

Lucrative 10 Acre Commercial site

Fronting Grissom Parkway!

WATSON
COMMERCIAL
REAL ESTATE, INC

amazon
Distribution
Center

SITE

SITE

**DOLLAR
GENERAL**

Grissom Pkwy.

\$1.2M

\$1.2M

5 AC

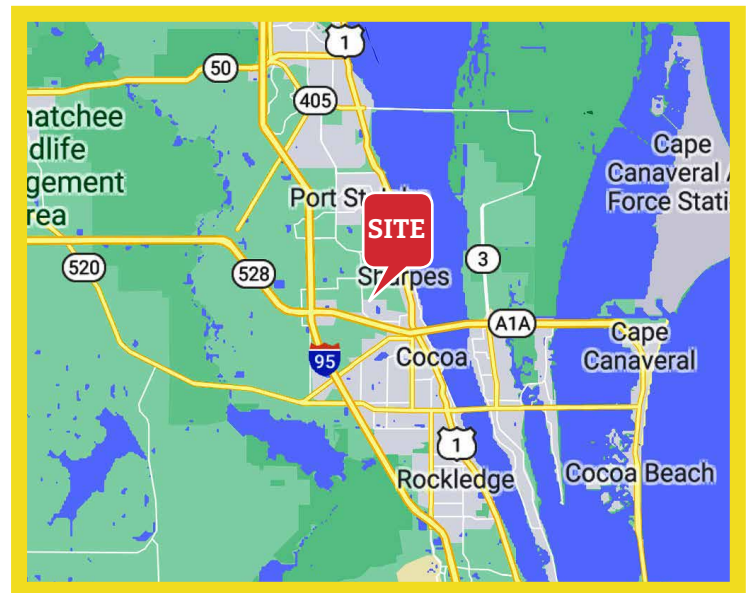
Under Contract



| ADDRESS | SIZE | TYPE | ZONING | PRICE |
|----------------------------------|----------------------|----------------|--------------------|--|
| Grissom Pkwy, Cocoa, FL 32926 | 5 AC (Each) ACRES | Land VACANT | BU-2 Commercial | For the whole 10 Acres \$2,400,000 |

Property Highlights:

- ✔ BU 2 zoning
- ✔ ADT 10,700
- ✔ High level ground approx. 30 feet elevation
- ✔ Only 2.5 miles from SR 528 interchange
- ✔ Near new Amazon Distribution Center
- ✔ No significant environmental issues

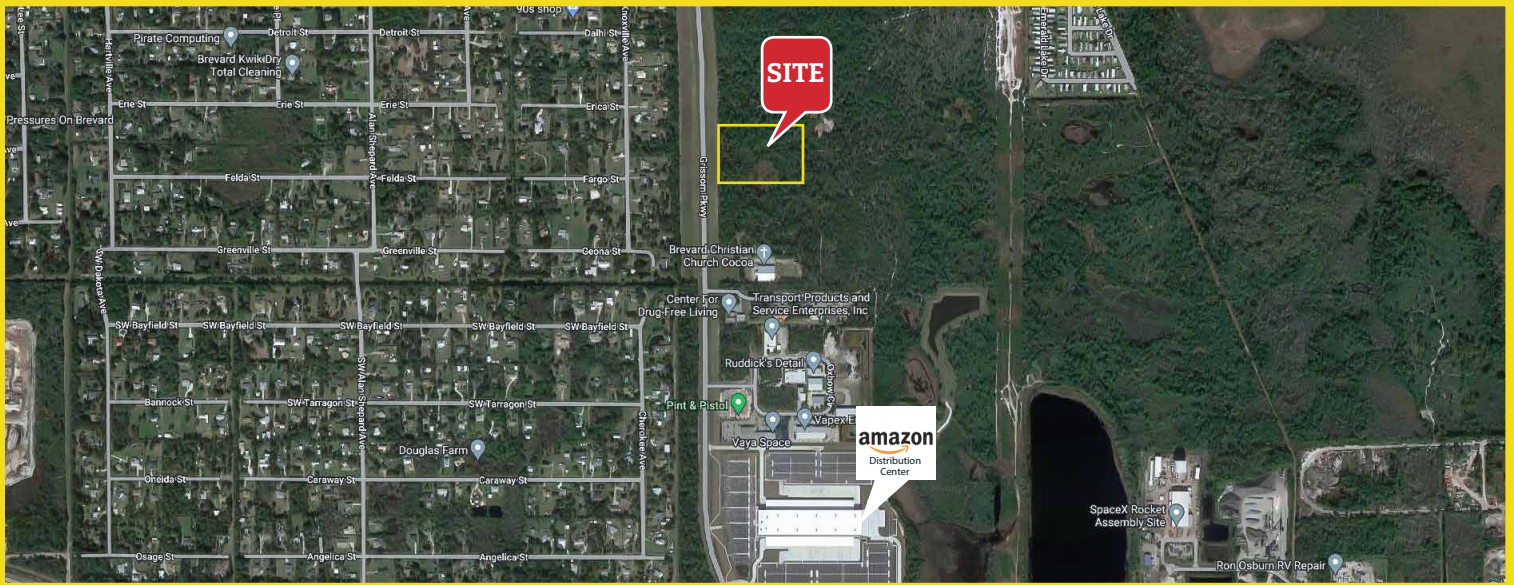


Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845

Grissom Pkwy, Cocoa, FL 32926



Summary

| | |
|-----------|-------------|
| PRICE: | \$2,400,000 |
| TYPE: | Commercial |
| ZONING: | BU-2 |
| LOT SIZE: | 10 ACRES |

Property Demographics

| | 2 MILE | 5 MILE | 10 MILE |
|------------------------|----------|----------|----------|
| 2025 Total Population: | 11,286 | 71,579 | 164,825 |
| Avg Household Income: | \$76,907 | \$73,472 | \$79,250 |
| 2025 Total Households: | 3,569 | 26,754 | 66,031 |

