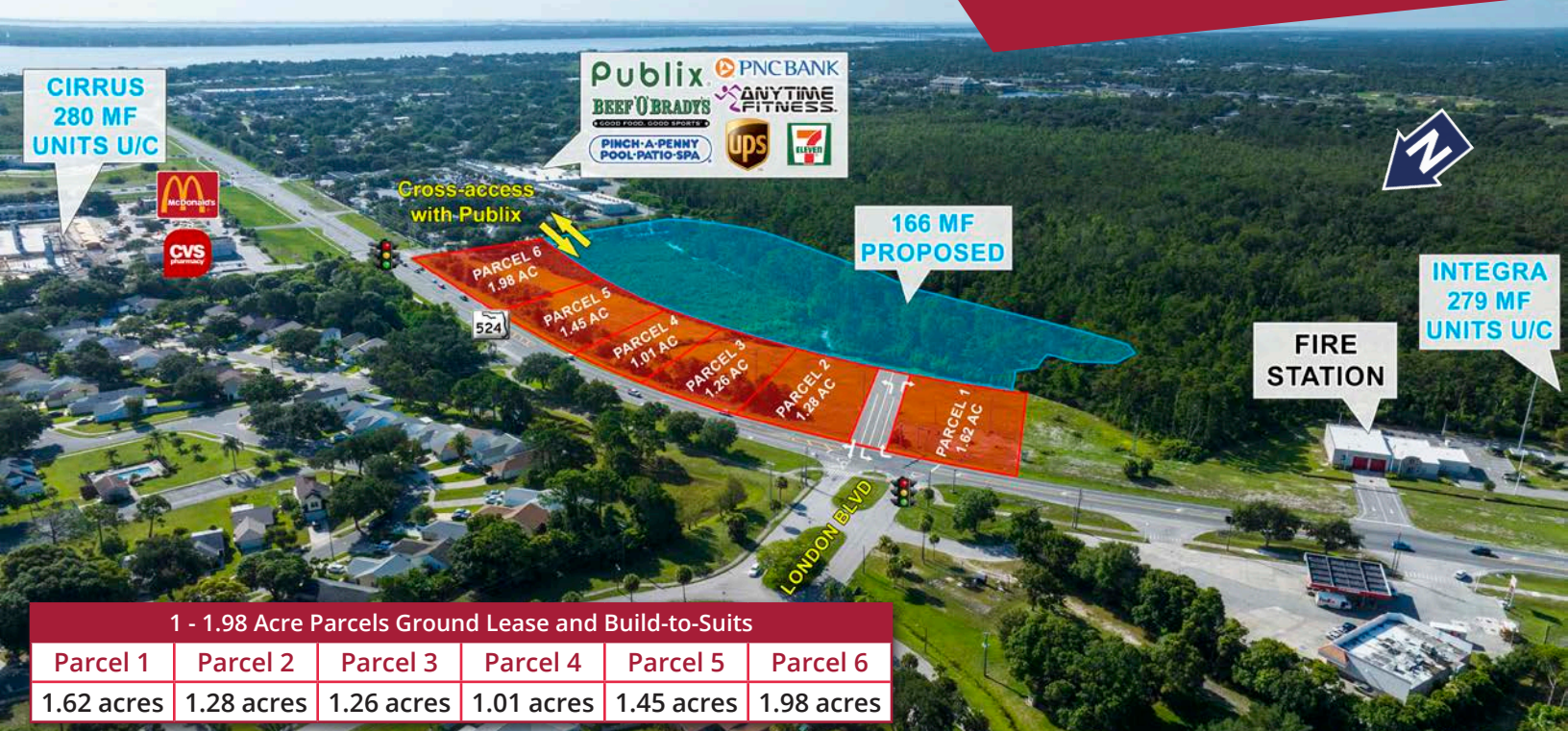


# Ground Lease/Build to Suits Commercial Outparcels SR 524 Cocoa, FL

**DEMETREE**  
GLOBAL

**FOR LEASE | LAND**



### 1 - 1.98 Acre Parcels Ground Lease and Build-to-Suits

| Parcel 1   | Parcel 2   | Parcel 3   | Parcel 4   | Parcel 5   | Parcel 6   |
|------------|------------|------------|------------|------------|------------|
| 1.62 acres | 1.28 acres | 1.26 acres | 1.01 acres | 1.45 acres | 1.98 acres |

SR 524 AND LONDON BLVD. COCOA, FL 32926

## PROPERTY FEATURES:

- GROUND LEASE / BUILD-TO-SUIT
- Commercial Outparcels located on SR 524, adjacent to the Publix shopping plaza: Cocoa Commons
- Lot sizes are flexible and can range from 1 acre to 1.98 acres
- Sites are in front of residential land proposed for 166 MF Units
- 2.6 miles from Amazon's new 202,044 SF distribution center on 28.2 acres, employing more than 225 people, opening 2023
- 1.9 miles from Walmart's new 555,000 SF distribution center on SR 524, employing more than 400 people

| 2023 DEMOGRAPHICS  | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Population         | 4,343    | 27,903   | 69,368   |
| Daytime Population | 7,239    | 27,626   | 70,436   |
| Median Age         | 45.8     | 40.5     | 43.9     |
| Average HH Income  | \$73,556 | \$69,554 | \$80,497 |



**1,005+** New Multi-Family  
in 1 mile



**10,573** Employees  
in 3 miles



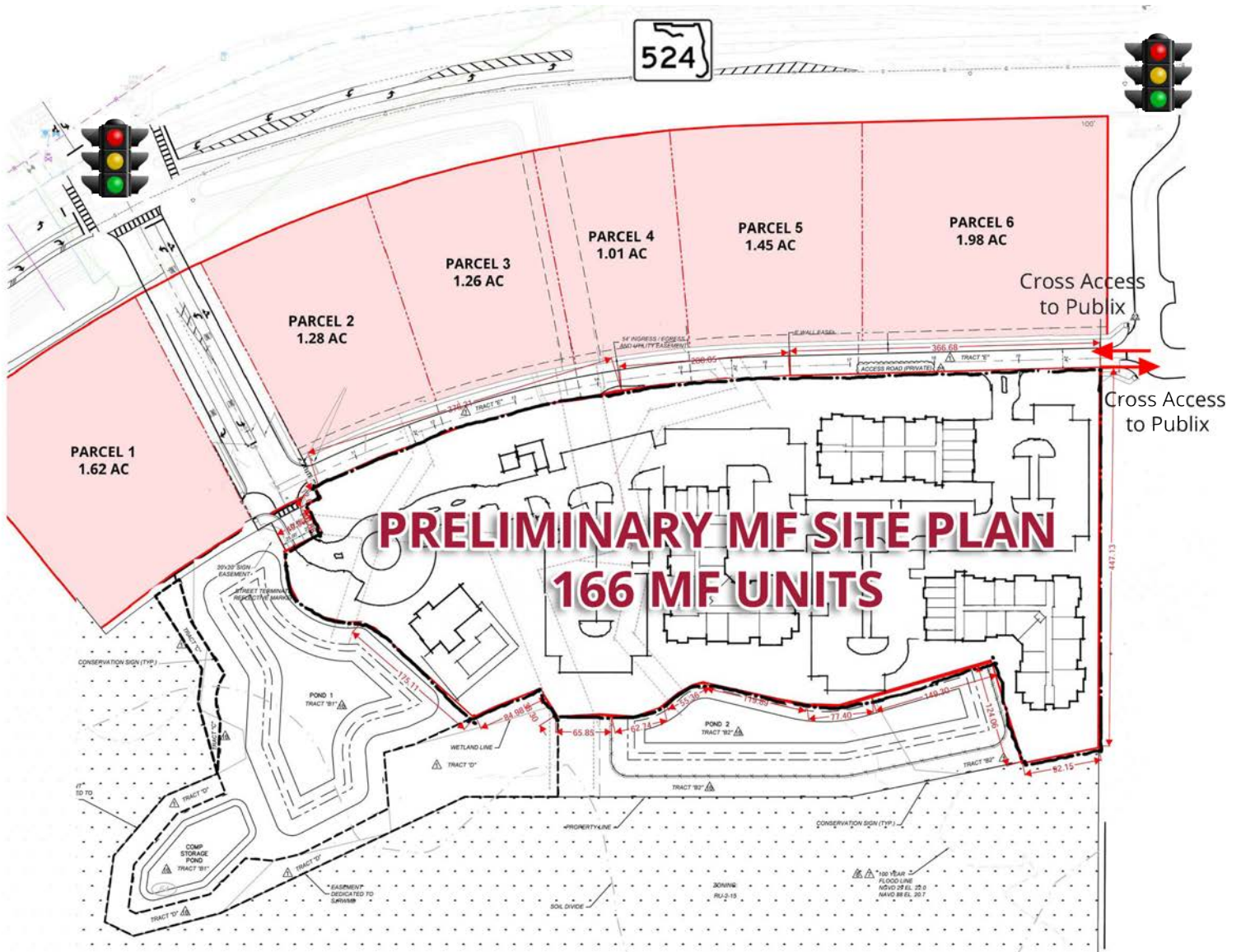
**\$69,554** HH Income  
in 3 miles

Contact us now for more information

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# Conceptual Commercial Site Plan



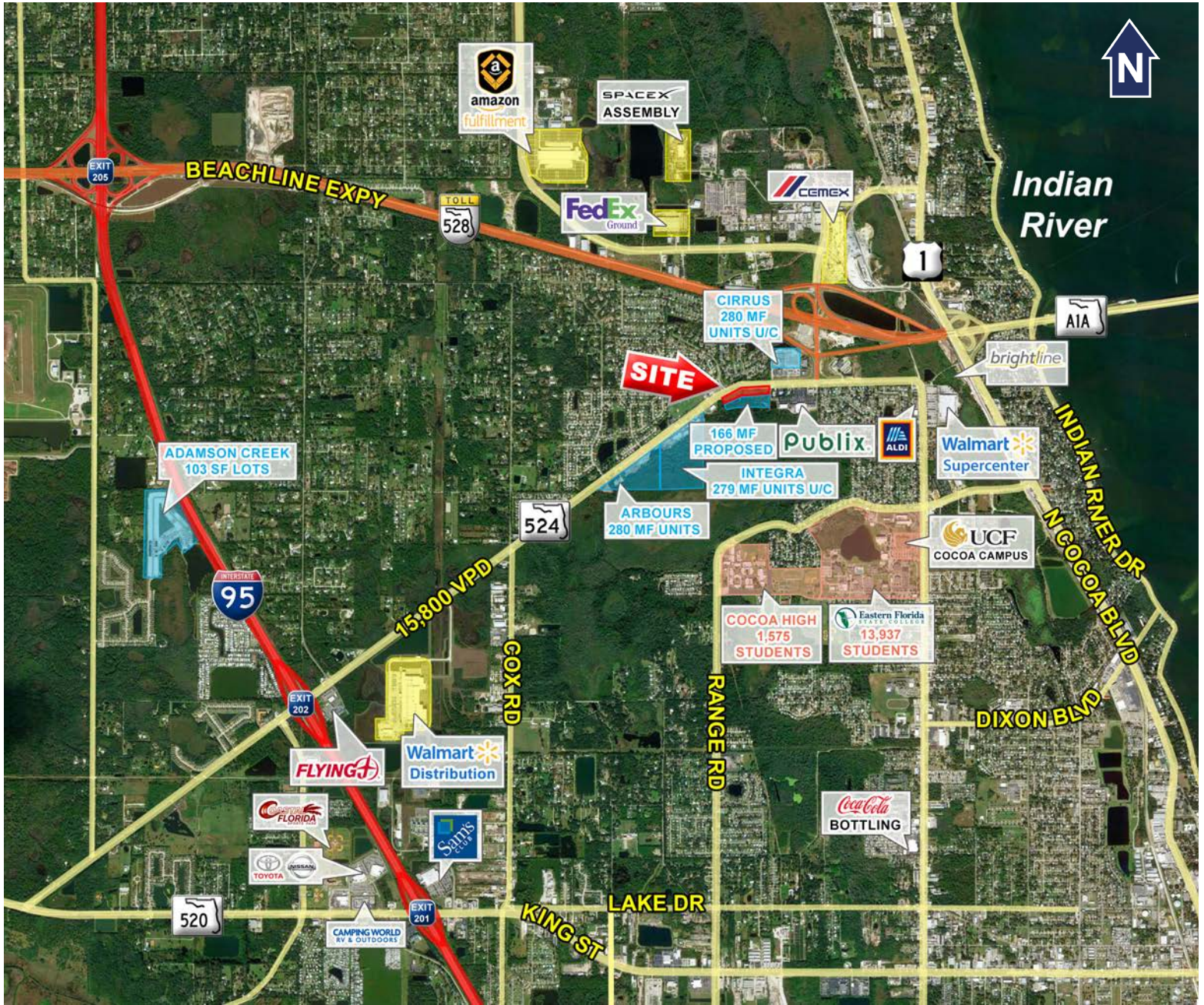
Commercial Pad Sites situated in front of residential land proposed for 166 MF Units Parcel Sizes are Flexible

| PARCEL   | SIZE       |
|----------|------------|
| Parcel 1 | 1.62 Acres |
| Parcel 2 | 1.28 Acres |
| Parcel 3 | 1.26 Acres |
| Parcel 4 | 1.01 Acres |
| Parcel 5 | 1.45 Acres |
| Parcel 6 | 1.98 Acres |

# Drone Aerials



# Market Aerial



# Retail Aerial

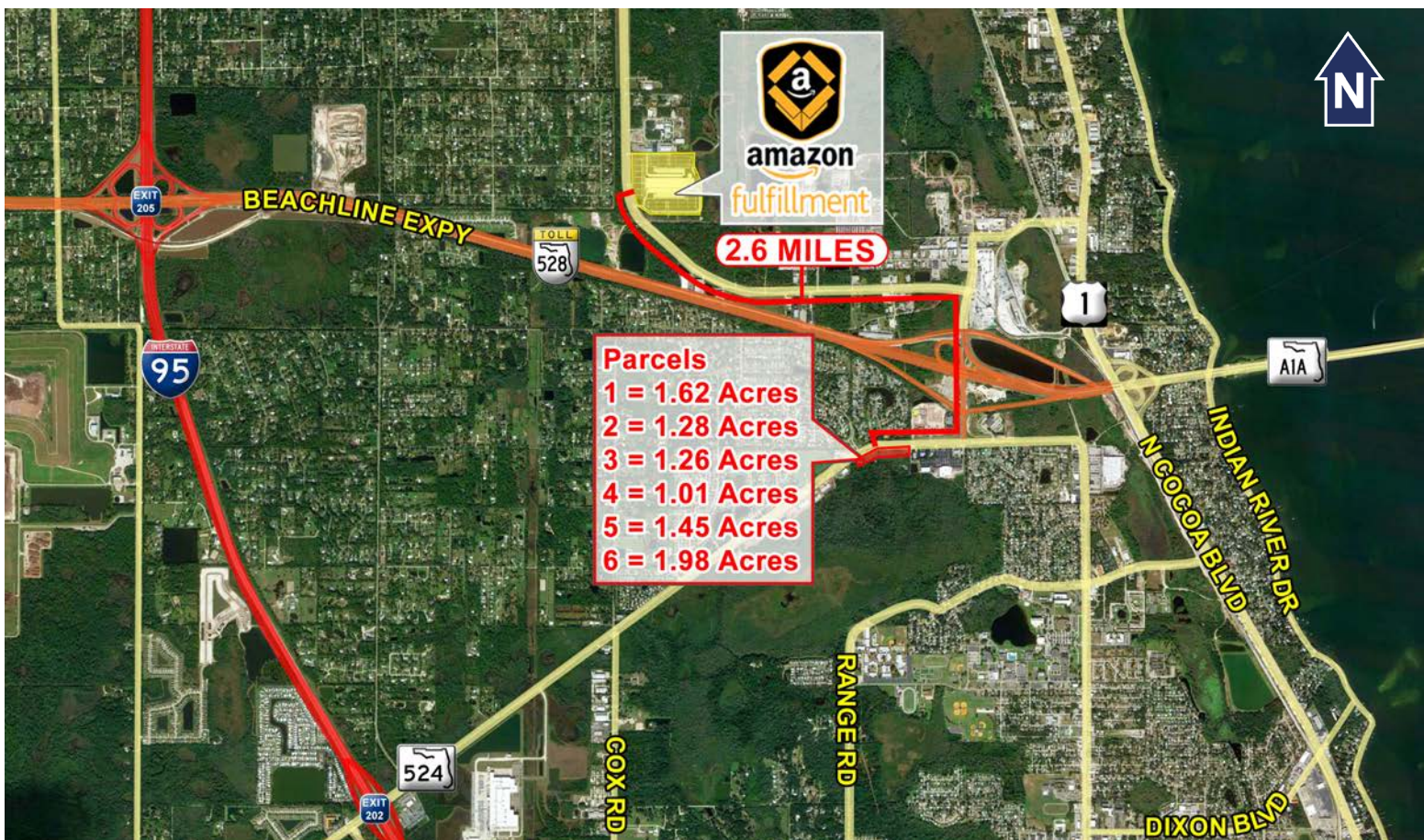


# Amazon's Distribution Center



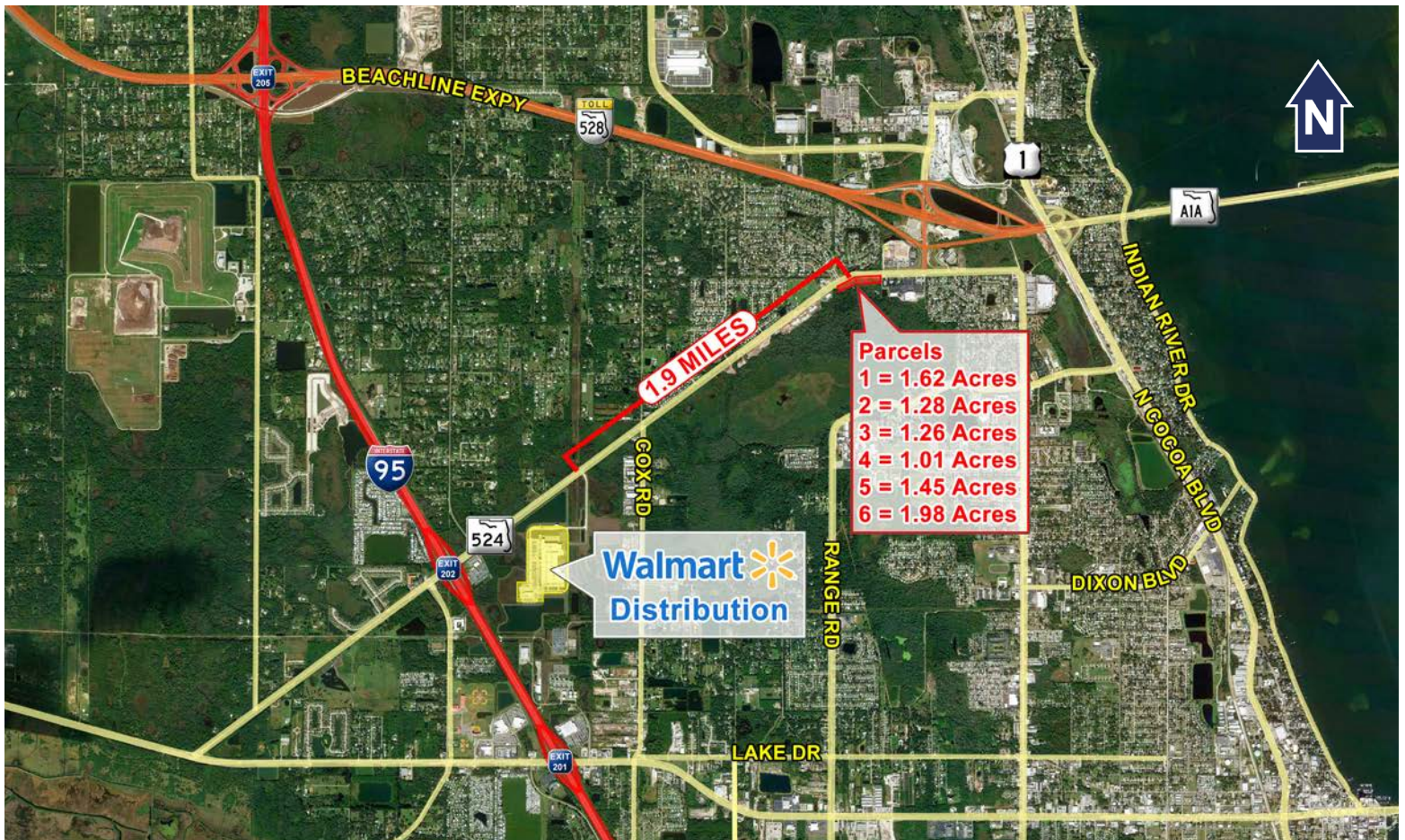
Amazon has proposed opening a massive Distribution Center in 2023, spanning 202,044 square feet on 28.2 acres of land located at 3655 Grissom Parkway. The estimated cost for the project is \$13.1 million, based on industry standards.

New construction is an important regional economic driver, creating part-time and full-time jobs along with new space for residents, businesses, and more.



# Walmart's Distribution Project

A 555,000 SF Wal-Mart distribution center in operation since 2018.



# Land Parcel (Potential Concept Layout)

## Potential Concept Layout (Land and Pad with Road)



## Potential Concept Layout (Building, Parking Lot and Landscaping)





# Land Parcel (Potential Concept Layout)



Contact us now for more information

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