

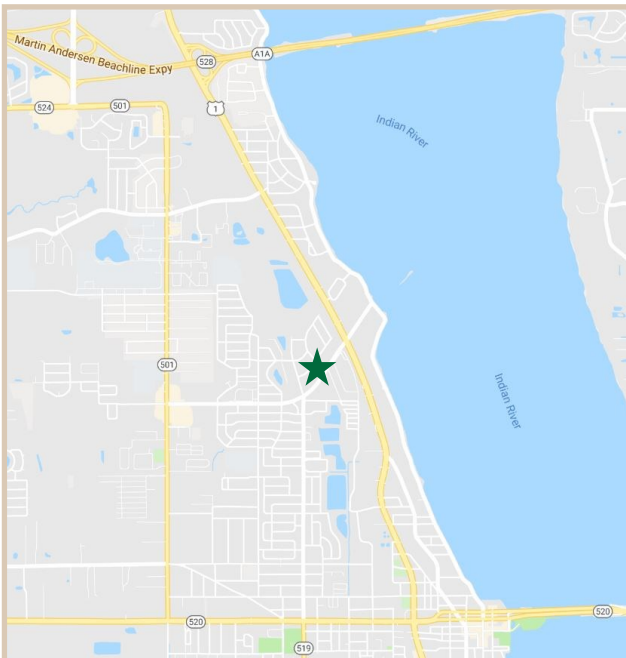
# FOR LEASE

Dixon Plaza

900-914 Dixon Blvd Cocoa, FL 32923

## PROPERTY FACTS

|                |                                  |
|----------------|----------------------------------|
| Building Area: | 8,800 Sq. Ft.                    |
| No. of Units:  | 8 Units                          |
| Unit Range:    | 1,100 – 1,100                    |
| Year Built:    | 1984                             |
| Construction:  | Concrete Block and Stucco        |
| Roof:          | Bu-Tg Membrane Roof              |
| Utilities:     | City Water/Sewer                 |
| Power:         | FPL Electric                     |
| Zoning:        | CN<br>Neighborhood<br>Commercial |
| Lease Type:    | Modified Gross                   |



## PROPERTY HIGHLIGHTS

|                                  |   |
|----------------------------------|---|
| Price                            | We have the best value for the price in this area.  |
| Target Market<br>Variability     | Great for new or established companies. Inside the commercial hub of Cocoa on a secondary road close to US1. Near 528 providing direct access to Orlando and the densely populated beachside communities. |
| Close to Na-<br>tional Retailers | Near major national restaurants and retailers (McDonalds, Kentucky Fried Chicken, Subway, Advanced Auto Parts, Big Lots, Dollar General, Beall's Outlet, Tractor Supply)                                  |
| Capital<br>Expenditures          | All units are newly renovated.  |
| Parking &<br>Access              | Plenty of parking with two ingress/egress off of Dixon Blvd.  |
| Retail Unload<br>Friendly        | There's room for a semi trailer to drop off in the back of the plaza and leave the property.  |



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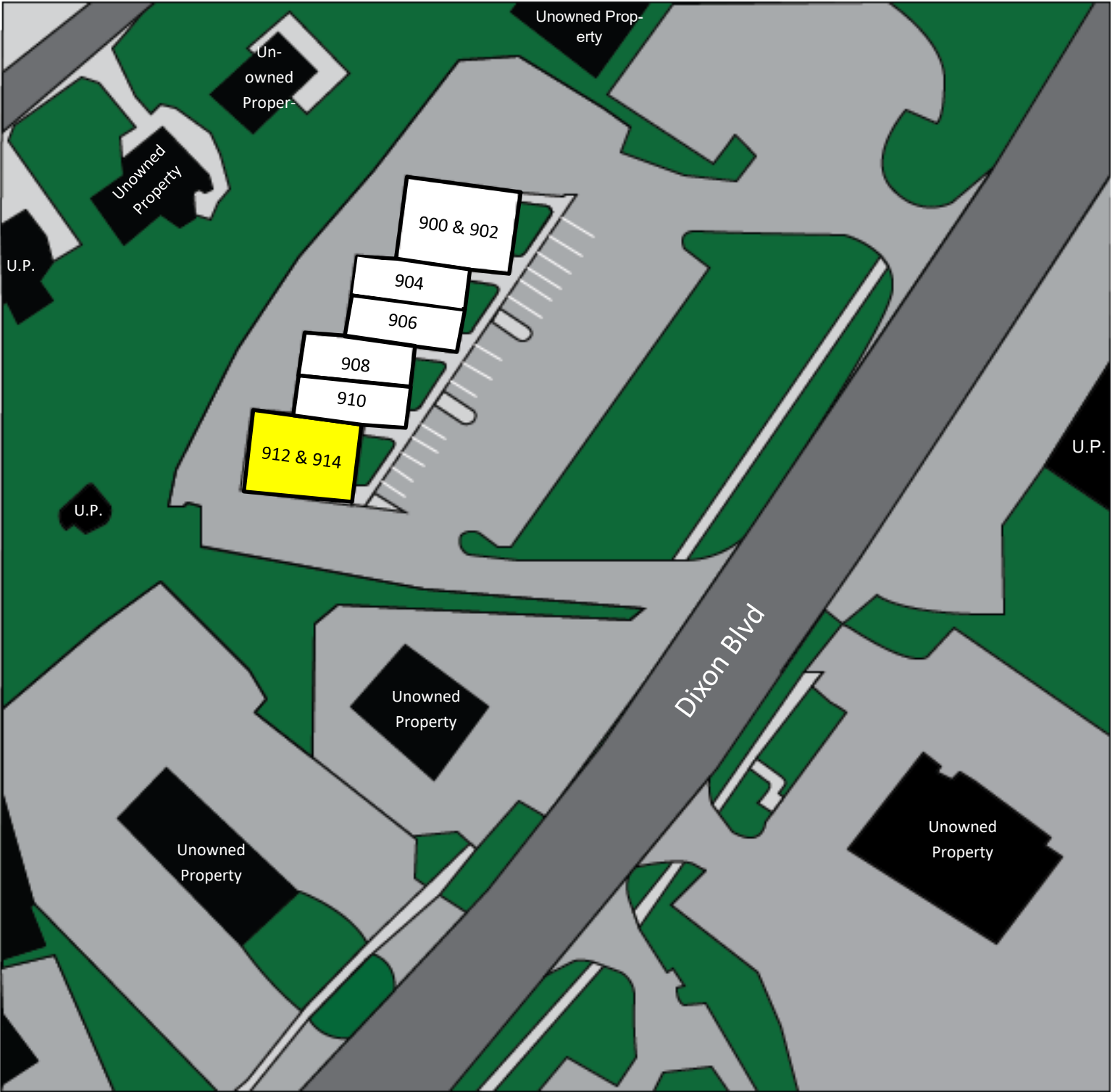
### CONTACT INFO:

|                      |  |
|----------------------|--|
| Brevard County:      | 321.725.1961   |
| Indian River County: | 772.778.4885   |
| Fax:                 | 772.778.4908   |
| Leasing:             | <a href="mailto:leasing@vscrc.com">leasing@vscrc.com</a> |

# SITE PLAN

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# COMING AVAILABLE

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| BLDG    | Size     | Rate    | Monthly Rate            | Utilities Included |          |       |       | DATE AVAILABLE  |
|---------|----------|---------|-------------------------|--------------------|----------|-------|-------|-----------------|
|         |          |         |                         | Water              | Electric | Trash | Cable |                 |
| 912-914 | 2,200 SF | \$10.00 | SF/<br>YR<br>\$1,833.33 | Yes                | No       | Yes   | No    | January 1, 2026 |



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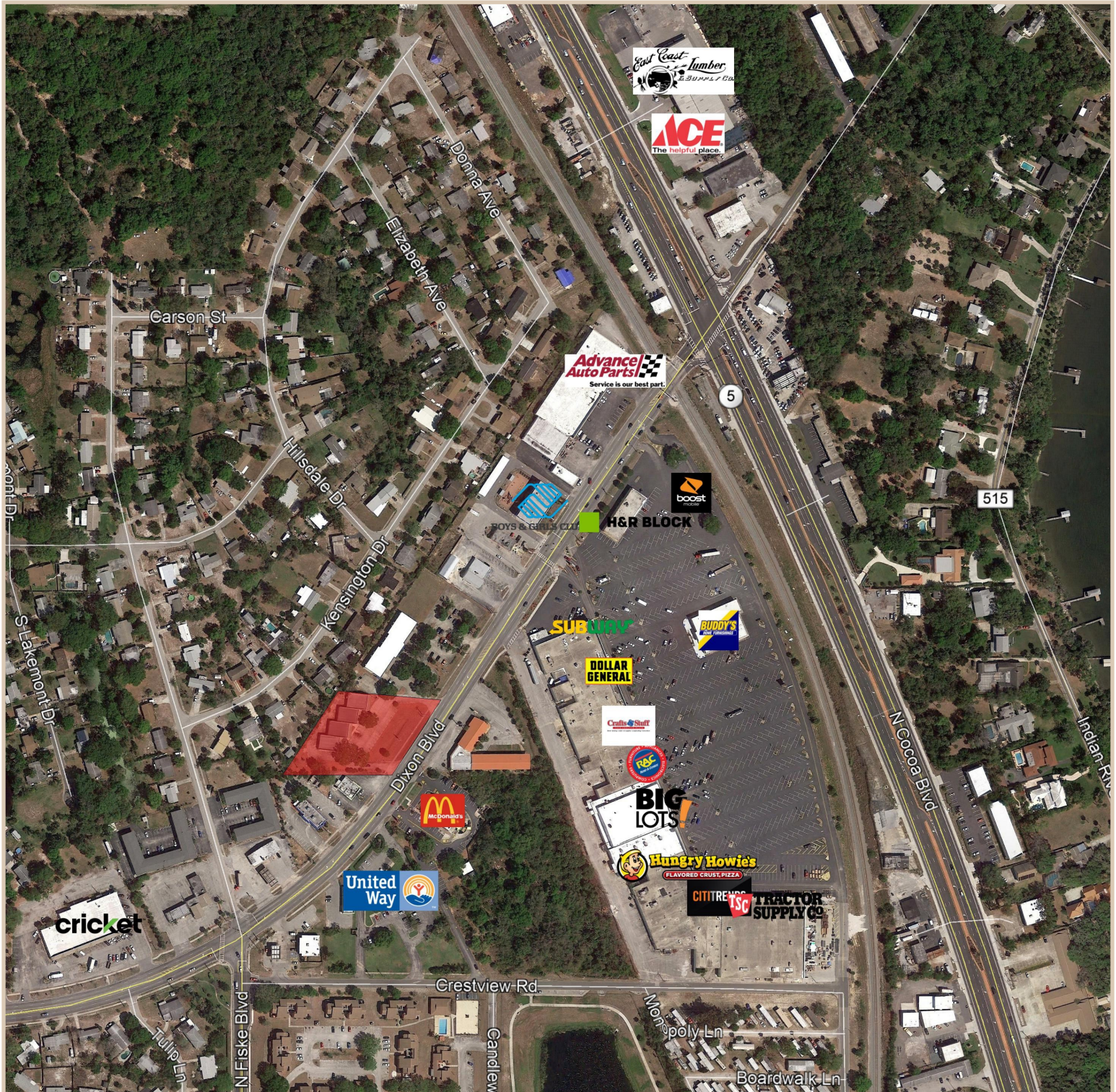
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# LOCAL TENANT MAPS

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# AERIAL

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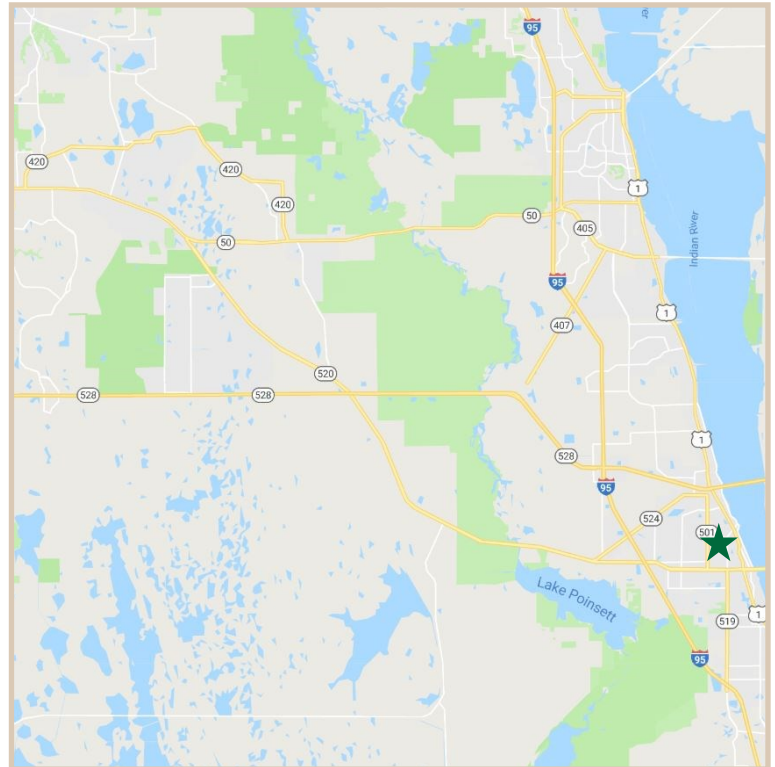
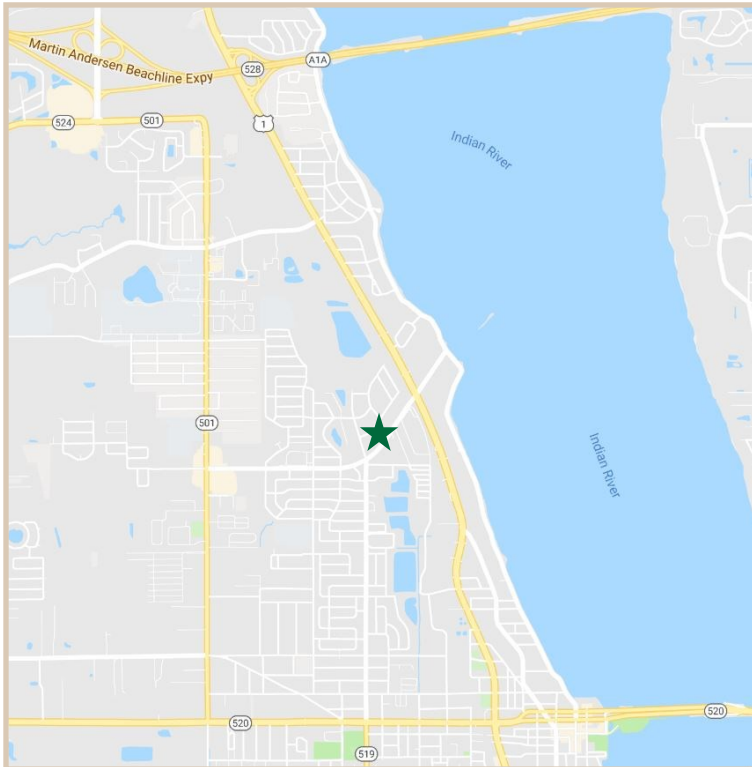
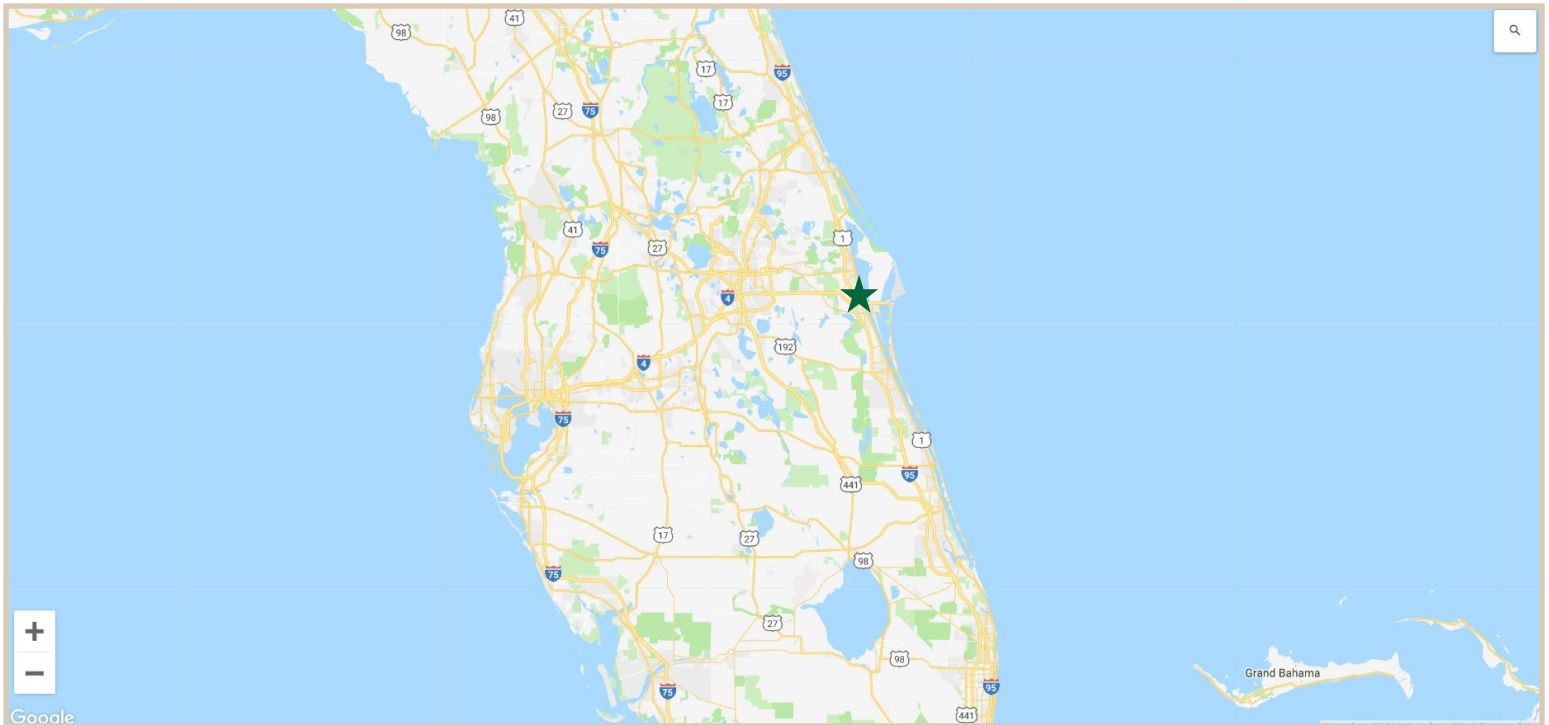
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# LOCATION MAPS

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# ADDITIONAL PHOTOS

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