

Highly Visible Location

on busy US-1

WATSON
COMMERCIAL
REAL ESTATE, INC.

LA Z BOY

SITE

AADT 31,500



ADDRESS

3706 US-1
Cocoa, FL 32926

SIZE

10,500 SF
Square Feet

TYPE

Bldg
Retail

ZONING

BU-1
Commercial

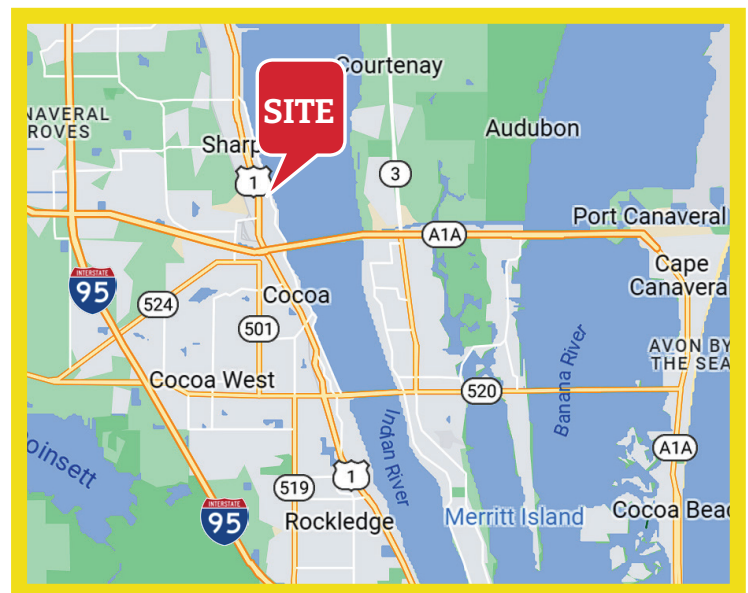
PRICE

\$1,600,000

Property Highlights:

- ✓ 105' frontage on US-1
- ✓ Building in excellent condition
- ✓ AADT 31,500 traffic count on US-1
- ✓ 20 minutes away from Kennedy Space Center
- ✓ Minutes away from bridge to Cocoa Beach

[Click Here to Watch Video](#)



Duane A. Watson

Broker

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335 S. Plumosa Street Merritt Island, Fl. 32952

3706 US-1 Cocoa, FL 32926



Summary

| | |
|------------|-------------|
| PRICE: | \$1,600,000 |
| TYPE: | Commercial |
| ZONING: | BU-1 |
| BLDG SIZE: | 10,500 SF |

Property Demographics

| | 2 MILE | 5 MILE | 10 MILE |
|-----------------------------|----------|----------|----------|
| 2028 Population Projection: | 7,913 | 76,218 | 172,377 |
| Avg Household Income: | \$74,696 | \$78,101 | \$85,894 |
| 2028 Household Projection: | 3,185 | 29,841 | 71,793 |

Traffic Count



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