

New Construction Retail | Drive-Thru Opportunity

April 2026 Delivery!

Walmart
Distribution Center

FLYING J

Wendy's

WATSON
COMMERCIAL
REAL ESTATE, INC.

I-95
AADT 64,000

INTERSTATE
95

INTERSTATE
95

SITE

State Road 524
AADT 8,600

ADDRESS

SIZE

TYPE

PRICE

5550 SR 524 W Cocoa
FL, 32926

2,000 SF | **1,500 SF**
Drive-Through | Endcap

BLDG
Commercial

\$45_{SF} NNN

- ✓ **±2,000 SF Endcap with Drive-Thru:**
Perfect for QSR, coffee, or high-volume concepts
- ✓ **±1,500 SF Inline Retail Suite:**
Ideal for food, beverage, or service-oriented users
- ✓ **Drive-Thru Capability:** (High-demand feature)
- ✓ **Excellent Visibility:** Easy Ingress/Egress
- ✓ **Strategic Location Near Major Traffic Generators:**
Flying J Travel Center, Wendy's, Walmart Distribution Center
- ✓ **Modern Architectural Design:** Strong curb appeal
- ✓ **High Daily Traffic Counts:** From commuters and logistics workforce
- ✓ **Growth Corridor:** Long-term upside



Duane A. Watson

Broker

Office: (321) 459-0000
Cell: (321) 223-8845



Jay Pope, MBA

Sales Associate

Office: (321) 459-0000
Cell: (407) 617-1223

5550 SR 524 W Cocoa FL, 32926



Summary

PRICE: \$45 SF NNN

TYPE: Commercial

SIZE: 2,000 SF Drive-Through
1,500 SF Endcap

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	9,237	52,310	171,894
Avg Household Income:	\$84,666	\$71,703	\$92,164
2029 Household Projection:	3,888	21,274	71,195



5550 SR 524 W Cocoa FL, 32926



CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS.
- ALL WELDS SHALL BE WELDED TO THE SPECIFICATIONS OF THE AMERICAN WELDED INSTITUTE (AWI).
- ALL PAINT SHALL BE AS SHOWN ON THE DRAWINGS.
- ALL ELECTRICAL WORK SHALL BE DONE BY A LICENSED ELECTRICIAN.
- ALL MECHANICAL WORK SHALL BE DONE BY A LICENSED MECHANIC.
- ALL PLUMBING WORK SHALL BE DONE BY A LICENSED PLUMBER.
- ALL ROOFING WORK SHALL BE DONE BY A LICENSED ROOFER.
- ALL FLOORING WORK SHALL BE DONE BY A LICENSED FLOORING CONTRACTOR.
- ALL INTERIOR FINISHES SHALL BE DONE BY A LICENSED INTERIOR FINISHER.
- ALL EXTERIOR FINISHES SHALL BE DONE BY A LICENSED EXTERIOR FINISHER.
- ALL LANDSCAPING WORK SHALL BE DONE BY A LICENSED LANDSCAPER.
- ALL SIGNAGE SHALL BE DONE BY A LICENSED SIGNAGE CONTRACTOR.
- ALL FENCE WORK SHALL BE DONE BY A LICENSED FENCE CONTRACTOR.
- ALL GROUNDWORK SHALL BE DONE BY A LICENSED GROUNDWORK CONTRACTOR.
- ALL UTILITIES SHALL BE LOCATED AND DEEPENED BY A LICENSED UTILITY CONTRACTOR.
- ALL DEMOLITION WORK SHALL BE DONE BY A LICENSED DEMOLITION CONTRACTOR.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF JACKSONVILLE ZONING ORDINANCES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA ELECTRICAL CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA MECHANICAL CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA PLUMBING CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA ROOFING CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA FLOORING CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA INTERIOR FINISHES CODE.
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA FENCE CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA GROUNDWORK CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA UTILITIES CODE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEMOLITION CODE.

CONVENIENCE STORE

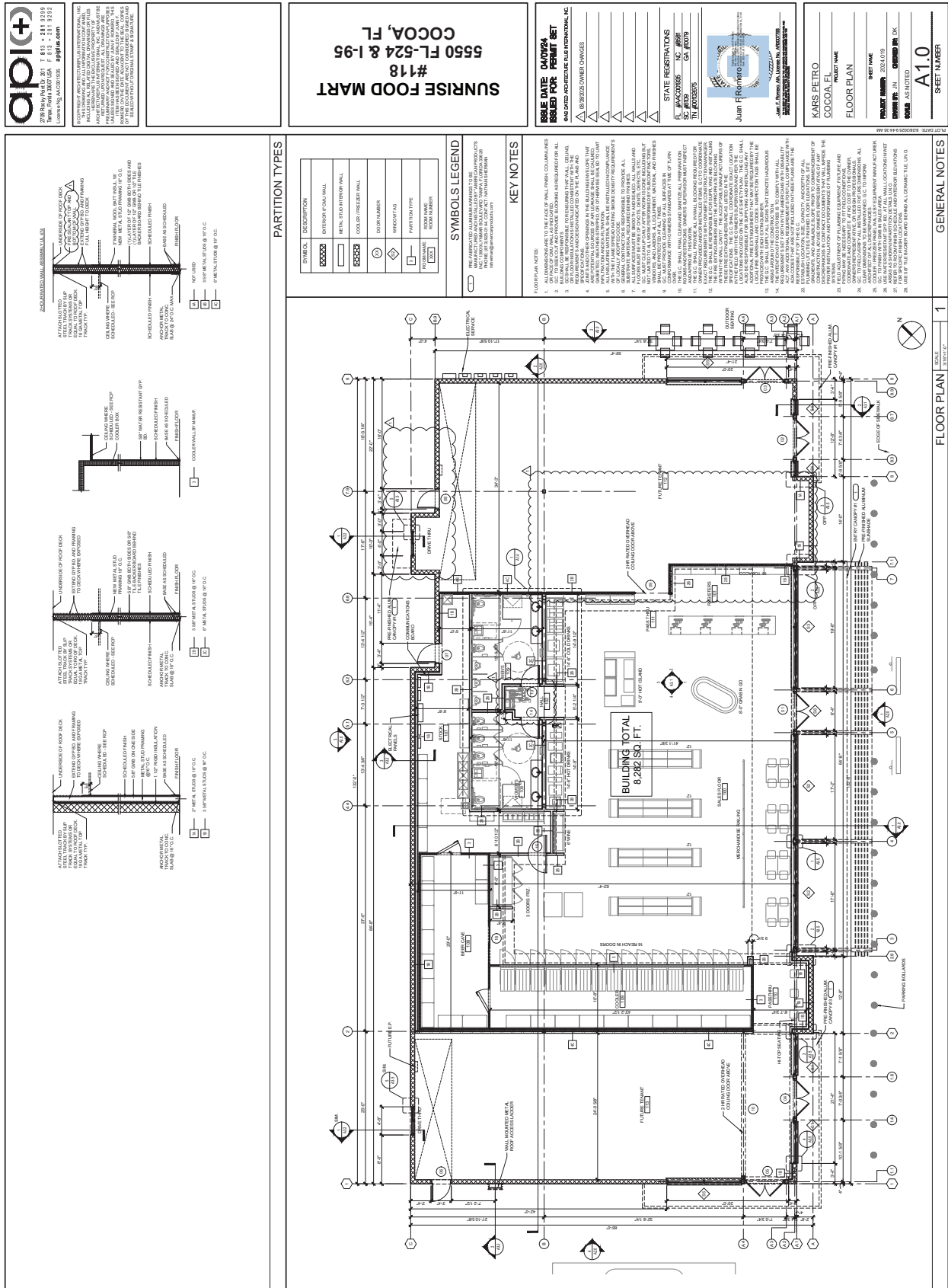
DIESEL CANOPY

GAS CANOPY

PUMP ISLAND

PAVING BY SEASONS

FRIDAY ROAD



5550 SR 524 W Cocoa FL, 32926

Building Type: **General Retail**
 Secondary: **Convenience Store**
 GLA: **7,832 SF**
 Year Built: **2026**

Total Available: **2,547 SF**
 % Leased: **67.48%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	3,311		19,647		52,310	
2024 Estimate	2,997		17,878		47,649	
2020 Census	2,714		16,793		45,037	
Growth 2024 - 2029	10.48%		9.89%		9.78%	
Growth 2020 - 2024	10.43%		6.46%		5.80%	
2024 Population by Hispanic Origin	313		1,960		6,602	
2024 Population	2,997		17,878		47,649	
White	2,335	77.91%	12,063	67.47%	29,333	61.56%
Black	211	7.04%	3,223	18.03%	10,265	21.54%
Am. Indian & Alaskan	16	0.53%	78	0.44%	276	0.58%
Asian	72	2.40%	215	1.20%	537	1.13%
Hawaiian & Pacific Island	3	0.10%	15	0.08%	54	0.11%
Other	360	12.01%	2,283	12.77%	7,183	15.07%
U.S. Armed Forces	0		0		69	
Households						
2029 Projection	1,346		8,014		21,274	
2024 Estimate	1,219		7,308		19,417	
2020 Census	1,110		6,921		18,490	
Growth 2024 - 2029	10.42%		9.66%		9.56%	
Growth 2020 - 2024	9.82%		5.59%		5.01%	
Owner Occupied	1,044	85.64%	5,485	75.05%	12,642	65.11%
Renter Occupied	174	14.27%	1,822	24.93%	6,776	34.90%
2024 Households by HH Income	1,219		7,308		19,418	
Income: <\$25,000	212	17.39%	1,736	23.75%	5,098	26.25%
Income: \$25,000 - \$50,000	221	18.13%	1,950	26.68%	4,816	24.80%
Income: \$50,000 - \$75,000	91	7.47%	932	12.75%	3,035	15.63%
Income: \$75,000 - \$100,000	122	10.01%	660	9.03%	2,009	10.35%
Income: \$100,000 - \$125,000	69	5.66%	483	6.61%	1,333	6.86%
Income: \$125,000 - \$150,000	177	14.52%	596	8.16%	1,013	5.22%
Income: \$150,000 - \$200,000	248	20.34%	684	9.36%	1,245	6.41%
Income: \$200,000+	79	6.48%	267	3.65%	869	4.48%
2024 Avg Household Income	\$103,436		\$75,203		\$71,703	
2024 Med Household Income	\$92,520		\$49,653		\$49,196	

Demographic Market Comparison Report

