

Prime Dealership Opportunity on US-1 in Cocoa!

Real estate, Equipment, and Business

WATSON
COMMERCIAL
REAL ESTATE, INC.

Retention Pond

1

AADT 23,500

ADDRESS

SIZE

TYPE

ZONING

PRICE

875 N Cocoa Blvd,
Cocoa, FL 32922

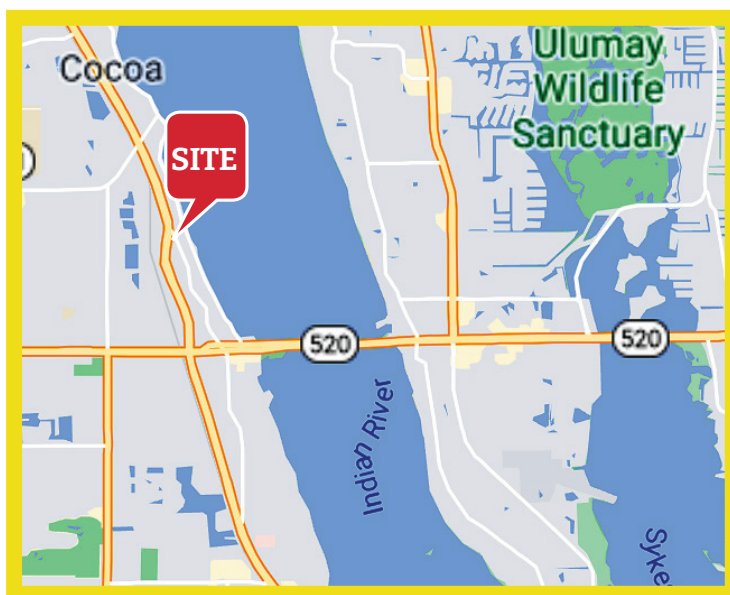
2.5 AC
ACRES

BLDG
USED AUTO

C-1
Commercial

\$4,900,000

- ✓ Upscale Used Automobile Dealership.
- ✓ Turn Key Operations (Staff will remain if requested).
- ✓ Modern computerized operating and accounting system with updated servers.
- ✓ Real Estate, Equipment, and Business included (complete list of fixtures, equipment available).
- ✓ Modern Showroom and Offices.
- ✓ Five Service Bays.
- ✓ Paved, lighted parking area.
- ✓ **Current inventory, and receivables available for an extra cost.**
- ✓ Average number of automobiles sold per month 22-30
- ✓ Total Annual income over \$4,500,000.
- ✓ Front bldg: 2,961 SqFt, Back bldg: 3,328 SqFt.



Duane A. Watson

Broker

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Paul Johnson

Director Of New Development

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Summary

PRICE:	\$4,900,000
TYPE:	Building
ZONING:	C-1
SIZE:	2.5 Acres

Property Demographics

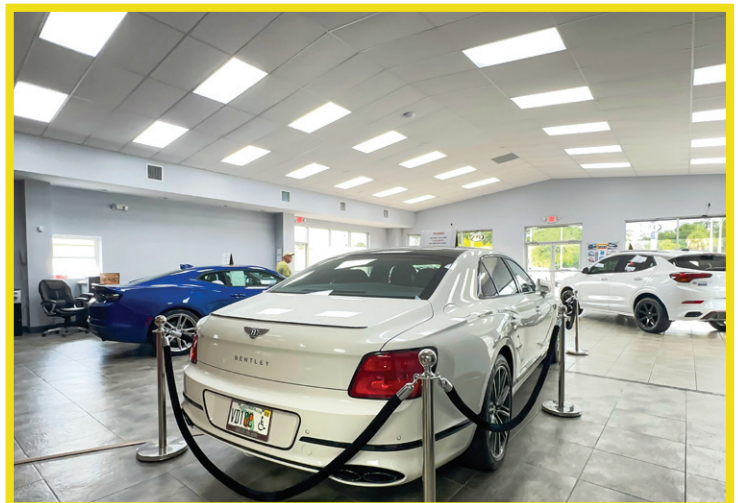
	2 MILE	5 MILE	10 MILE
2029 Total Population:	25,101	103,522	229,464
Avg Household Income:	\$60,245	\$84,080	\$94,026
2029 Total Households:	10,491	43,602	100,626



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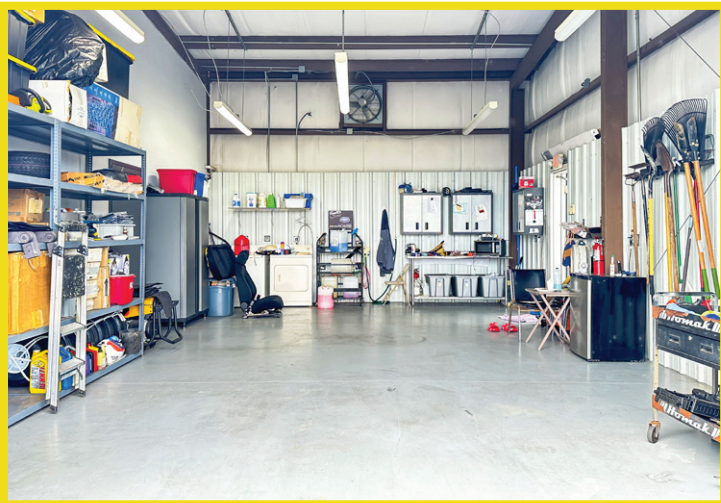
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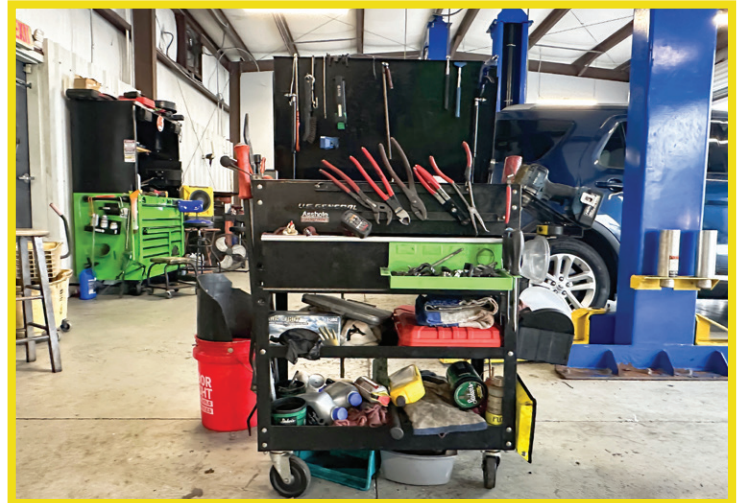
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