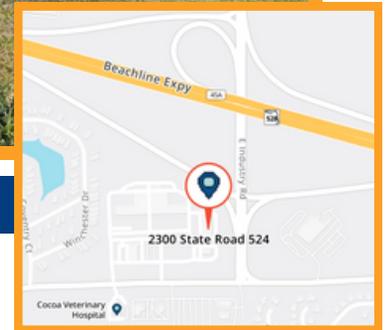


MEDICAL/RETAIL/OFFICE SPACE FOR LEASE

SHOPPES OF COCOA NORTH

2300 State Road 524 (King Street), Cocoa, Florida 32926



JMREALESTATE.COM

PROPERTY HIGHLIGHTS:

- Shoppes of Cocoa North – neighborhood retail center on SR-524 in Cocoa
- Excellent visibility and access with quick connections to I-95 and SR-528
- Located across from a Publix-anchored shopping center with strong daily traffic
- Surrounded by established neighborhoods and national retailers (Walmart, ALDI, CVS, McDonald's)
- Multi-tenant configuration suitable for retail, medical, professional, and service users
- Various suite sizes that can be combined
- Strong daytime population and commuter exposure

DONNA COBB

Licensed Commercial Agent

JM Real Estate, Inc.

Office: 321.242.2882 x 2

Cell: 404.376.3374

Michael@JMRealEstate.com



MICHAEL CORBITT

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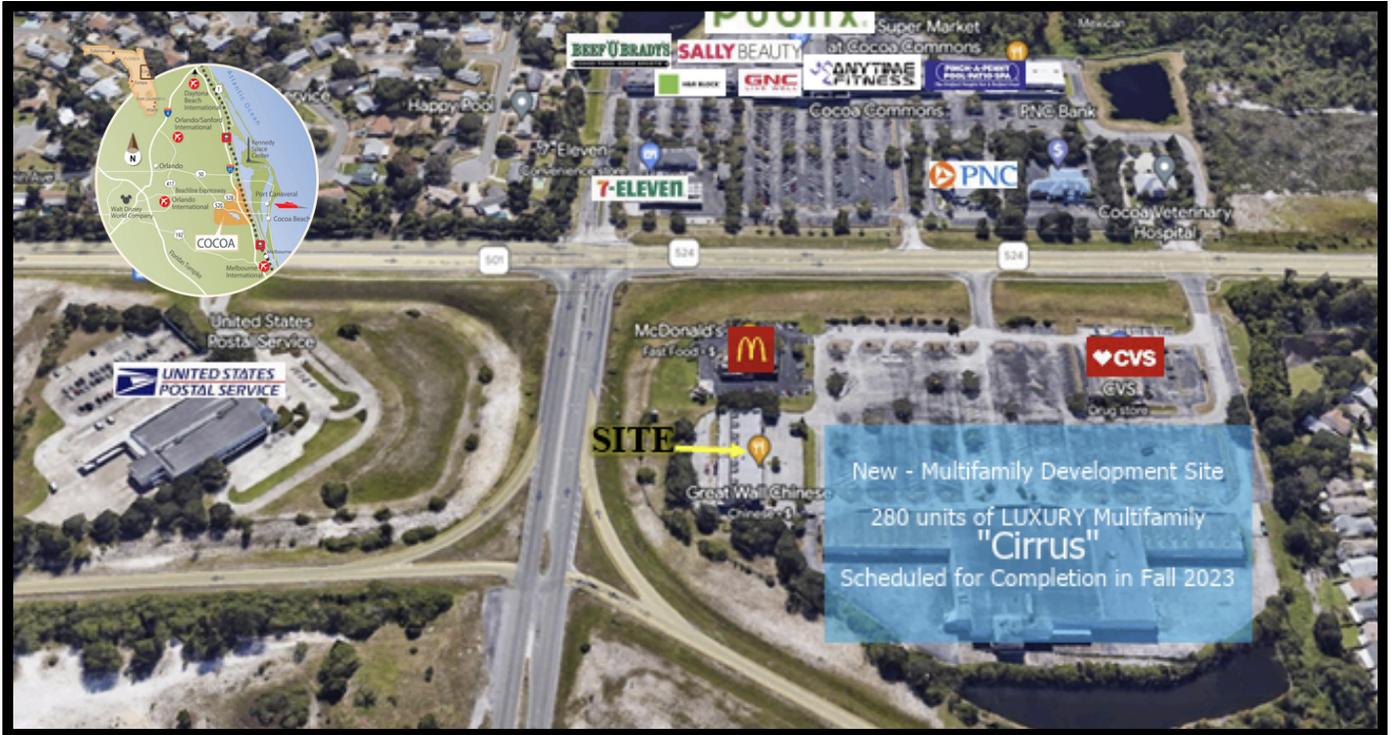
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SHOPPES OF COCOA NORTH

2300 State Road 524, Cocoa, Florida 32926



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Area Demographics			
	1 Mile	3 Mile	5 Mile
2022 Population	3,763	28,163	75,412
2027 Population	3,960	29,994	80,707
Growth 2022-2027	1.0%	1.3%	1.4%
Median Age	45.5	41.6	44.4
Bachelor's Degree or Higher	21%	16%	22%
Average Income	\$74,414	\$65,148	\$72,241
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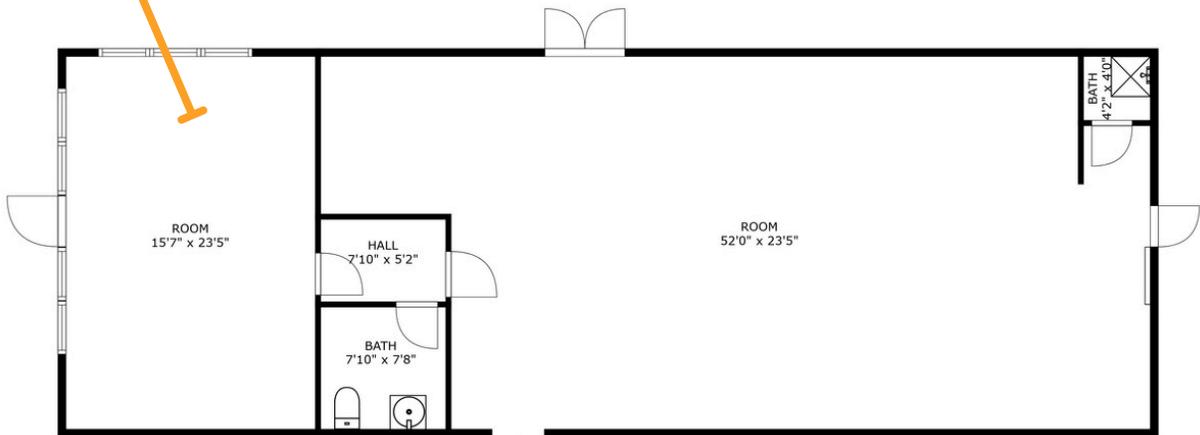
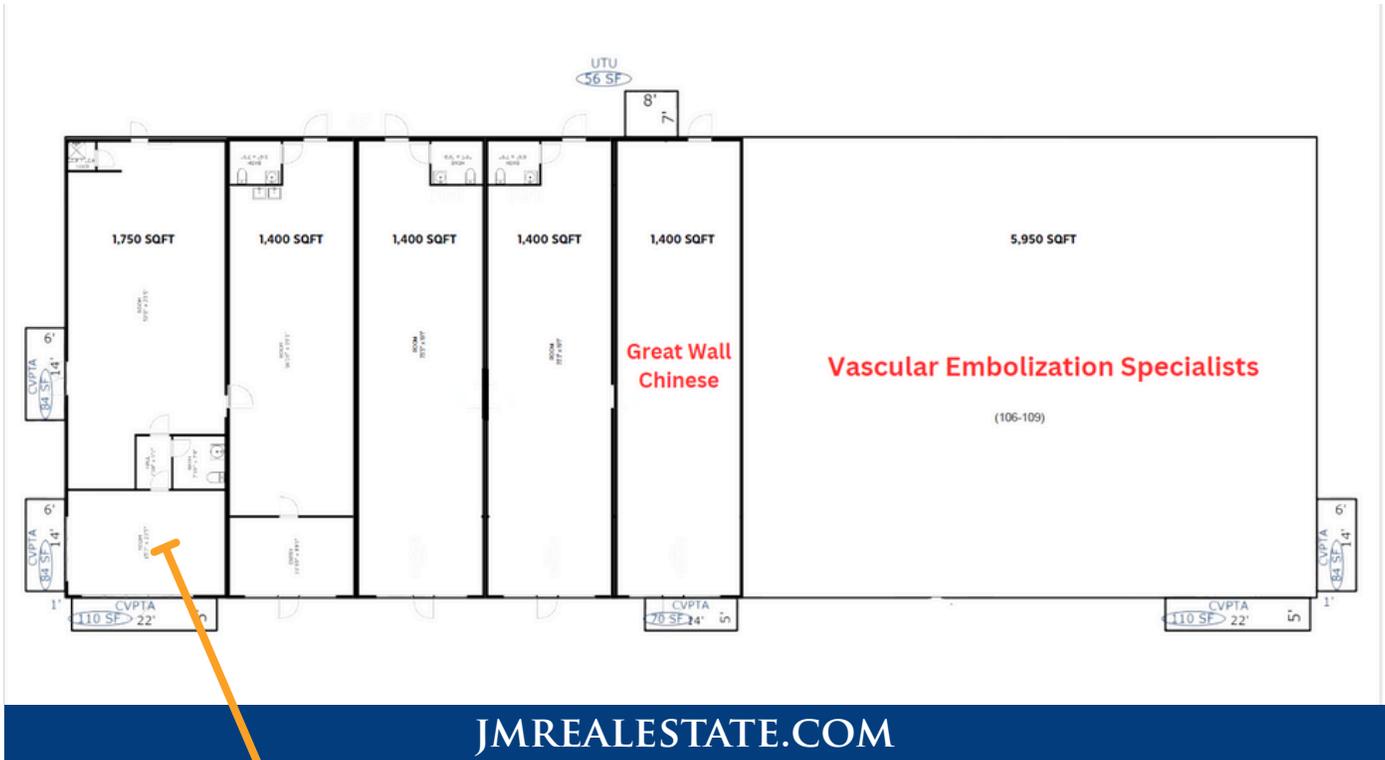


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