

# Former Family Dollar

1049 W King St, Cocoa, FL 32922



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 252' frontage
- Access to signalized light
- 27,000+ cars per day on W King St
- 26 parking spaces
- C-G - General Commercial Zoning - City of Cocoa
- Ideal Uses: Medical, Traditional Retail, and Auto

[Click here for Zoning Code.](#)

[Click here for Survey.](#)

### OFFERING SUMMARY

Sale Price:	Call for price
Lease Rate:	Negotiable
Lot Size:	1.13 Acres
Building Size:	8,400 SF
Available SF:	4,000 - 8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,297	19,970	40,195
Total Population	8,310	47,146	94,115
Average HH Income	\$63,962	\$74,943	\$91,857

Andreas Steineger, MBA  
407.360.3154  
asteineger@eisre.com

Eric Portnoy  
954.242.2010  
eportnoy@eisre.com



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Orlando, FL 32819  
www.eisre.com

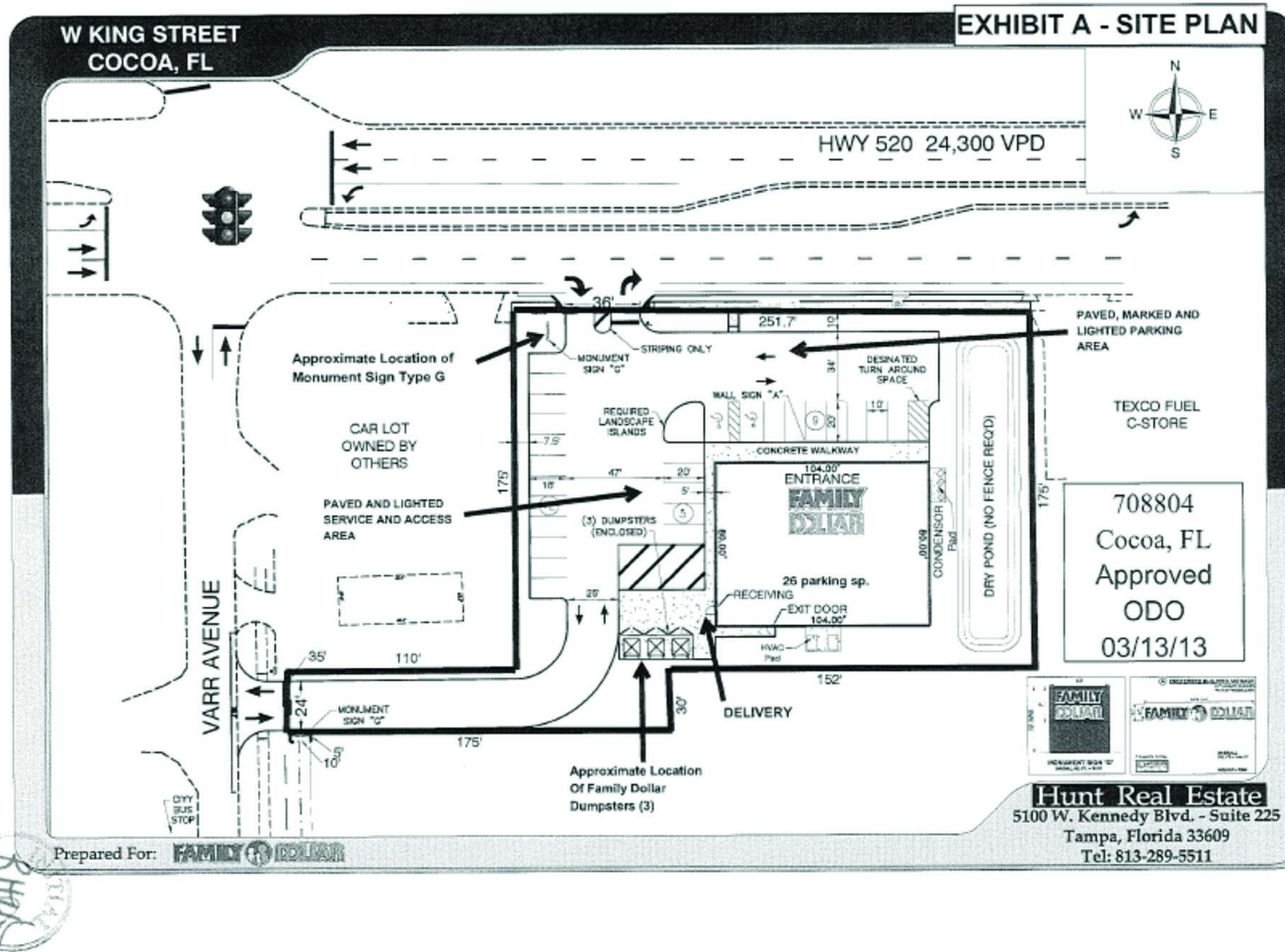
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## SITE PLAN



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## PROPERTY PHOTO



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## RETAILER MAP



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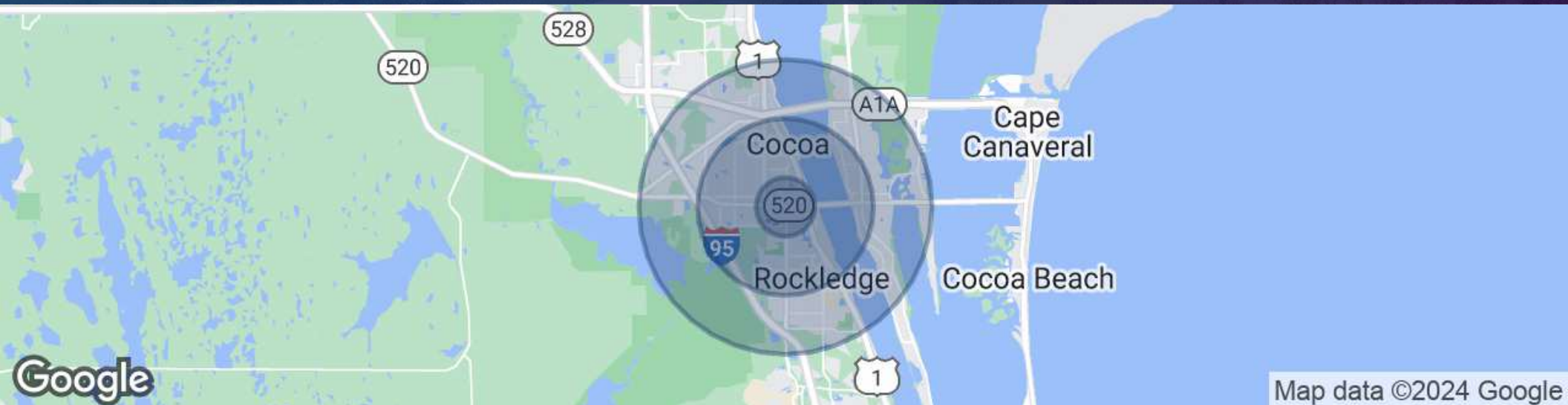
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## DEMOGRAPHICS MAP & REPORT



Map data ©2024 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,310	47,146	94,115
Average Age	40	44	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,297	19,970	40,195
# of Persons per HH	2.51	2.34	2.32
Average HH Income	\$63,962	\$74,943	\$91,857
Average House Value	\$236,502	\$324,559	\$366,136

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