

PARADISE SHOPPES OF COCOA: RETAIL OR MEDICAL SPACE

HIGH-TRAFFIC WALMART CORRIDOR | COCOA, FL



2711 CLEARLAKE ROAD | COCOA, FL 32922

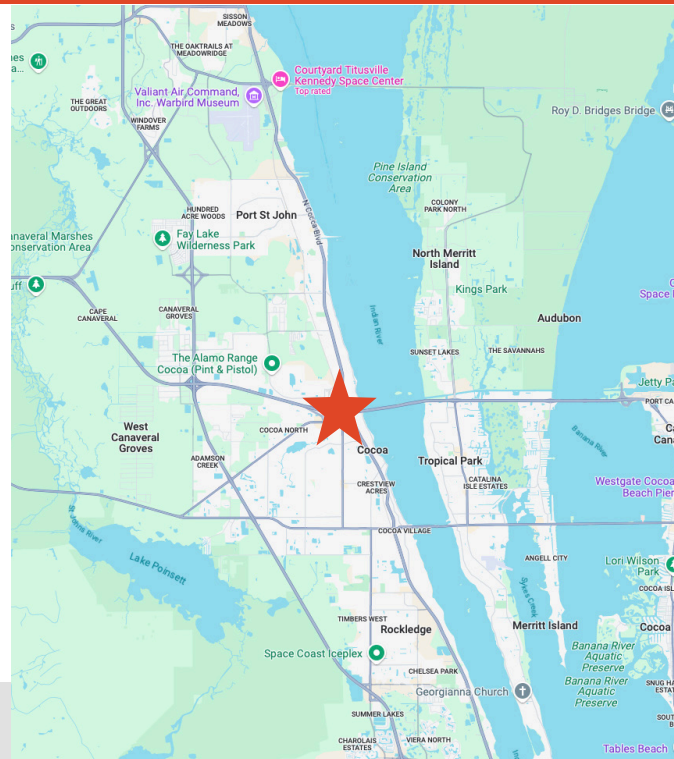
AVAILABLE: SUITE C2 - 1,160 SF
SUITE C3 - 1,525 SF
CAN COMBINE FOR 2,685 SF OF CONTIGUOUS SPACE

LEASE RATE: \$19/SF/YR + \$9.67/SF/YR NNN

PROPERTY HIGHLIGHTS

- Beautiful, clean, flexible retail/service suites
- Perfect for service, medical, professional, and boutique retail use
- Landlord incentives available!

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



8240 Devereux Dr., 103B
Melbourne, FL 32940
407-848-1663

V3CommercialAdvisors.com

AVAILABLE SPACES:

- 1,160 SF - Ideal for salon, barber, pet groomer
- 1,525 SF - Strong for medical, PT, tutoring, studio use
- 2,685 SF (Combined) - Perfect for martial arts, training center, or medical space

AREA STRENGTH:

- 176,914 Population in 5 Miles
- Median Household Income: \$66,703
- High-Volume Walmart Traffic
- Easy Access & Strong Signage

PROPERTY PHOTOS



SUITE C2: Current interior is perfect for a turnkey salon or can easily be converted to a standard retail space.