

# Positioned at a major 4-way intersection (US-1 and Dixon BLVD)

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC

**BIG LOTS!**

**SUBWAY**

**Advance Auto Parts**



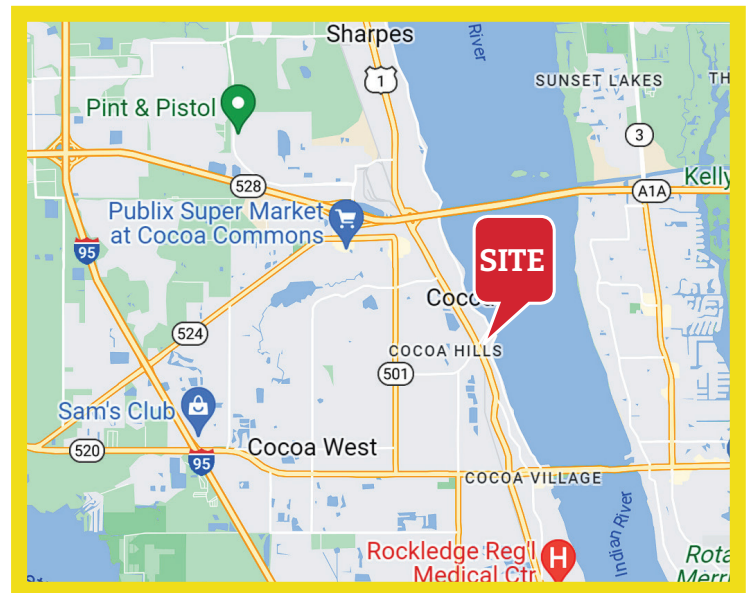
**SITE**



ADDRESS	SIZE	TYPE	ZONING	PRICE
1206 N Cocoa Blvd Cocoa, FL 32922	1.14 AC Acres	Bldg Retail	C-G General Commercial	<b>\$1,500,000</b>

## Property Highlights:

- ✔ Cornet traffic light intersection
- ✔ Zoned C-G
- ✔ High traffic count (AADT 33,000)
- ✔ 323' frontage on US-1 and 195' on Dixon Blvd.
- ✔ Multiple ingress and egress points
- ✔ 2 separate buildings, totaling 3680 SF in size



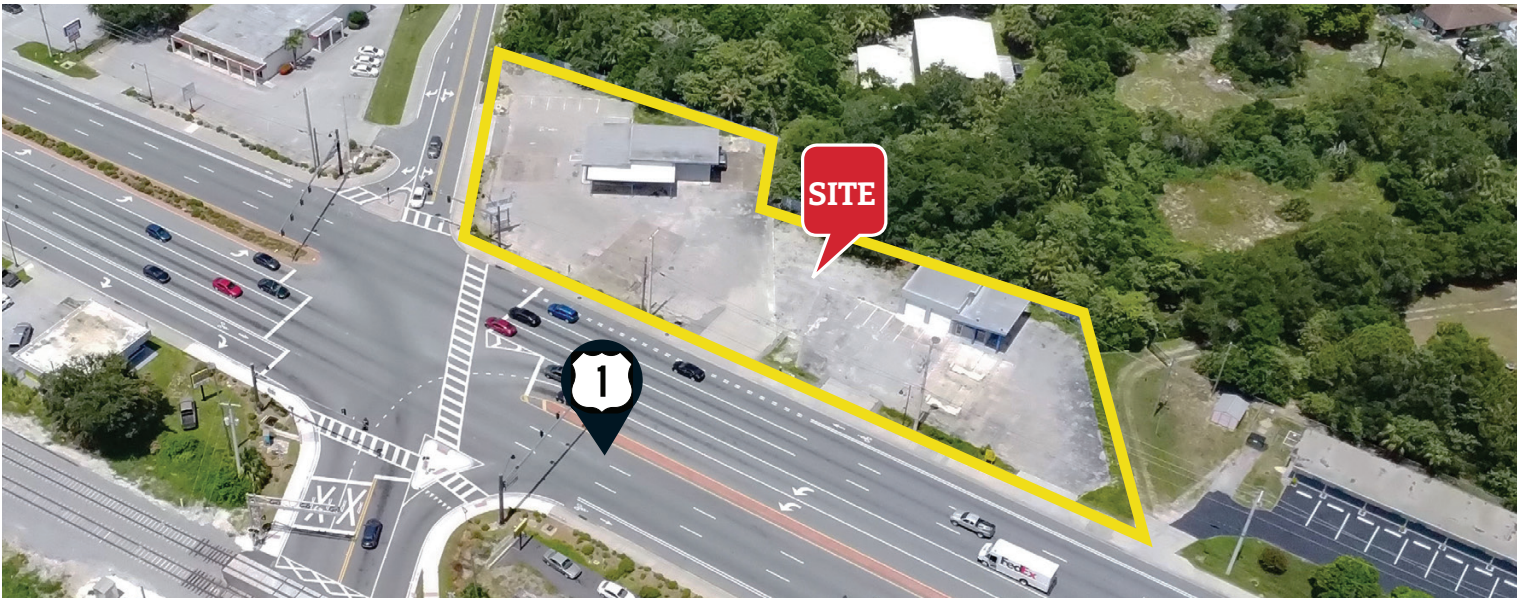
[Click Here To Watch Video](#)



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# 1206 N Cocoa Blvd Cocoa, FL 32922



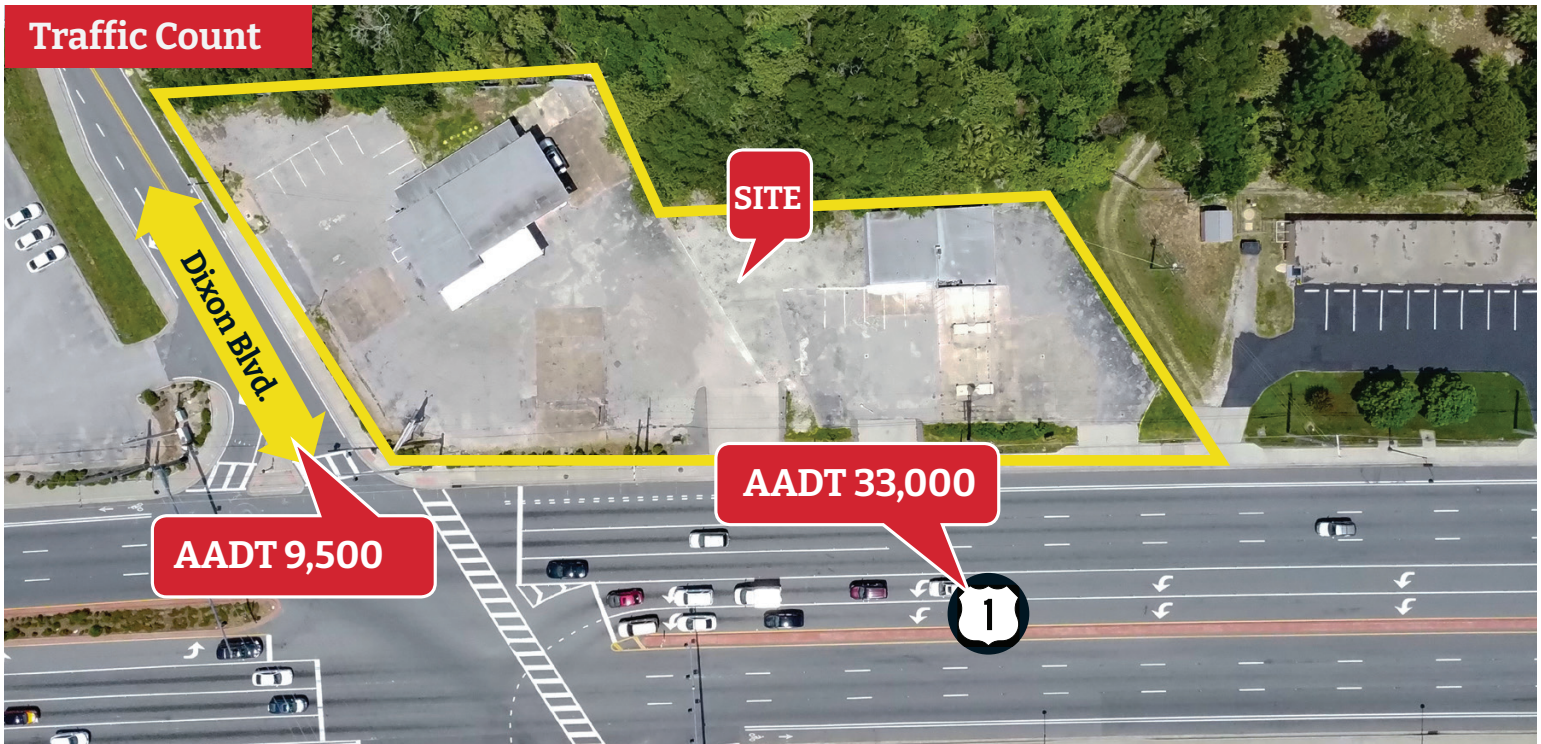
## Summary

PRICE:	\$1,500,000
TYPE:	Commercial
ZONING:	C-G
LOT SIZE:	1.14 Acres

## Property Demographics

	2 MILE	5 MILE	10 MILE
2028 Household Projection	8,602	39,332	83,493
Avg Household Income	\$58,864	\$79,688	\$65,035
2028 Population Projection	20,868	95,719	198,185

## Traffic Count



# 1206 N Cocoa Blvd Cocoa, FL 32922

