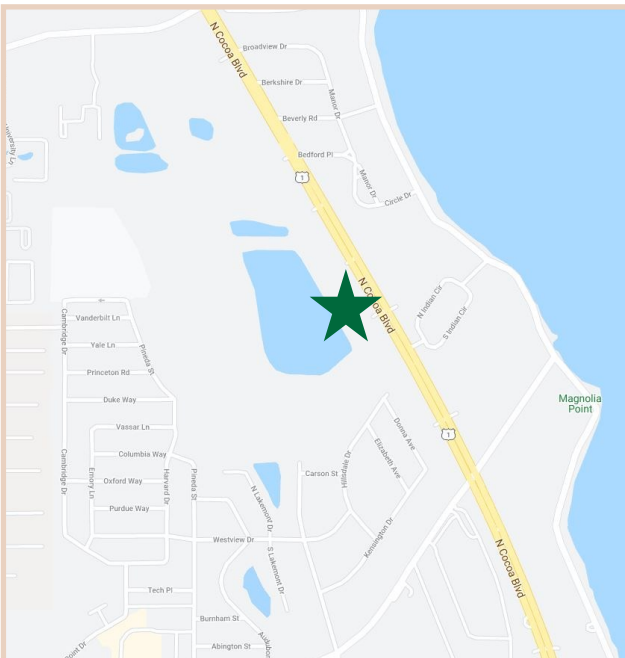


FOR LEASE

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

PROPERTY FACTS

Building Area:	32,300 Sq. Ft.
Parcel Size:	1.74 Acres
Property Configuration	680 Linear Feet on U.S. Highway One
Configuration:	Three Buildings
Construction:	Metal Concrete Block with metal & Brick Facade
Roof:	Metal Roof
Year Built:	1982, 1985, and 1986
Use:	Retail/Office Plaza
Building Height:	Single Story



PROPERTY HIGHLIGHTS

Price:	We offer competitive pricing for this high-value location.
Location:	Located near 520 and 528, providing tenants with direct access to Orlando and the densely populated beachside communities.
Visibility:	Excellent visibility on U.S. Highway One, with 680 linear feet of building view across three different buildings.
Parking & Access:	Convenient parking is available in front of each unit, with 75 spaces total in the plaza.

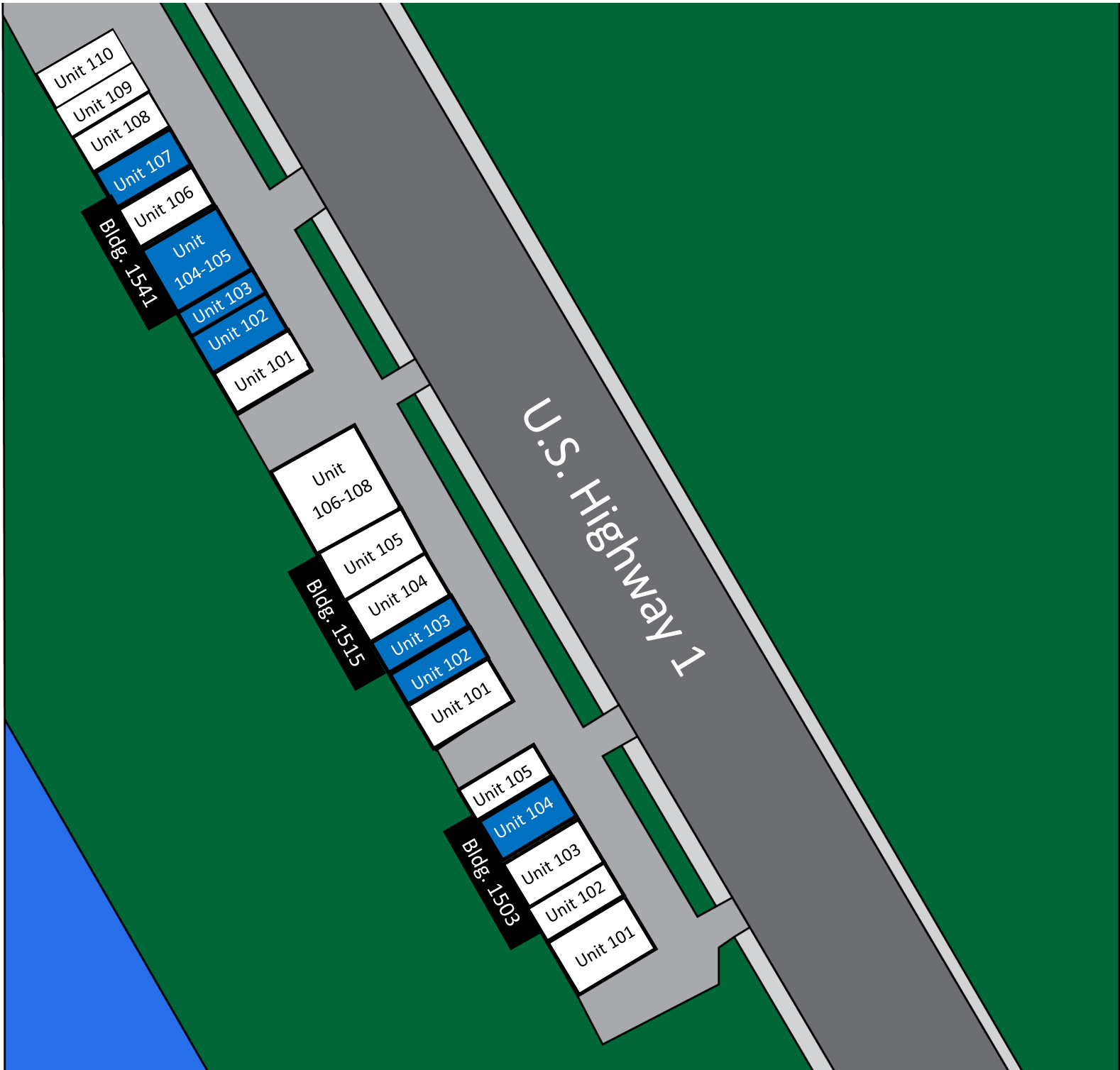


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CONTACT INFO:
Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



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UNITS FOR LEASE

Bldg. 1503

North Cocoa Commerce Center | 503-1559 N Cocoa Blvd, Cocoa, Florida 32922

Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
104	1,775 SF	\$10.00 SF/YR	\$1,479.17	Yes	No	Yes	No	Office and Retail Space



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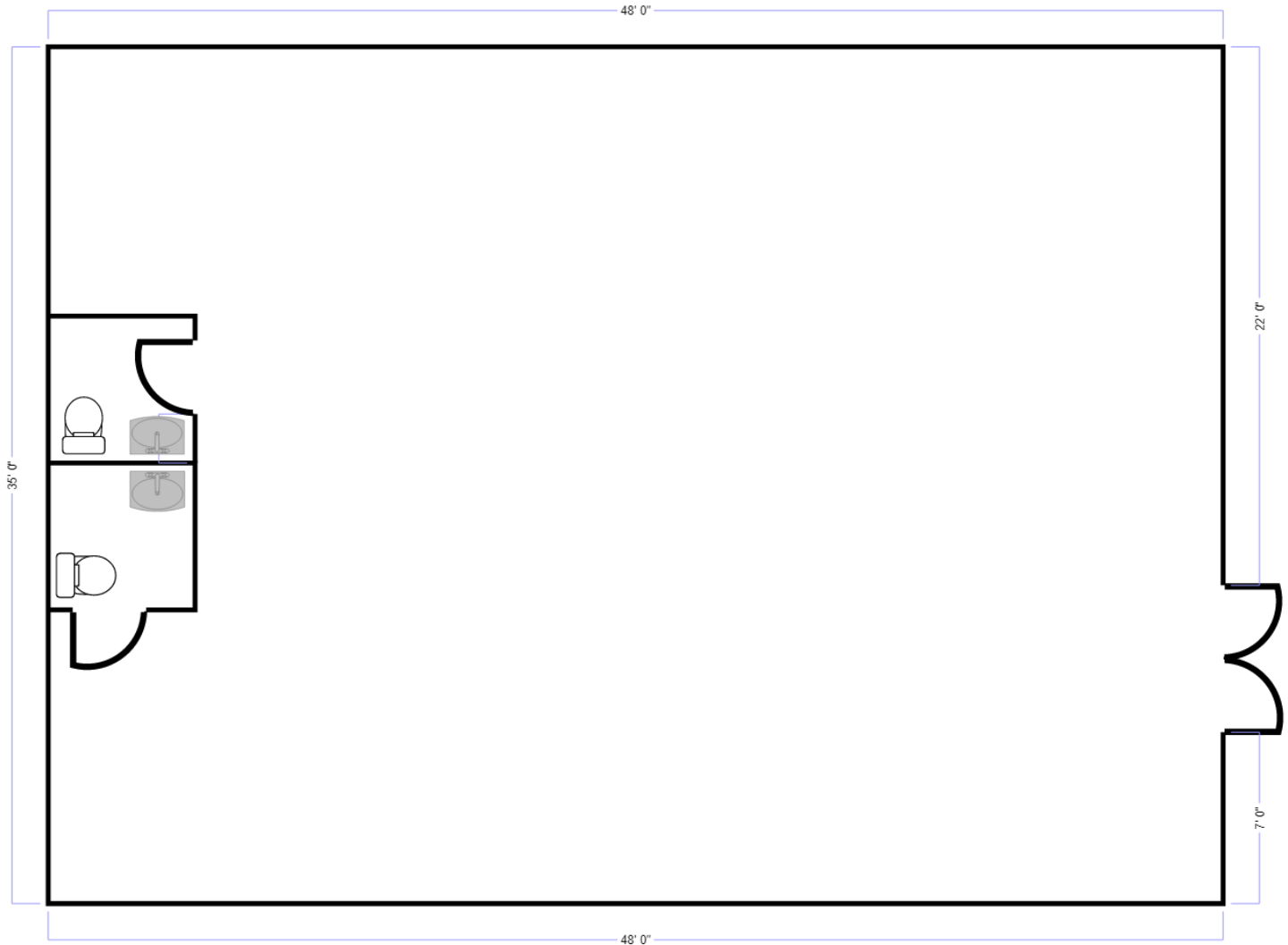
CONTACT INFO:

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FLOOR PLAN

Bldg. 1503
Unit 103

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



1,800 SF



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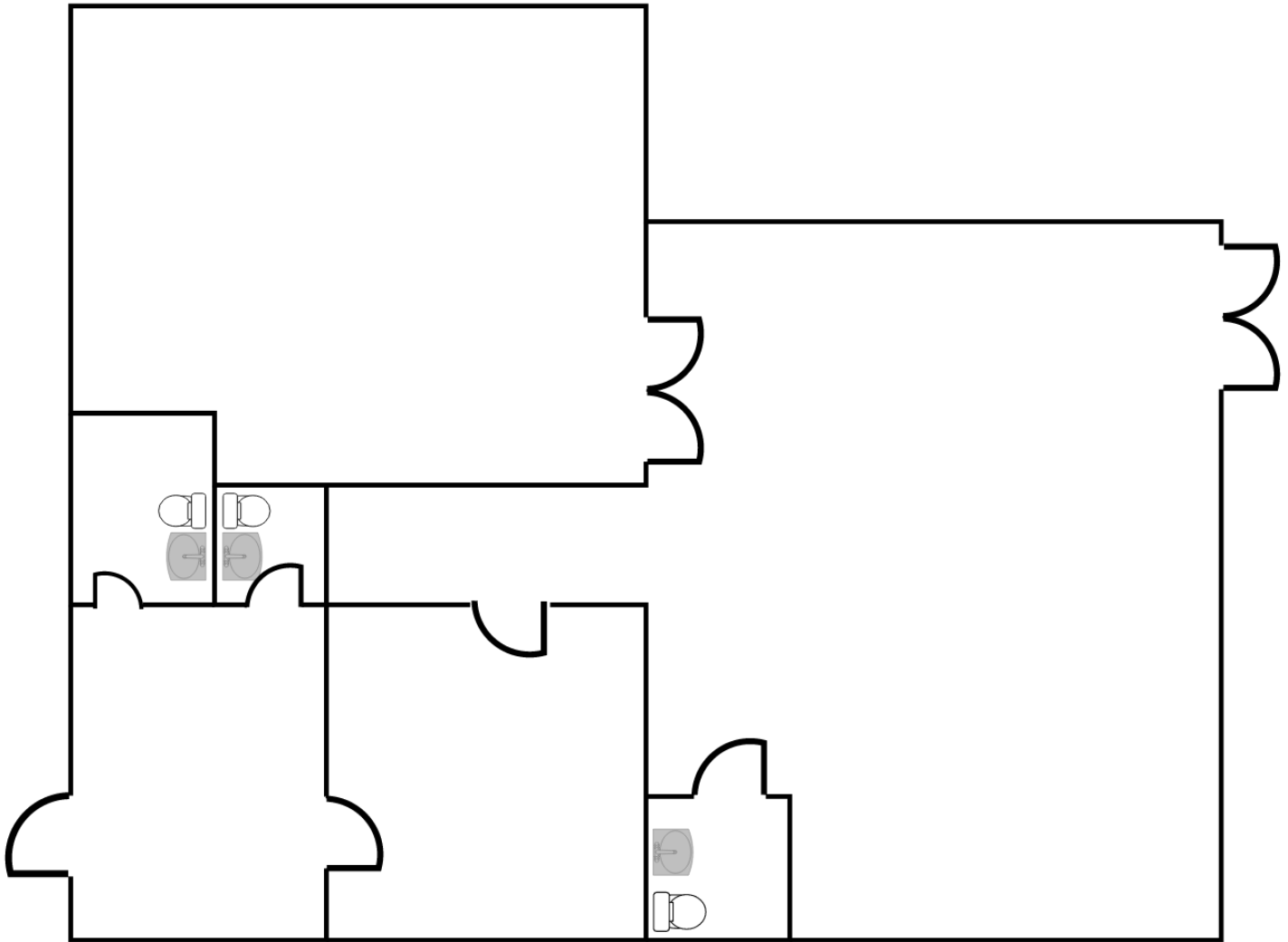
CONTACT INFO:

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FLOOR PLAN

Bldg. 1503
Unit 104

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



1,775 SF



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UNITS FOR LEASE

Bldg. 1515

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
102	1,250 SF	\$12.00 SF/YR	\$1,250.00	Yes	No	Yes	No	Office and Retail Space
103	1,250 SF	\$12.00 SF/YR	\$1,250.00	Yes	No	Yes	No	Office and Retail Space



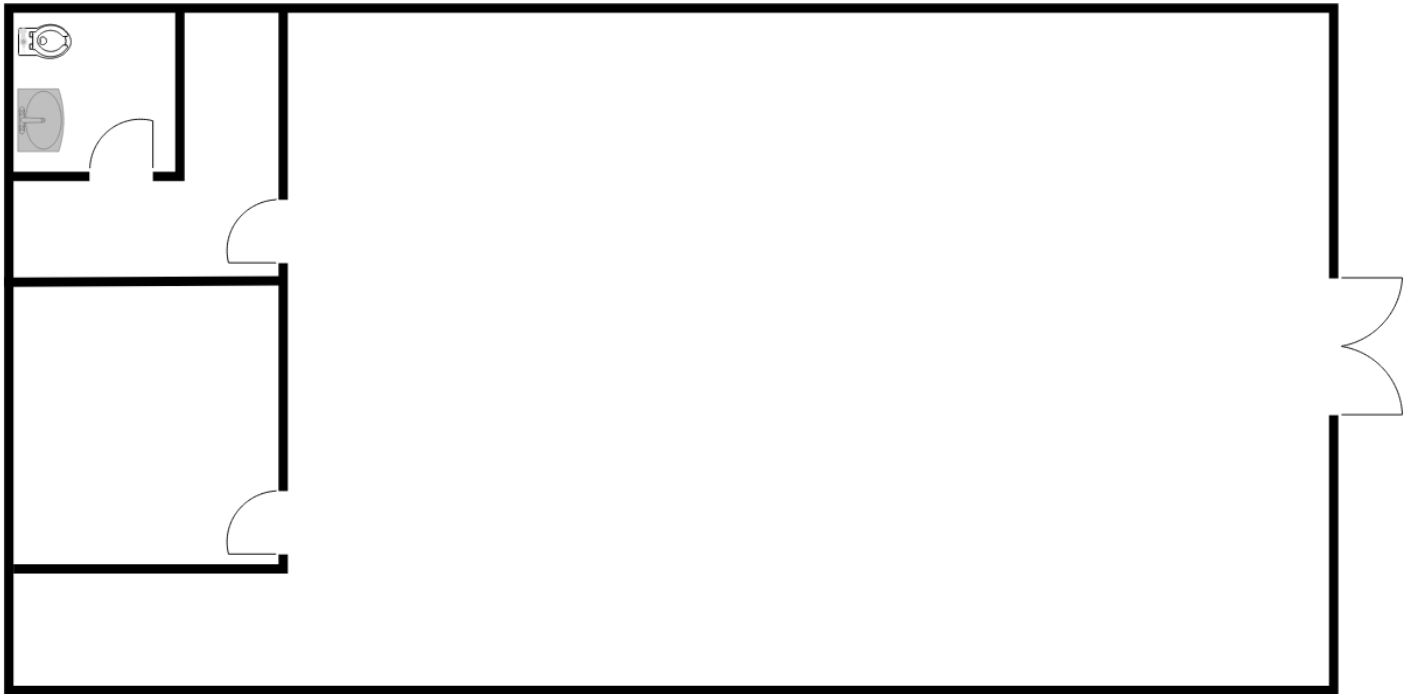
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FLOOR PLAN

Bldg. 1515
Unit 103

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



1,250 SF



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UNITS FOR LEASE

Bldg. 1541

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922

Unit	Size	Rate	Monthly Rate	Utilities Included				Usage
				Water	Electric	Trash	Cable	
102	1,800 SF	\$10.00 SF/YR	\$1,500.00	Yes	No	Yes	No	Office and Retail Space
103	700	\$12.00 SF/YR	\$700.00	Yes	No	Yes	No	Office and Retail Space
104-105	2,500 SF	\$10.00 SF/YR	\$2,083.33	Yes	No	Yes	No	Office and Retail Space
107	1,250 SF	\$12.00 SF/YR	\$1,250.00	Yes	No	Yes	No	Office and Retail Space



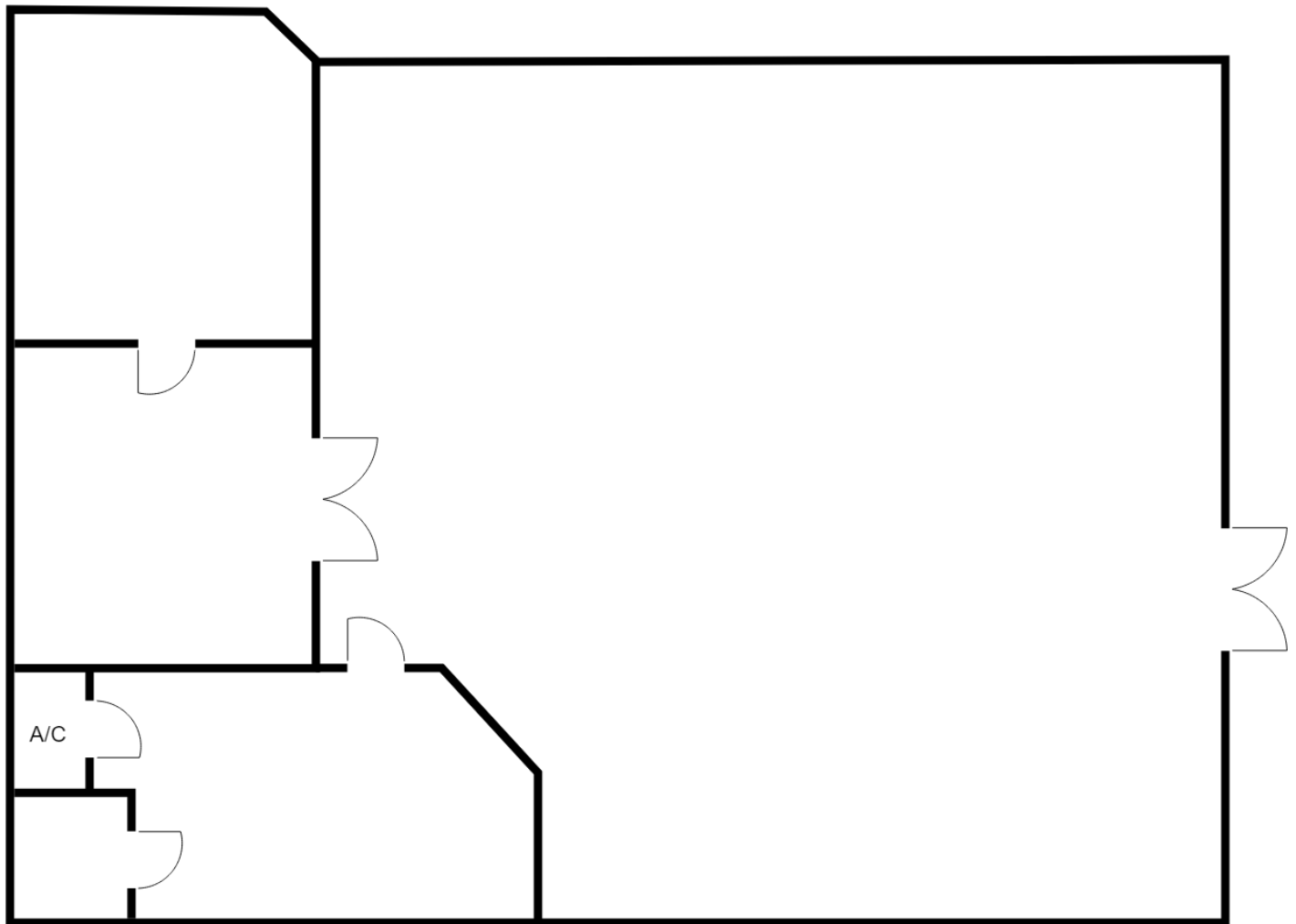
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FLOOR PLAN

Bldg. 1541
Unit 102

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



1,800 SF



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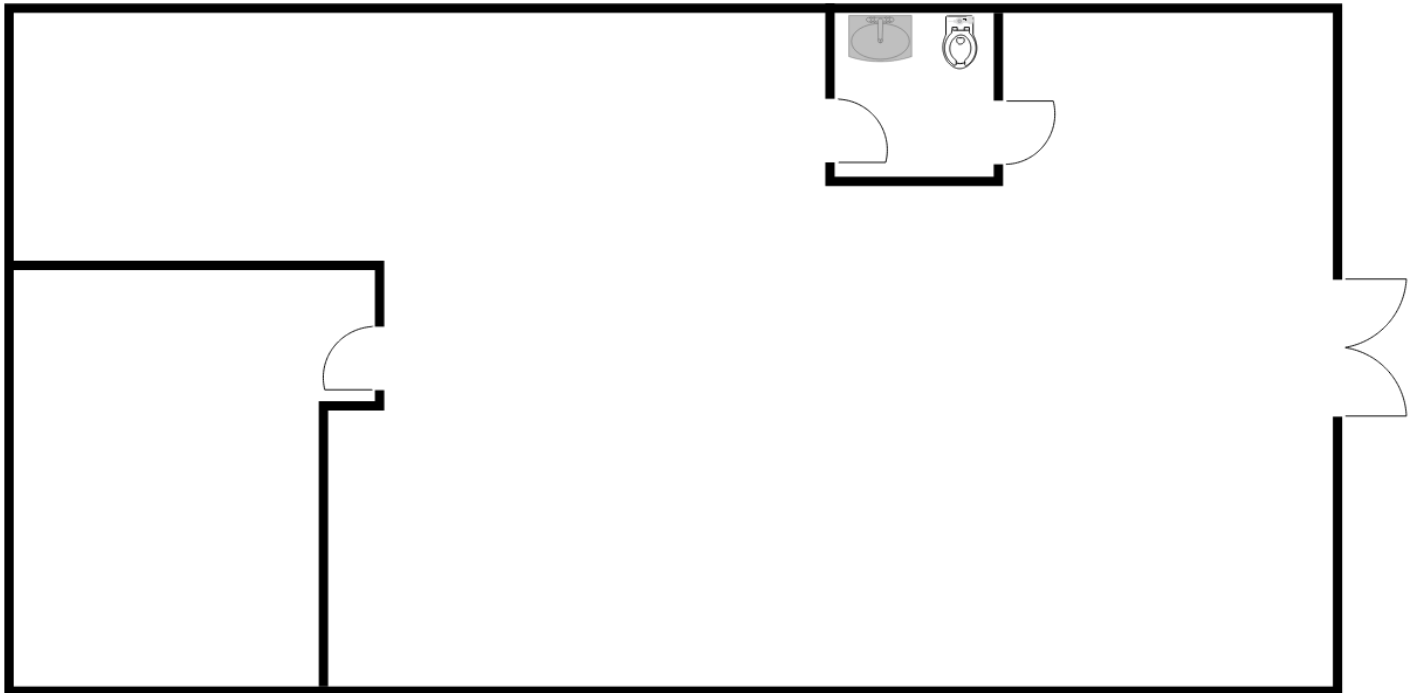
CONTACT INFO:

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FLOOR PLAN

Bldg. 1541
Unit 107

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



1,250 SF



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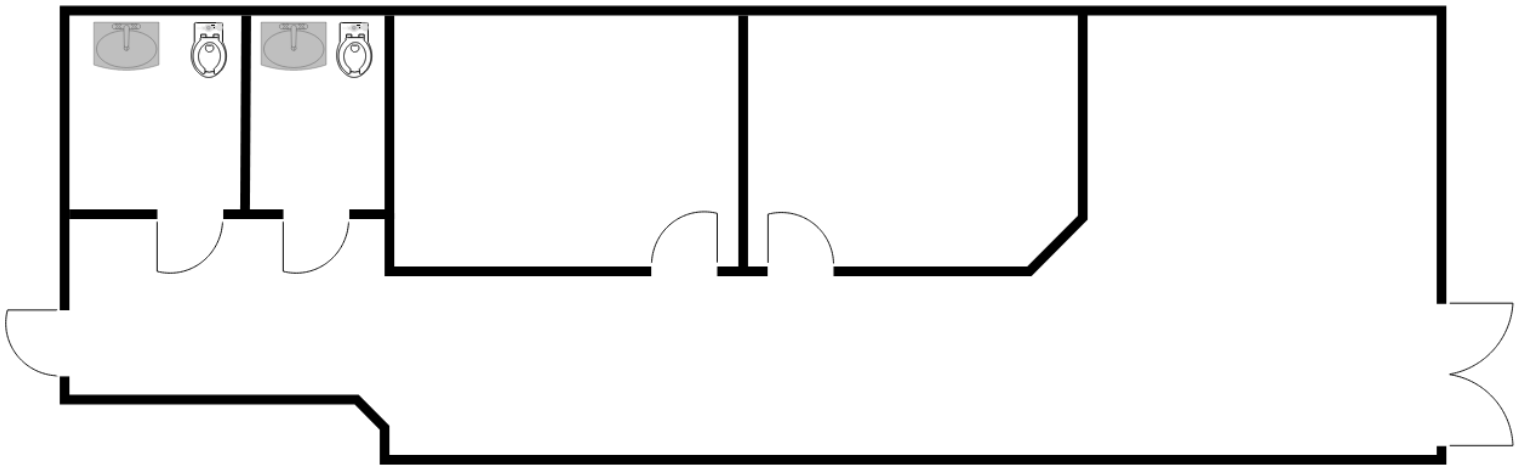
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FLOOR PLAN

Bldg. 1541

Unit 103

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



700 SF



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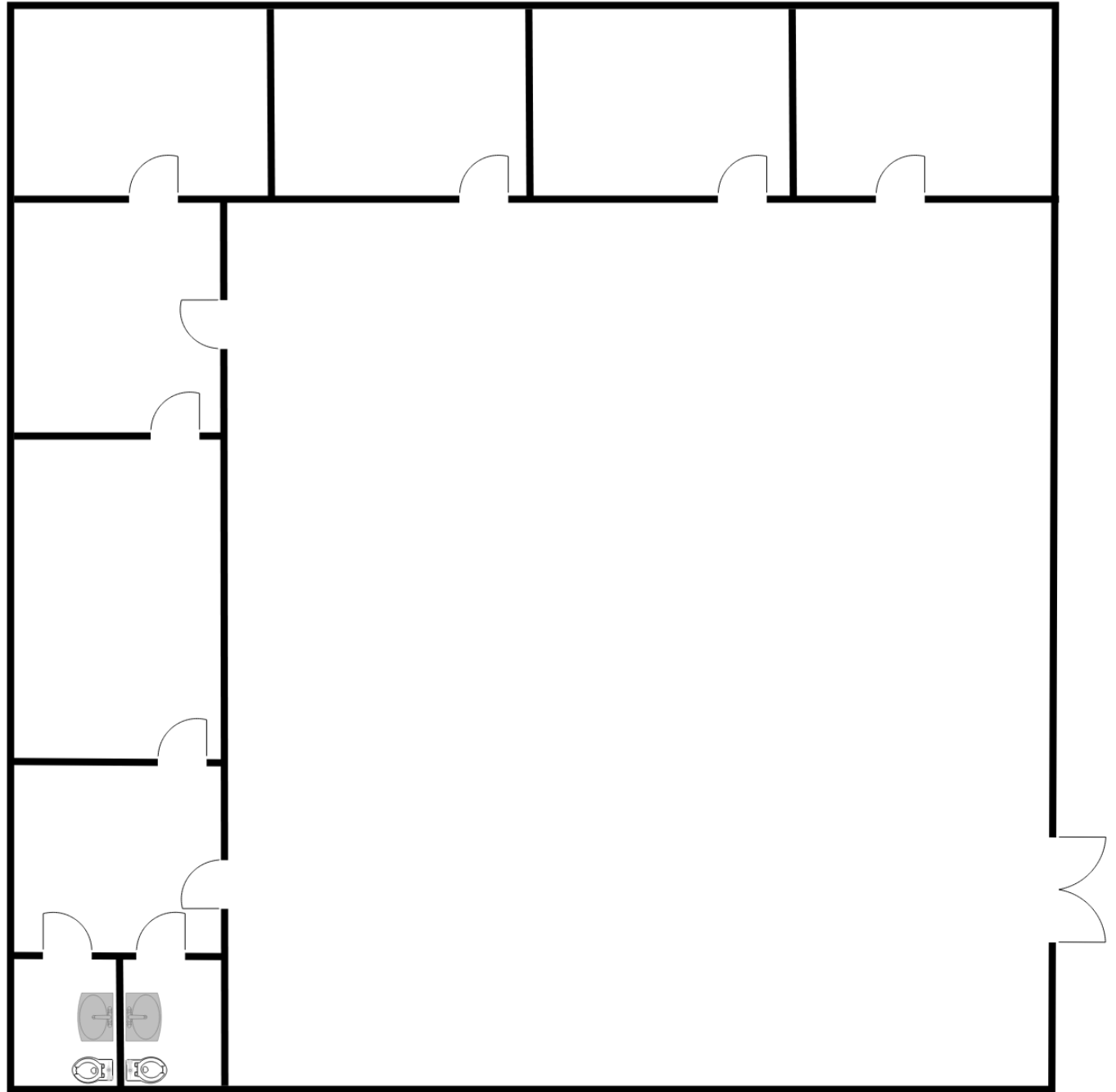
CONTACT INFO:

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FLOOR PLAN

Bldg. 1541
Unit 104-105

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



2,500 SF

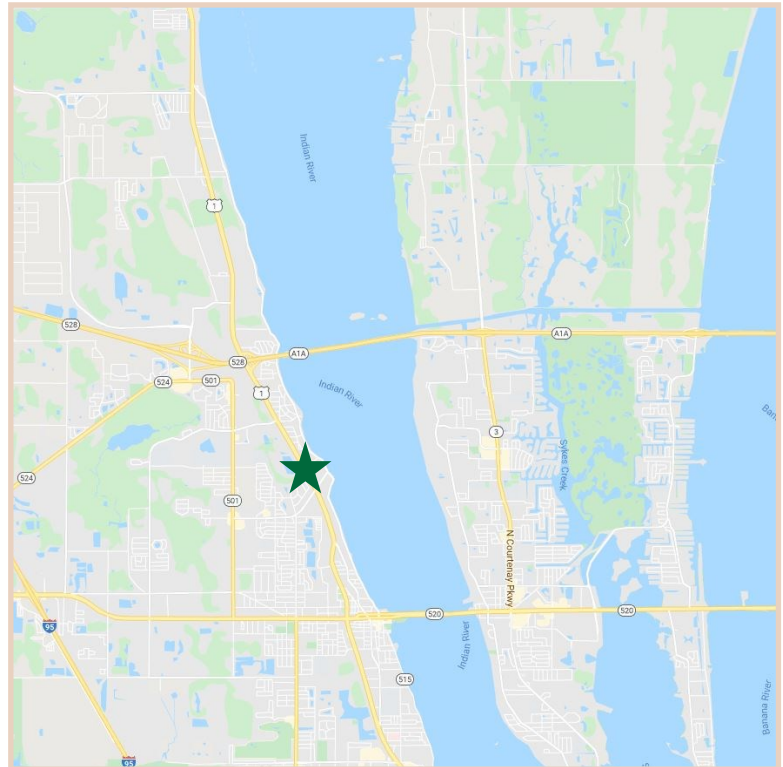
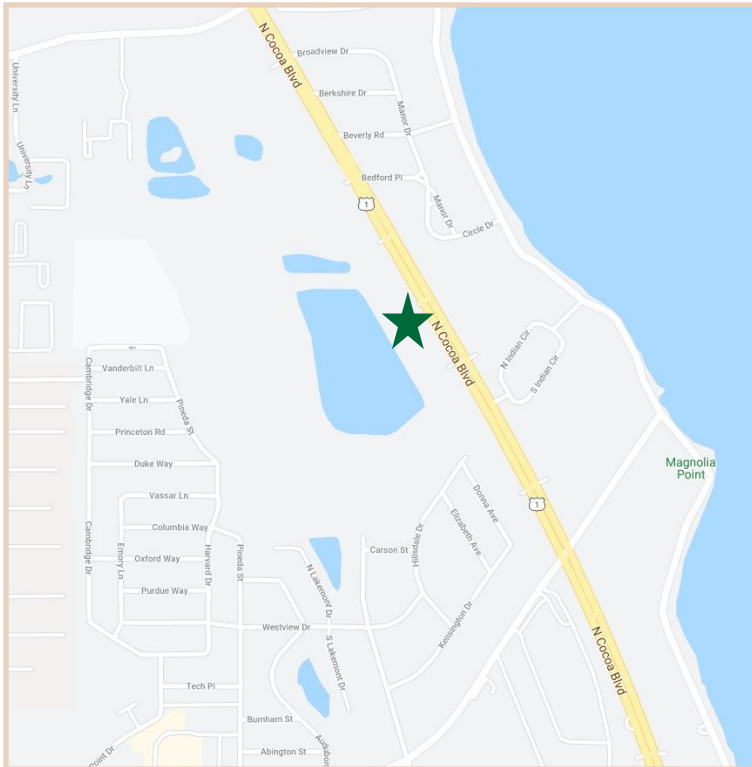
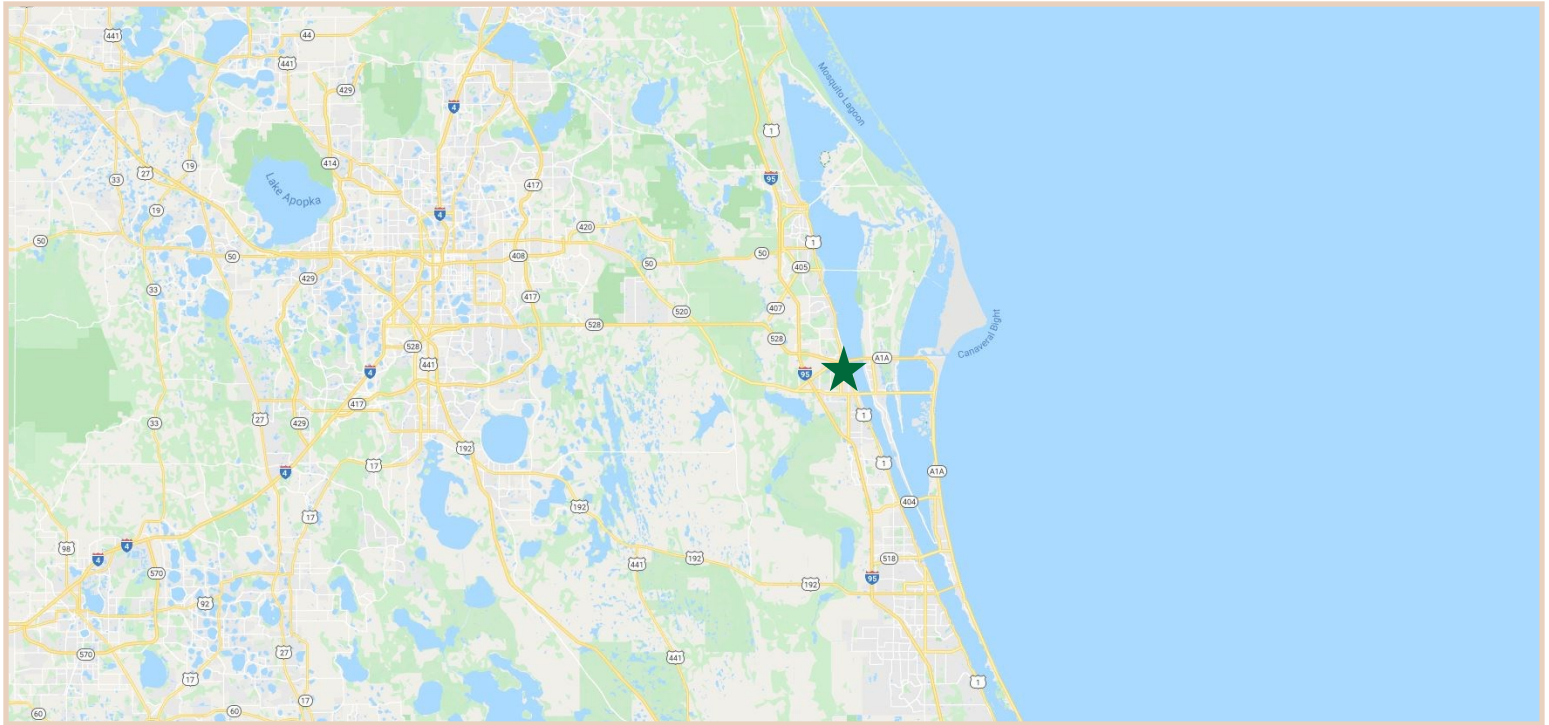


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LOCATION MAPS

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



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ADDITIONAL PHOTOS

North Cocoa Commerce Center 1503-1559 N Cocoa Blvd, Cocoa, Florida 32922



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