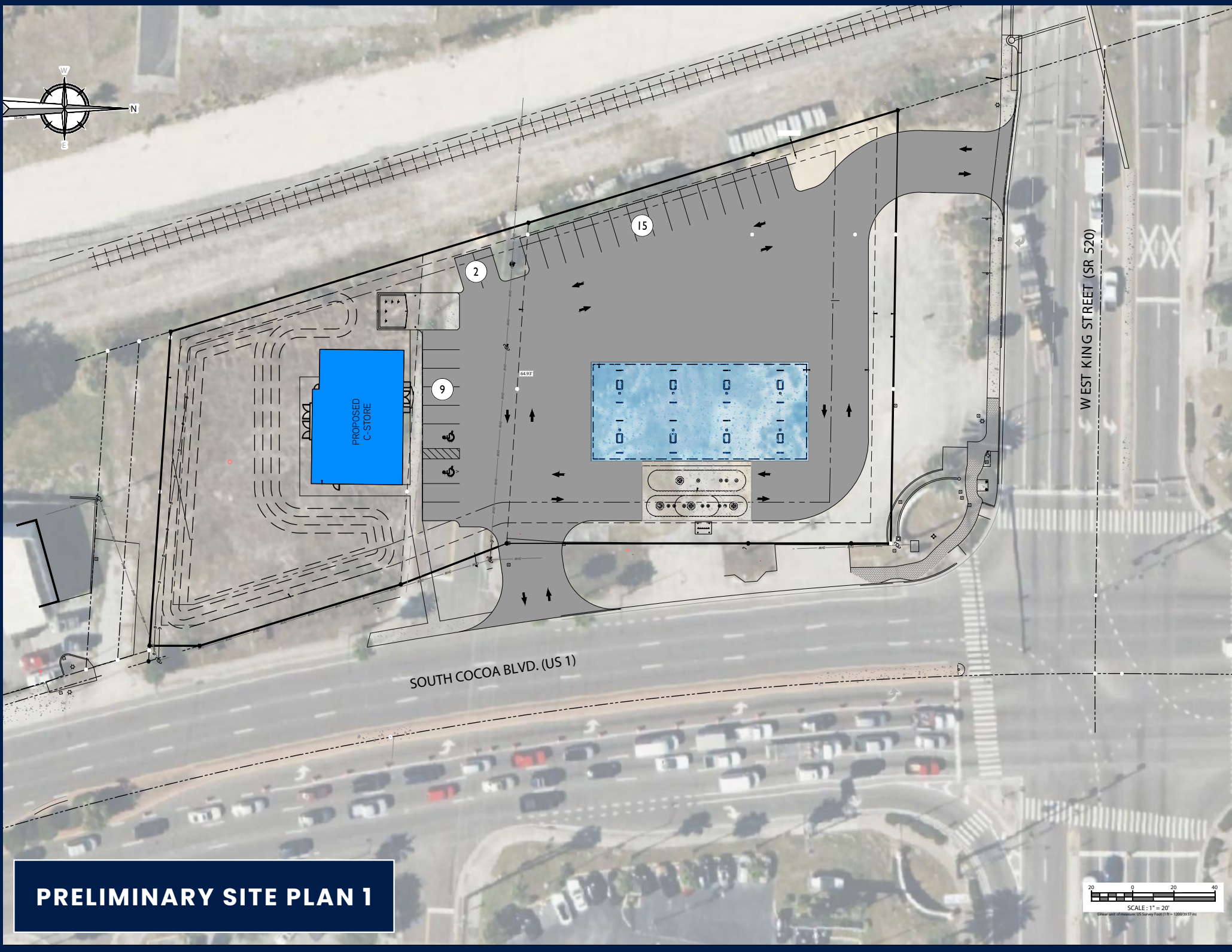
Median Household
Income
\$52,207



Businesses
3,451



Employee
Population
59,125

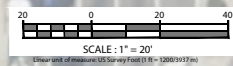


PRELIMINARY SITE PLAN 1

20 0 20 40
SCALE: 1" = 20'
Linear scale of measured US Survey Feet (1" = 2000.00 feet)



PRELIMINARY SITE PLAN 2



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