

**Phở 95**  
VIETNAMESE CUISINE  
321-417-5005



**FOR SALE**

## Cocoa Single Tenant NN Retail Site

**938 DIXON BLVD**

Cocoa, FL 32922



**PRESENTED BY:**

**BILL NGUYEN**

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# Table of Contents

<b>4</b>	<b>PROPERTY INFORMATION</b>		<b>13</b>	<b>DEMOGRAPHICS</b>	
	Property Summary	5		Demographics Map & Report	14
	Property Description	6			
	Additional Photos	7			
	Additional Photos	8	<b>15</b>	<b>ADVISOR BIO</b>	
	Regional & Location Map	9		Advisor Biography	16
	Retailer Map	10		Advisor Bio 2	17
	Additional Photos	11			
	Additional Photos	12			

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

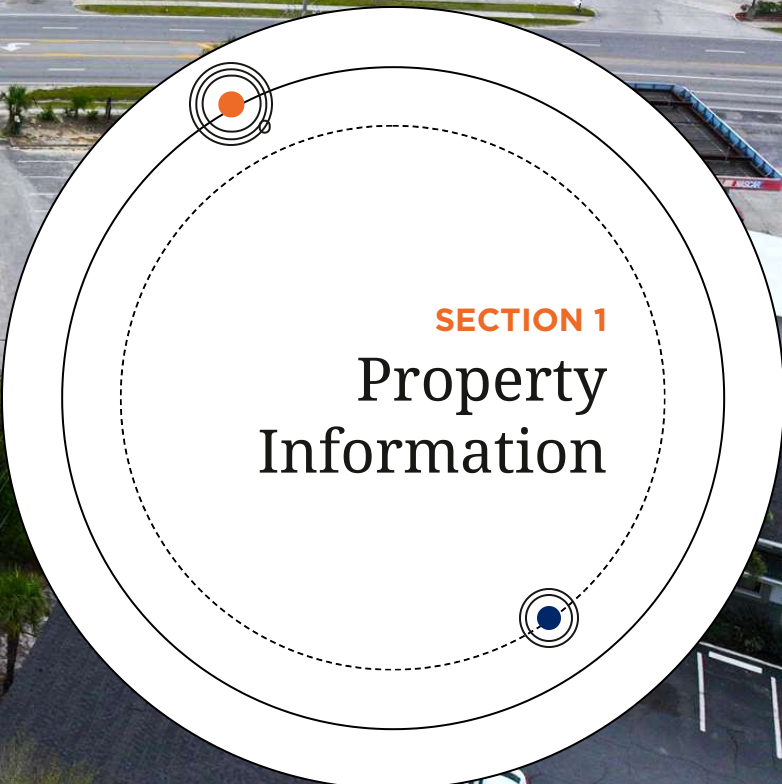
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

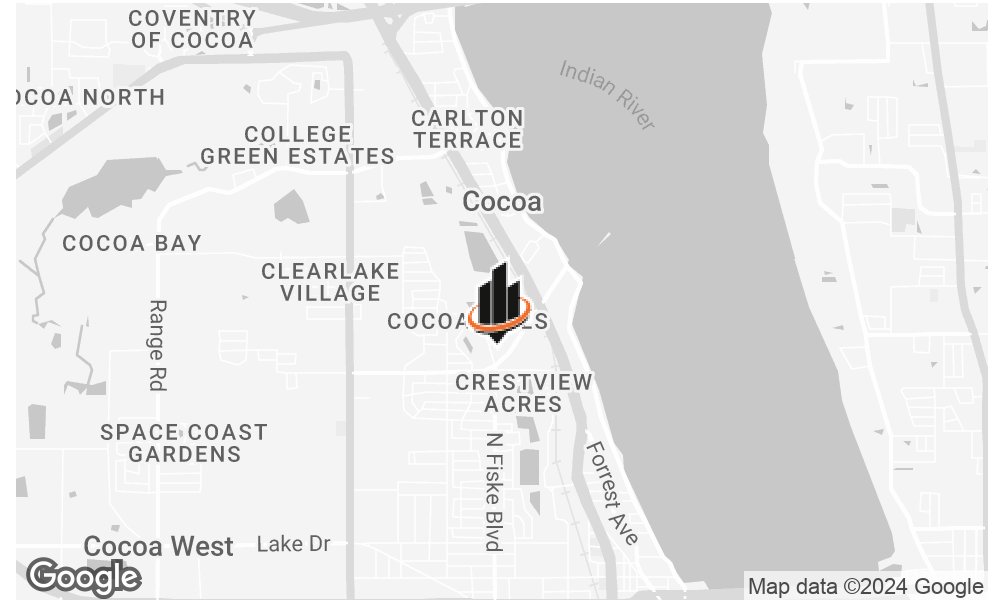
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>\$550,000</b>
<b>BUILDING SIZE:</b>	2,545 ± SF
<b>LOT SIZE:</b>	0.74 ± Acres
<b>PRICE / SF:</b>	\$216.11
<b>NOI:</b>	\$30,721
<b>YEAR BUILT:</b>	1988
<b>ZONING:</b>	CN
<b>MARKET:</b>	Orlando MSA
<b>SUBMARKET:</b>	Brevard County Space Coast

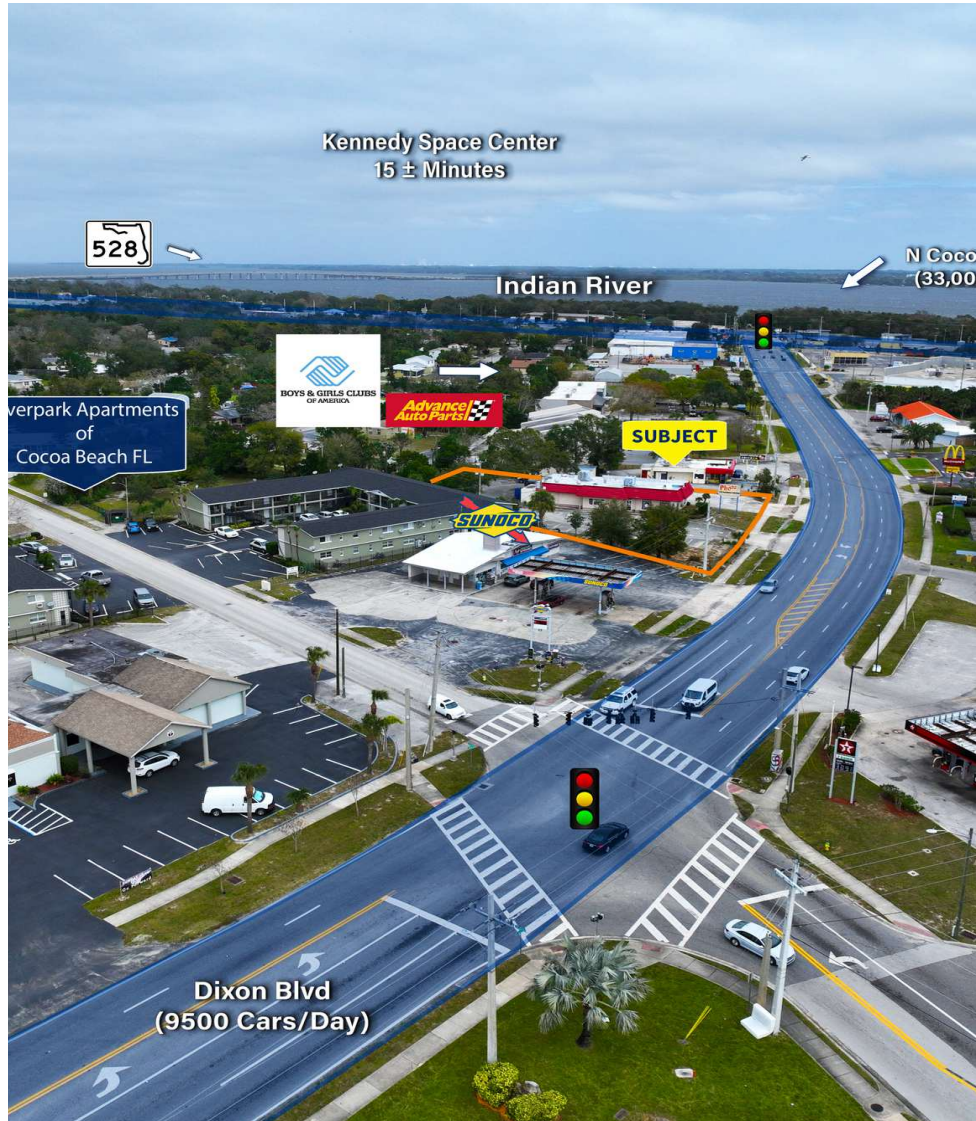
## PROPERTY OVERVIEW

Welcome to 938 Dixon Blvd, a prime income-producing property located in the heart of Cocoa, Florida. This versatile property offers a unique opportunity for investors seeking a strategically positioned asset with significant potential. Boasting a generous lot dimension of 0.74 acres, this property is a valuable addition to any retail investment portfolio.

## KEY HIGHLIGHTS

- 32 surface parking spaces for single stand alone building
- Minutes away from the Historic Cocoa Village/Downtown Cocoa
- 20 minutes estimated travel time to Kennedy Space Center
- Less than 0.5 ± mile from U.S. Highway 1 (33,000 VPD)
- Conveniently located in the center between State Roads 520, 528 and I-95
- 3.5 years remaining on lease

## PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Welcome to the Space Coast! A prime stand-alone 2,545 sqft income-producing retail mixed use property located in the heart of Cocoa, Florida. 938 Dixon Blvd is close to Kennedy Space Center, Historic Cocoa Village, Port Canaveral, Merritt Island, Cocoa Beach. Patrick Space Force Base and 45 min to Orlando in a growing redevelopment area with steady income. Excellent addition to investment portfolio. Convenient to retail medical and schools along with Eastern State College and households that enjoy excellent food and close to area retail. This versatile property offers a unique investment opportunity of a strategically positioned asset with future potential. Boasting a generous lot dimension of 0.74 acres with 32 parking spaces, efficient parking access and active excellent restaurant. Call or Text Tina Christensen or Bill Nguyen below for private scheduled showing.

## LOCATION DESCRIPTION

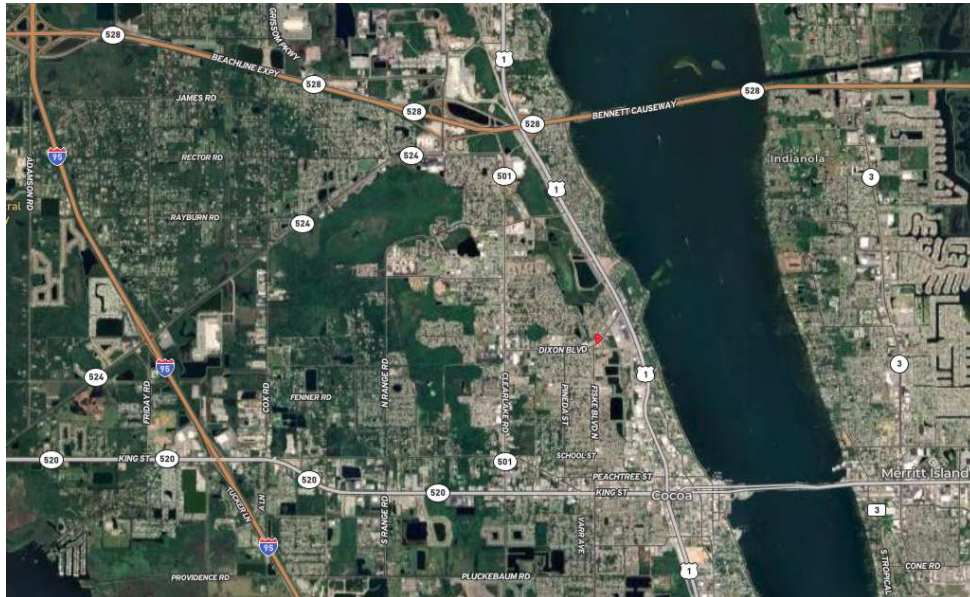
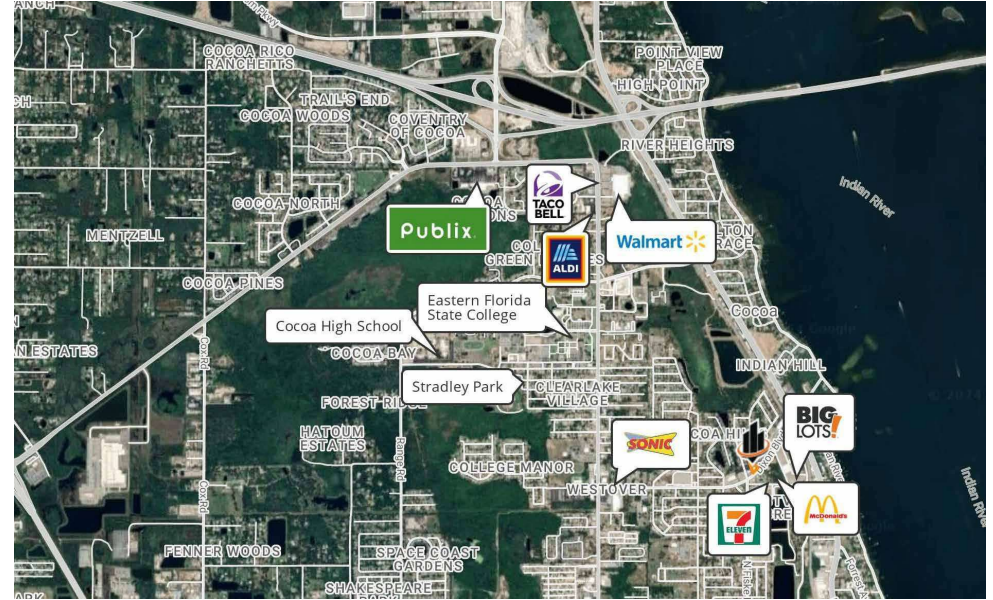
Situated just 0.5 ± miles West of US Highway 1 and 15 minutes East from I-95, this property offers unparalleled accessibility to the area amenities and retail. The property is conveniently positioned within a 20-minute ± drive from the renowned Kennedy Space Center, adding an extra layer of appeal for businesses catering to space and science industry.

Located in a dense residential part of Cocoa, the location ensures a built-in customer base. Residents in the vicinity have easy access to the property, creating a prime spot for local services and businesses.

Adding to its appeal, 938 Dixon Blvd is surrounded by multiple buildings of the same use, fostering a harmonious business environment. With medical and retail included. This clustering effect embodies a thriving commercial ecosystem and an interconnected community.

The strategic location of 938 Dixon Blvd positions it as a premier choice for investors seeking a property located in a well-connected and vibrant setting in the heart of Cocoa.

# ADDITIONAL PHOTOS

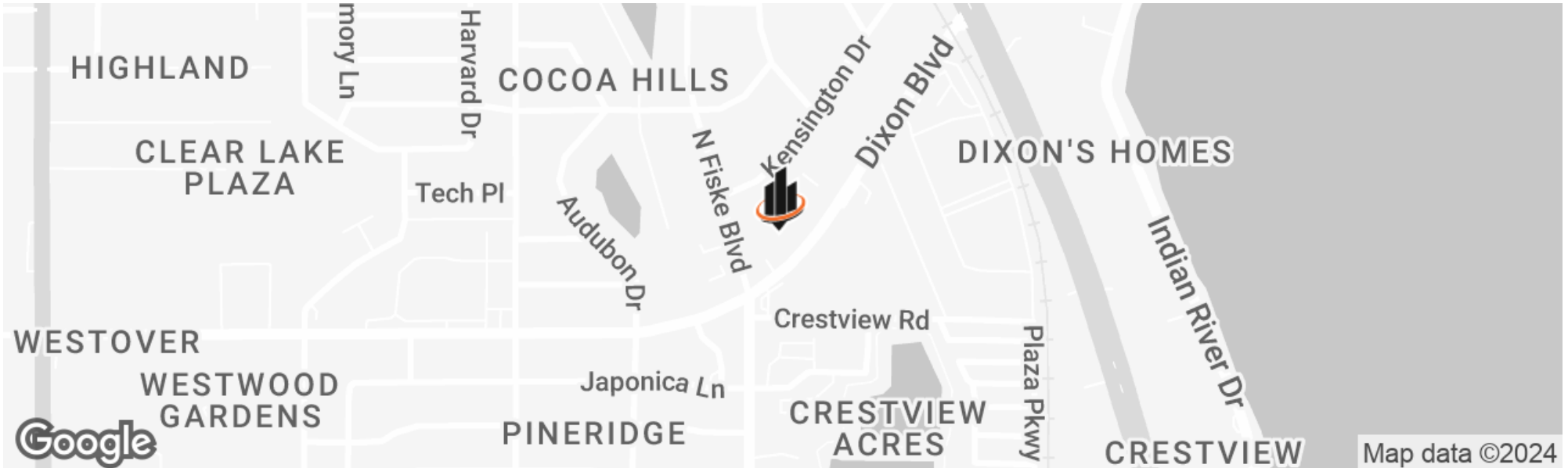


**ADDITIONAL PHOTOS**

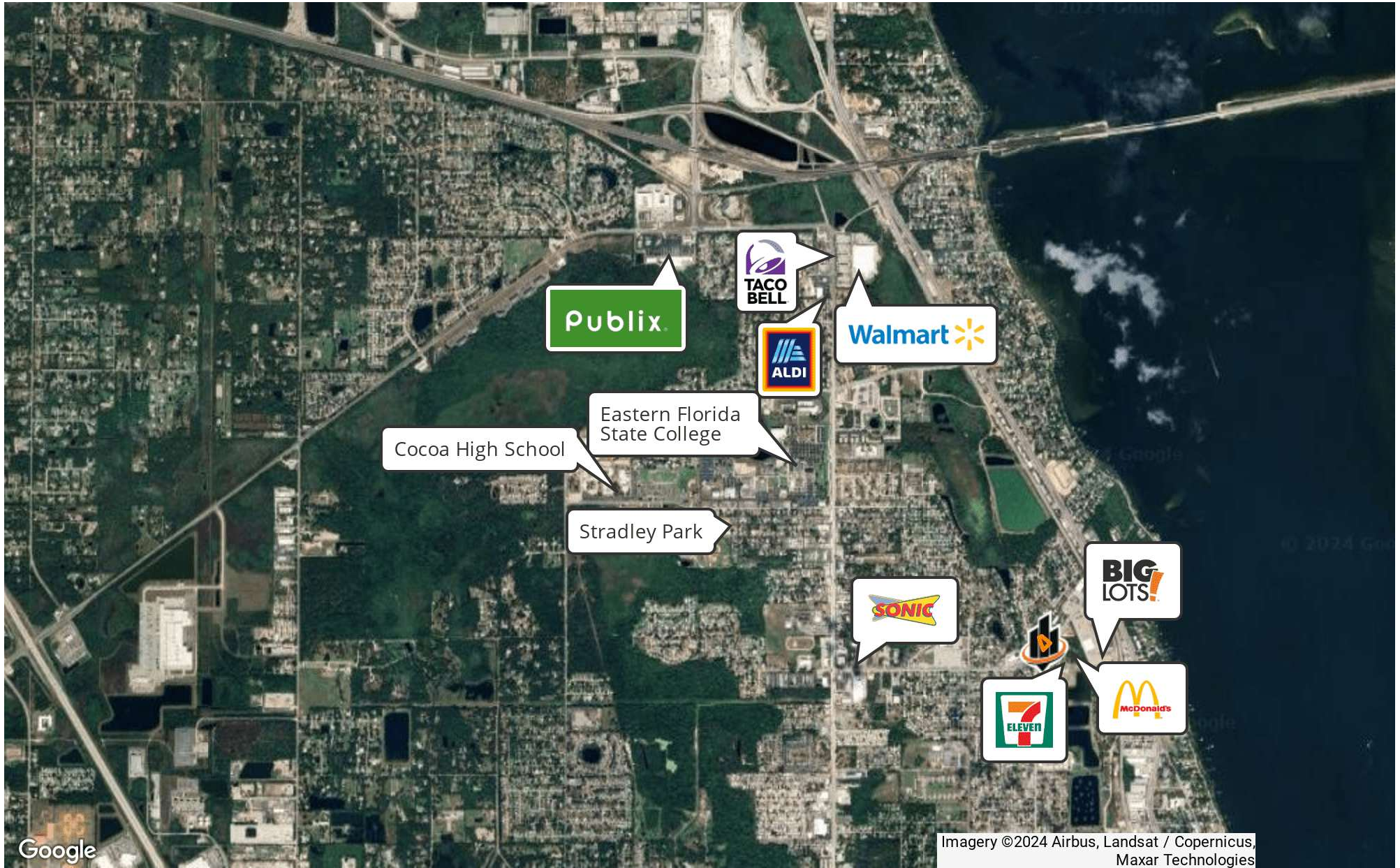




# REGIONAL & LOCATION MAP



# RETAILER MAP



AERIAL PHOTO



# AERIAL PHOTOS





SECTION 2  
Demographics

# DEMOGRAPHICS MAP & REPORT

## POPULATION

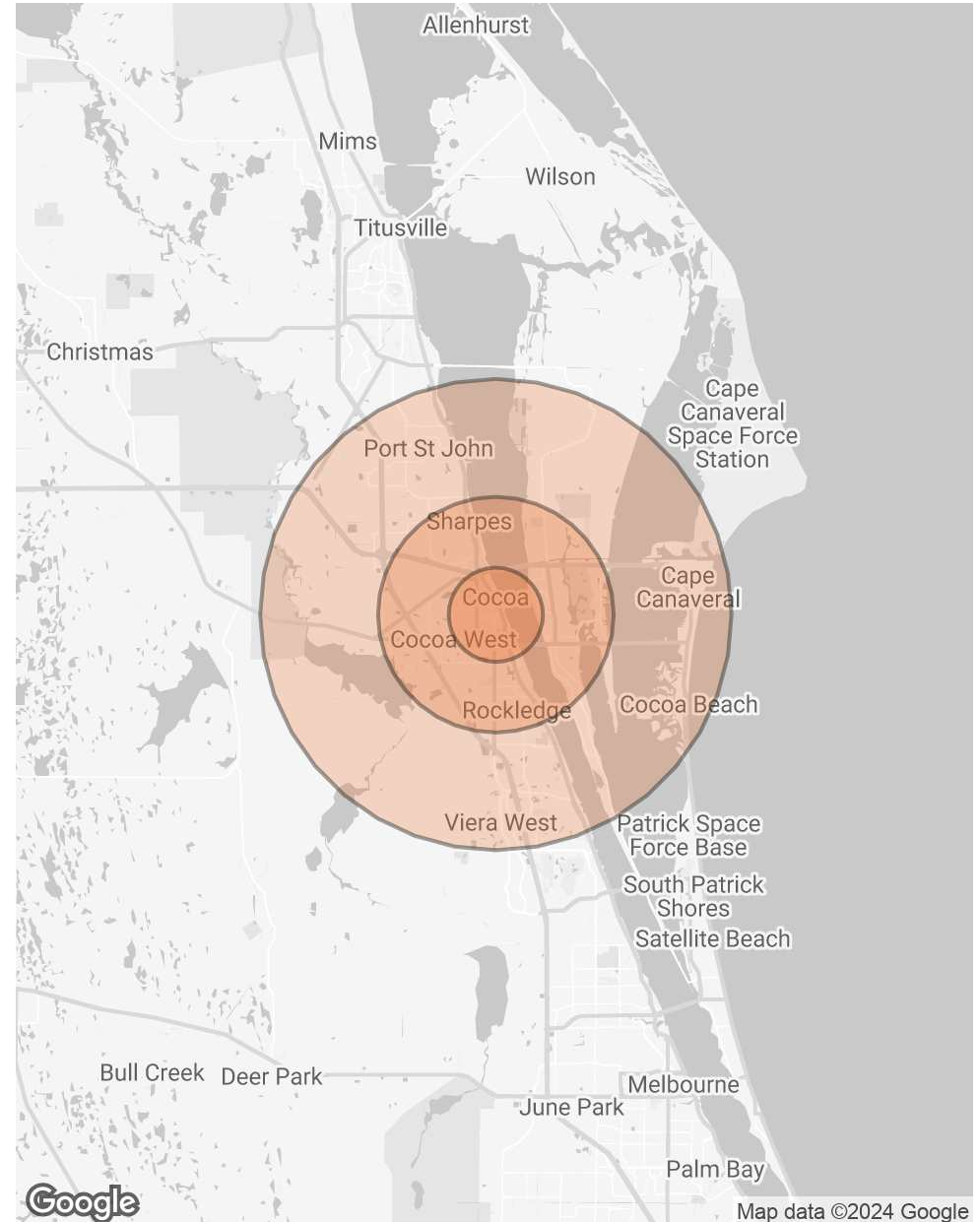
2 MILES 5 MILES 10 MILES

	2 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	22,220	91,609	199,903
<b>AVERAGE AGE</b>	42	46	47
<b>AVERAGE AGE (MALE)</b>	41	45	46
<b>AVERAGE AGE (FEMALE)</b>	43	47	48

## HOUSEHOLDS & INCOME 2 MILES 5 MILES 10 MILES

	2 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	9,335	38,842	85,813
<b># OF PERSONS PER HH</b>	2.4	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$64,631	\$91,766	\$106,007
<b>AVERAGE HOUSE VALUE</b>	\$247,171	\$352,406	\$402,898

Demographics data derived from AlphaMap





**SECTION 3**  
**Advisor Bio**



## MEET BILL



### BILL NGUYEN

Associate Advisor

bill.nguyen@svn.com

Direct: **407.304.0553** | Cell: **407.304.0553**

### PROFESSIONAL BACKGROUND

Vuong (Bill) Nguyen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Before joining SVN SRD, Bill spent seven years in retail sales and management. During that time, Bill led and ranked his store as the No.1 Store in Sales and Customer Satisfaction nationwide for two-years in a row. Building trust, rapport, and long-term relationships with his clients is paramount to Bill.

Born and raised in Ho Chi Minh City, Vietnam, Bill relocated to the United States with help from a scholarship to pursue higher education. He is fluent in both English and Vietnamese.

In his free time, Bill enjoys trying out new food spots, camping, and spending time with loved ones.

Bill specializes in:

- Retail Properties
- Office Properties
- Landlord & Tenant Representation

### MEMBERSHIPS

- Candidate for Certified Commercial Investment Member (CCIM)
- Asian American Chamber of Commerce (AACC)
- Central Florida Commercial Real Estate Association (CFCREA)
- International Council of Shopping Centers (ICSC)



## MEET TINA



### TINA M CHRISTENSEN, GRI

Associate Advisor

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Direct: **321.514.2165** | Cell: **321.514.2165**

### PROFESSIONAL BACKGROUND

Tina M Christensen is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando and the Space Coast areas of Florida.

With over 25 years of strong business operations and contract management experience, Tina serves her clients in commercial real estate as their solution partner. She has worked in a wide range of industries, including government, aerospace, legal, hospitality, and retail. With this experience, Tina stands by her clients from the initial meeting through due diligence to beyond closing.

Tina's educational background includes earning a Bachelor's in Contracts and Acquisitions from Strayer University with Magna Cum Laude. Amongst her extensive real estate education through professional avenues, she is working towards her CCIM designation to continue her knowledge base and serve her clients.

Tina is focused on representing sellers, buyers and tenants of middle-market commercial properties and land. In the growing areas of Florida, she assists clients in expanding their real estate portfolios, presenting an analysis of properties that meet their goals. She works with businesses that need space under government contracts as well. Her detail-oriented nature and ability to understand clients' needs make her an invaluable asset as a solution partner, making a difference in the Space Coast and Orlando areas having lived and worked here since 1991 makes her knowledgeable. She strives to go above and beyond for client satisfaction.

When Tina is not working, she enjoys spending time with her partner and husband, Chuck Waryk, walking with their two yellow English lab dogs, Scuba diving, golf, and beach activities. When there is a chance to travel she is on it! She is a supporter of community charity and educational events that continue to make the world a better place. Reach out when ready to connect on LinkedIn below or cell phone number listed.

Tina specializes in:

- Office and Small Business
- Land
- Retail Lease Tenant and Owner Representation

### MEMBERSHIPS

- Orlando Association of Realtors
- FL CCIM Chapter
- Women in Defense Space Coast Chapter
- Association United States Army (AUSA)