

For Lease: Retail / Office / Medical
801 Dixon Boulevard, Cocoa, Florida 32922



Dreyer & Associates Real Estate Group - Commercial Division

801 Dixon Blvd, Cocoa, FL 32922
Byrd Plaza Shopping Center



Contact:



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FOR LEASE



OFFERING SUMMARY

Available SF:	900 to 42,000 SF
Lease Rate - Big Box:	\$6 to \$8 SF/yr (NNN)
Lease Rate - In Line Space:	\$8 to \$10 SF/yr (NNN)
Lease Rate - Out Parcels:	\$10 to \$12 SF/yr (NNN)
Zoning:	CP
Market:	Cocoa

PROPERTY OVERVIEW

Byrd Plaza is an established Community Center in Cocoa Florida.

The Center is 205,127 SF, sits on 20 acres and has about 1,200 parking spaces.

The National Tenant Mix includes: Big Lots, Tractor Supply, Dollar General, CitiTrends, Buddy's Home Furnishings, Subway, Rent-A-Center, H & R Block, Hungry Howie's, Advance America along with several other local businesses.

Traffic Counts: HWY 1: 29,460 ADT / Dixon Boulevard 9,630 ADT.

LOCATION OVERVIEW

Byrd Plaza Shopping Center sits on the southeast corner of the Highway US1 and Dixon Boulevard intersection. HWY 1 is a major north / south roadway throughout Brevard County. SR 520 is one and a half miles to the south which roadway takes you east to Merritt Island & Cocoa Beach and west to Interstate 95. SR 528 is two miles to the north which roadway takes you east to Merritt Island, Cape Canaveral (the Port) and Cocoa Beach and west to Interstate 95. Florida Eastern State College Cocoa Campus is within one mile of the Plaza. Historic Cocoa Village, a quaint redevelopment district, is 2 miles south of the Plaza.



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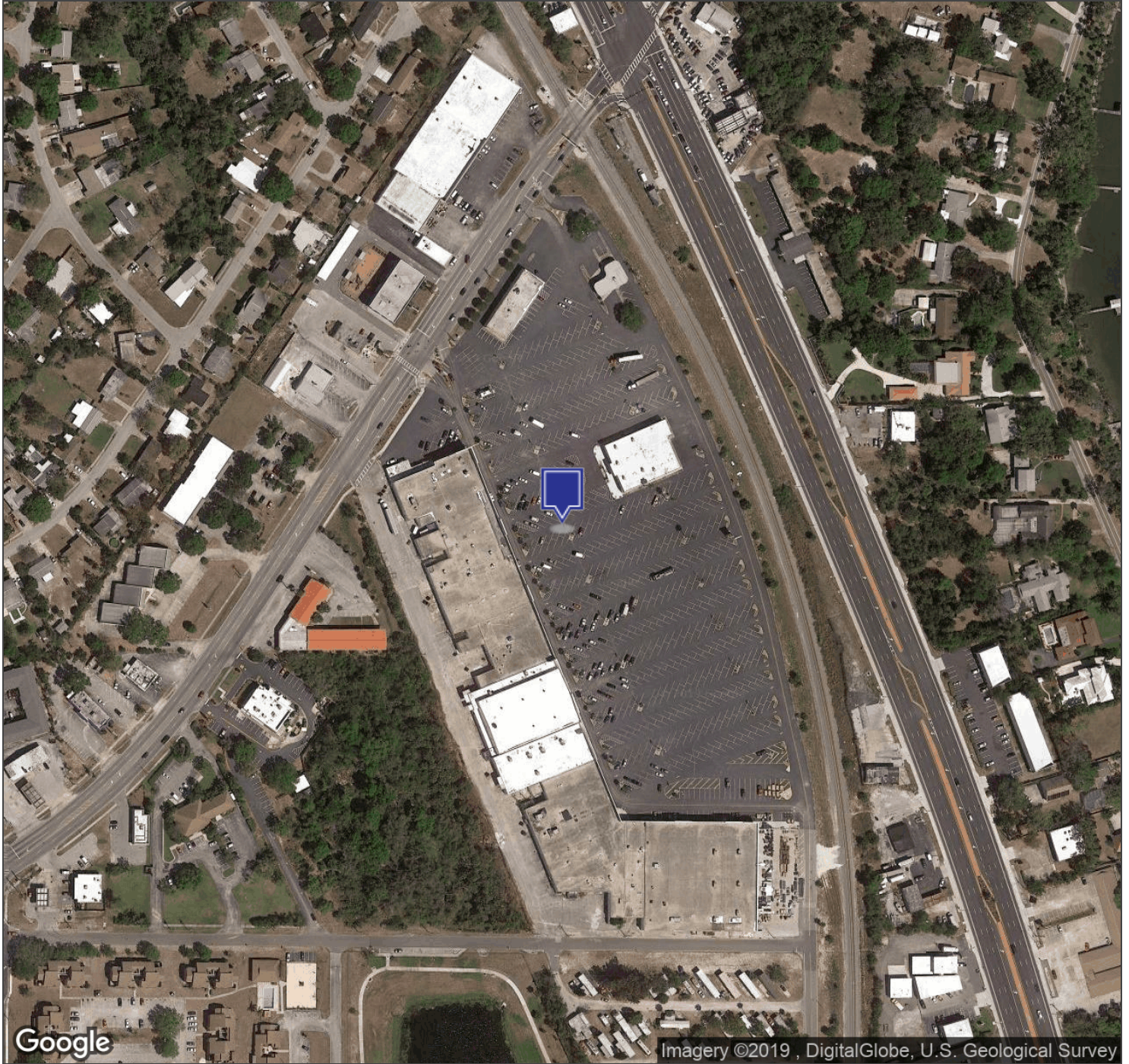


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Lease Rate: NEGOTIABLE **Total Space** 900 - 42,000 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 1	Community Center	NEGOTIABLE	NNN	21,248 SF	Negotiable	Lease by Tractor Supply Company
Unit 2	Community Center	NEGOTIABLE	NNN	16,376 SF	Negotiable	
Unit 3	Community Center	NEGOTIABLE	NNN	7,850 SF	Negotiable	Finished Office Space
Unit 6	Medical	NEGOTIABLE	NNN	3,294 SF	Negotiable	Medical Office Space
Unit 7	Community Center	NEGOTIABLE	NNN	9,875 SF	Negotiable	
Unit 8	Community Center	NEGOTIABLE	NNN	900 SF	Negotiable	Former Barber Shop
Unit 10	Community Center	NEGOTIABLE	NNN	2,000 SF	Negotiable	Leased by Hungry Howie's Restaurant
Unit 11	Community Center	NEGOTIABLE	NNN	2,400 SF	Negotiable	
Unit 13	Community Center	NEGOTIABLE	NNN	3,500 SF	Negotiable	Leased Gamers R Us
Unit 17	Community Center	NEGOTIABLE	NNN	17,500 SF	Negotiable	Retail Space
Unit 19	Community Center	NEGOTIABLE	NNN	6,023 SF	Negotiable	
Unit 20	Community Center	NEGOTIABLE	NNN	4,327 SF	Negotiable	
Unit 21	Community Center	NEGOTIABLE	NNN	2,000 SF	Negotiable	
Unit 25	Community Center	NEGOTIABLE	NNN	4,219 SF	Negotiable	
Unit 29	Community Center	NEGOTIABLE	NNN	4,703 SF	Negotiable	



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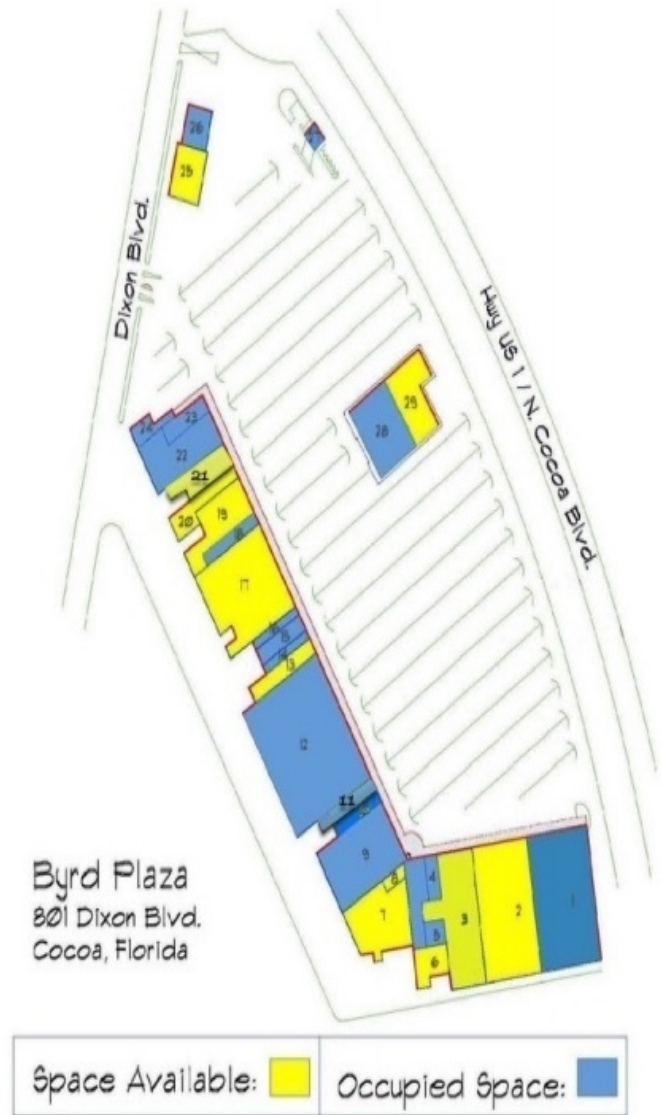
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MAP #	SUITE #	TENANT	SQ. FT
1	1100	TRACTOR SUPPLY	21,248.00
2	1102	VACANT	16,376.00
3	1104	VACANT	7,850.00
4	1103	DEPT OF CHILDREN/FAM	1,989.00
5	1105	MGMT OFFICE	0.00
6	1108	VACANT	3,294.00
7	1119	VACANT	9,875.00
8	1121	VACANT	900.00
9	1123	CITI TREND	15,528.00
10	1125	HUNGRY HOWIES	2,000.00
11	1127	VACANT	2,400.00
12	1131	BIG LOTS	35,200.00
13	1133	GAMERZ R US	3,500.00
14	1135	NAIL FEVER	1,500.00
15	1137	CHINA GARDEN	2,500.00
16	1139	ADVANCE AMERICA	1,510.00
17	1145	VACANT	17,500.00
18	1145A	RENT A CENTER	4,500.00
19	11147B	VACANT	6,023.00
20	1149	VACANT	4,327.00
21	1151	VACANT	2,000.00
22	1155	DOLLAR GENERAL	13,300.00
23	1159	SUBWAY	1,300.00
24	1165	COIN LAUNDRY	1,956.00
25	1160A	VACANT	4,219.00
26	1160	H&RBLOCK	2,625.00
27	1162	CELLSPIRE	909.00
28	1164	BI RITE/BUDDYS	7,617.00
29	1164B	VACANT	4,703.00
		EAST COAST ICE	0.00
TOTALS			196,649.00



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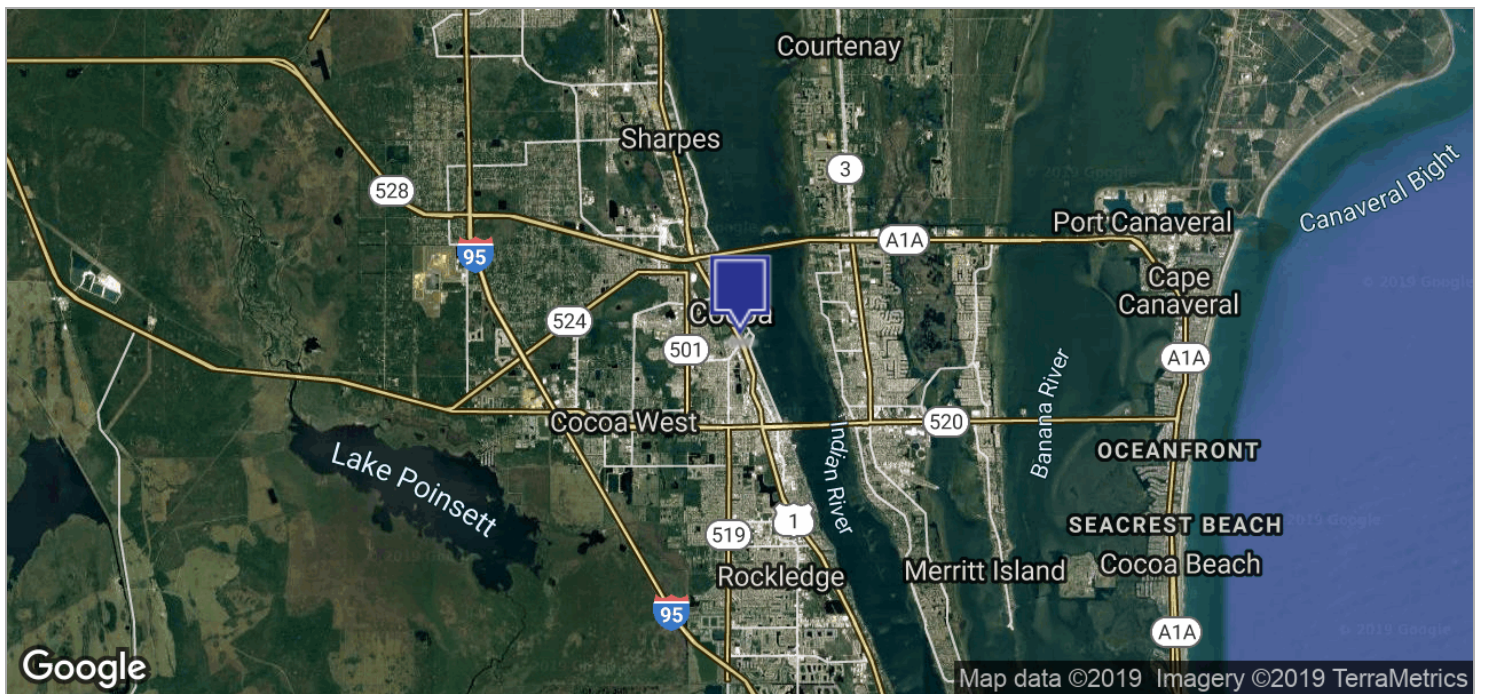


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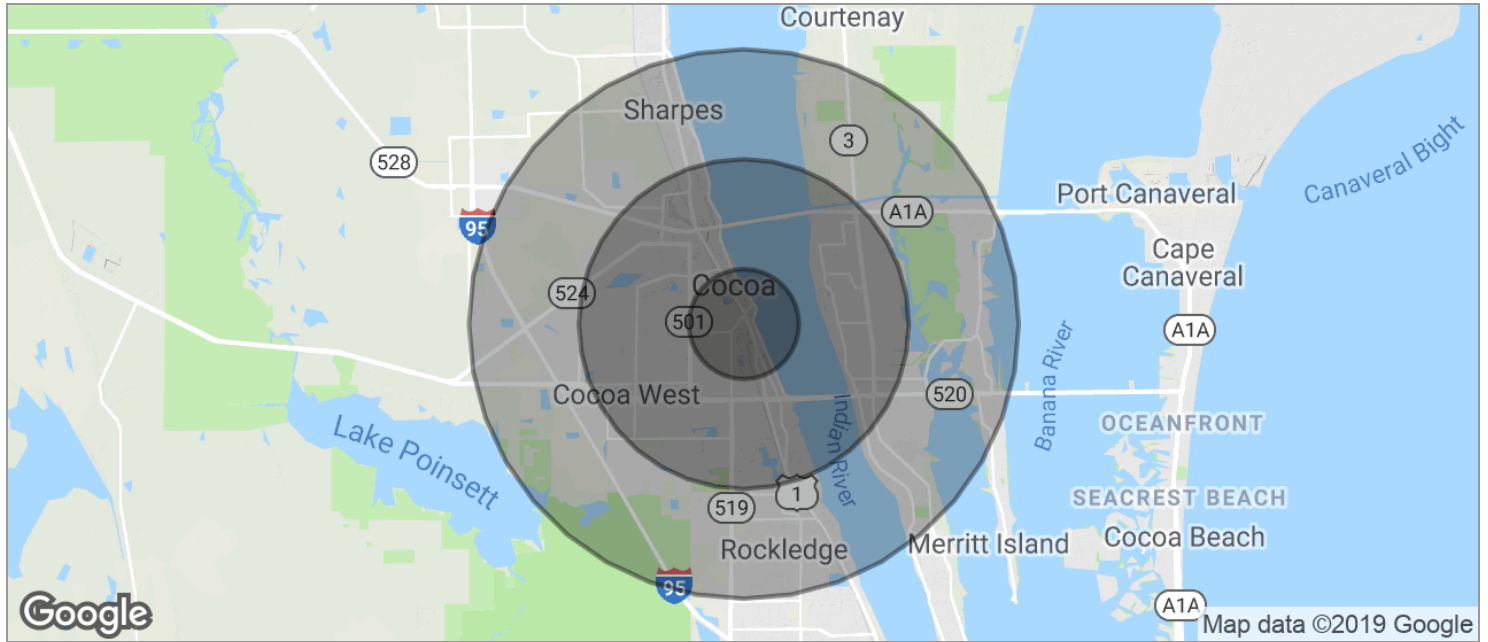


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,474	37,246	81,306
MEDIAN AGE	37.2	40.5	42.5
MEDIAN AGE (MALE)	34.9	38.7	41.4
MEDIAN AGE (FEMALE)	38.0	42.2	43.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,821	15,875	33,356
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$40,096	\$49,220	\$60,208
AVERAGE HOUSE VALUE	\$197,217	\$180,159	\$218,953

* Demographic data derived from 2010 US Census



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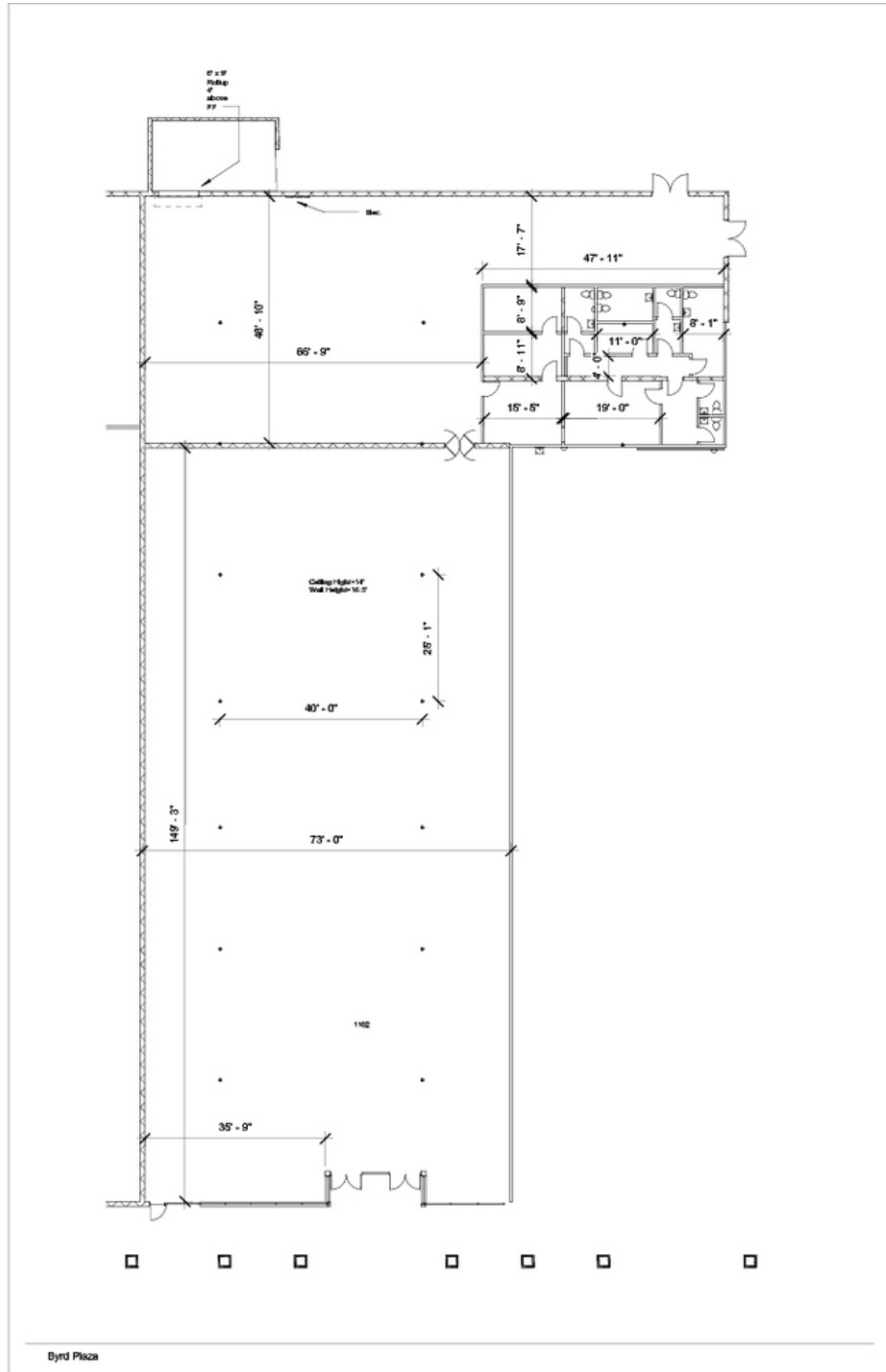


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FOR LEASE - UNIT 1102



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