

COCOA OUT-PARCEL TO NEW MULTI-FAMILY

2992 CIRRUS DRIVE
COCOA, FL 32926



**1.52 ACRES
UNDER
CONTRACT**

**.73 AC AVAILABLE
FOR GROUND LEASE**



Industry Rd. 25,000 AADT

FL-524 17,700 AADT

For more information, please contact:

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Property Description

One out-parcel available for ground lease in Cocoa. The out-parcel is located in front of the brand new Cirrus apartments.

Property Highlights

- Out-parcel to brand new Cirrus Apartments. Cirrus is a luxury multi-family complex with 280 units. Join CVS and McDonald's as the premier out-parcels for Cirrus Apartments.
- Pad-ready subject property has full access at a lighted intersection on FL-524.
- The subject property is located across the street from Cocoa Commons. A Publix-anchored shopping center that serves the greater North Cocoa area.
- Site is located right off of the 528 Beachline Expressway. Subject will capture major traffic of beachgoers and cruise-goers due to the proximity to Cape Canaveral.

Site Details

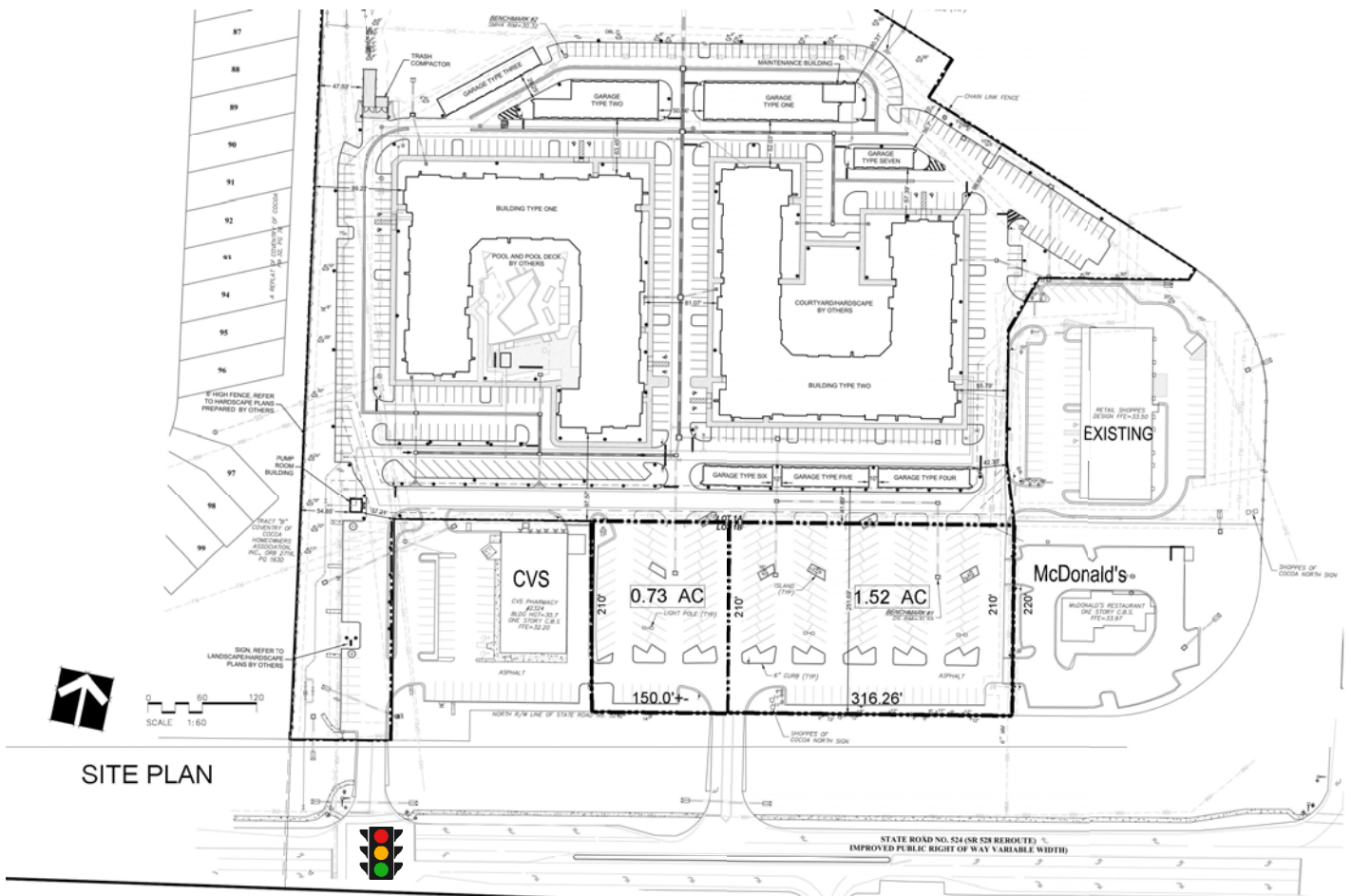
- **Address:** 2992 Cirrus Drive, Cocoa, FL 32926
- **Size:** 2 Parcels: 0.73 acres (available) - 1.52 acres (under contract)
- **Zoning:** PUD (Commercial and Professional Office)
- **Access:** Full lighted access from FL-524
- **Traffic:** 17,700 AADT

For Sale or Ground Lease





Site Plans



Nearby Amenities Aerial



Neighborhood Demographics



POPULATION

1 Mile 2,805

3 Miles 27,119

5 Miles 73,165



AVERAGE HH INCOME

\$81,976

\$73,801

\$86,277



TOTAL HOUSEHOLDS

1,231

11,289

30,621

TRAFFIC COUNT

SR 524 17,700 AADT

E Industry Rd. 25,000 AADT

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