

EXECUTIVE SUMMARY

• 1314 Dixon Boulevard Cocoa, FL 32922



OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / SF:	\$54.98
Lot Size:	2.0 Acres
Building Size:	18,188 SF
Zoning:	CG
APN#:	24-36-29-BO-*-A

PROPERTY OVERVIEW

The property offers an unparalleled opportunity for an investor seeking retail space! Two story retail building in shell condition with +/-2 acres
First Floor: +/-10,308sf
Second Floor: +/-7,880
Property neighbors O'Reilly Auto Parts and Sav-A-Lot plaza.

LOCATION OVERVIEW

Located on Dixie Hwy - major east/west corridor in Cocoa.
Less than 1 mile west of US Hwy 1.
Surrounded by an array of amenities the location is just minutes away from the Historic Cocoa Village.

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
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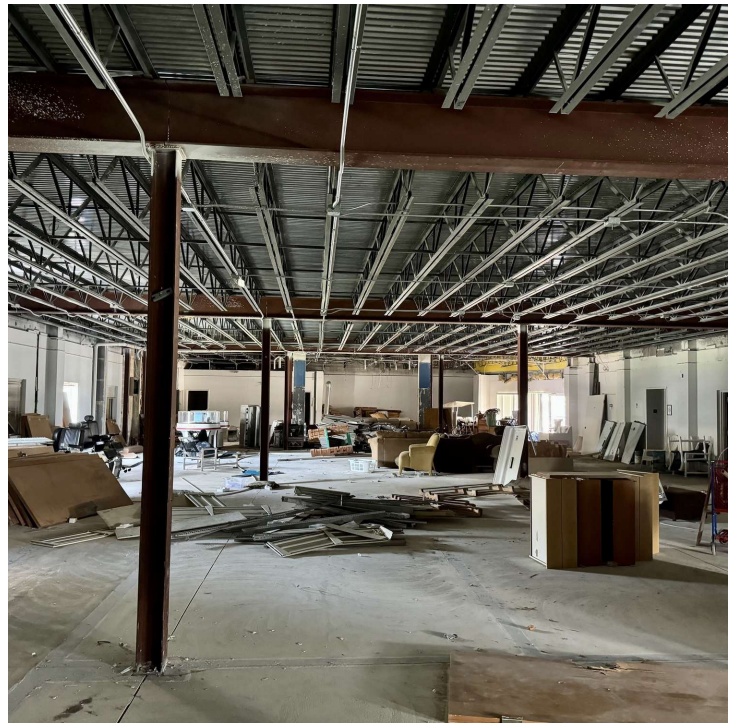
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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RETAILER MAP

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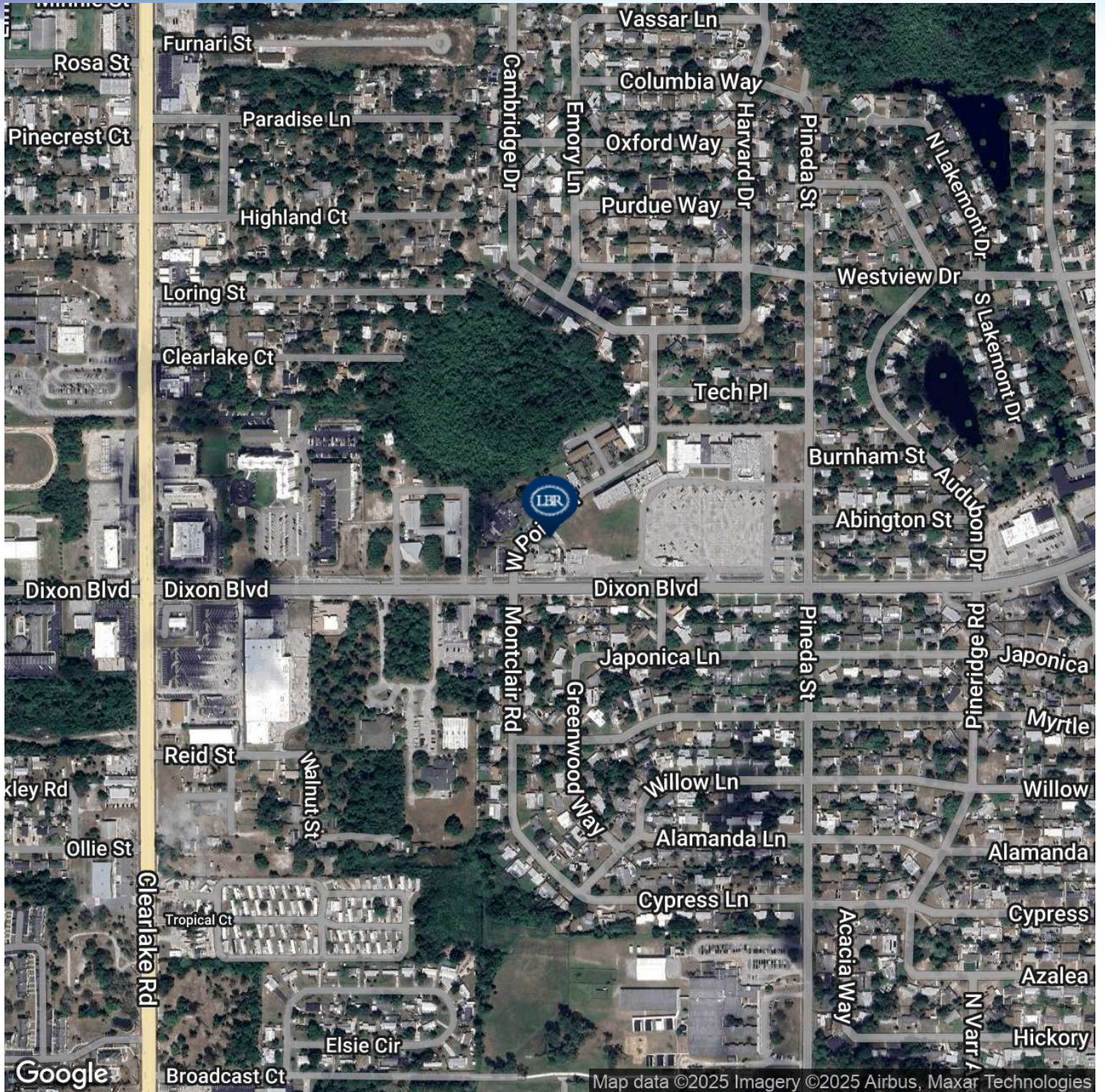
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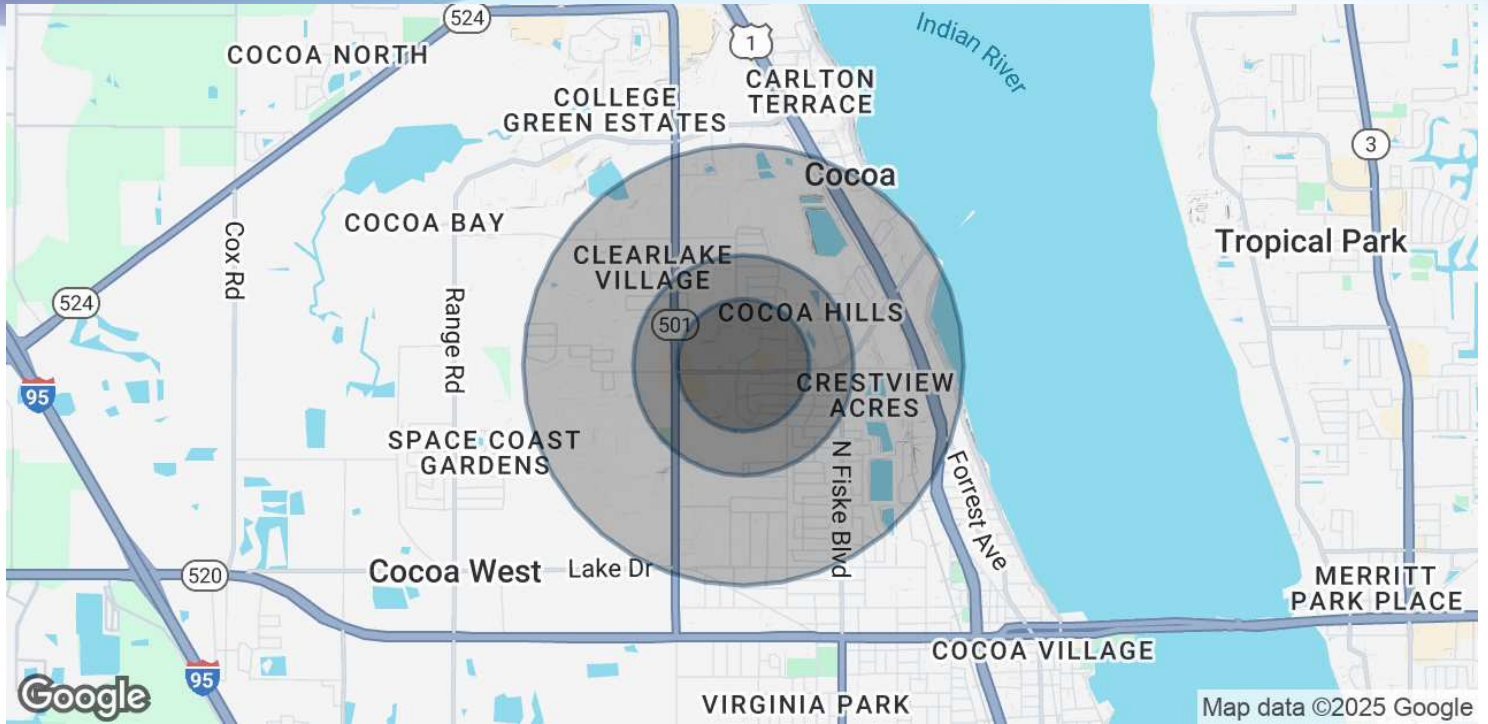
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	898	3,306	10,476
Average Age	43	41	39
Average Age (Male)	40	39	38
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	1,349	4,267
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$50,996	\$51,981	\$52,649
Average House Value	\$181,524	\$187,481	\$186,544

Demographics data derived from AlphaMap

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