

FOR SALE | FOR LEASE

PORT ST JOHN PLAZA

6201 US Highway 1, Cocoa, FL



PRIME FRONTAGE AND ACCESS ON US-1

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Allan Carlisle
SENIOR DIRECTOR
allancarlisle@katzretail.com
(561) 385-4791

Property Overview

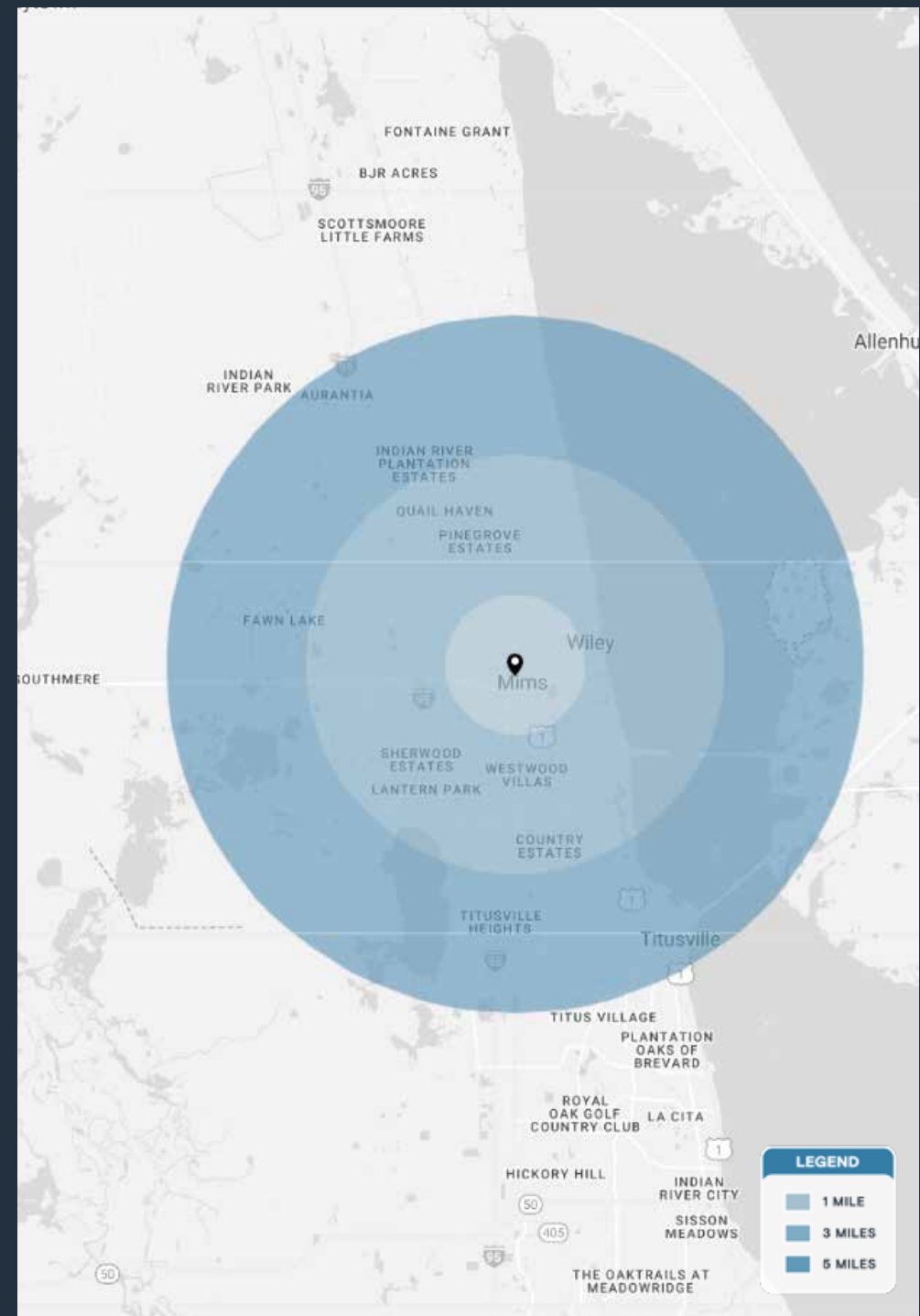
HIGHLIGHTS

- ±2,400 to ±5,880 SF available
- Prime access and visibility to over 32,000 vehicles per day
- Located at the signalized intersection
- Flexible zoning to allow a variety of uses
- Join several national tenants including:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,996	17,564	33,390
HOUSEHOLDS	1,286	7,269	13,949
EMPLOYEES	2,554	14,943	28,252
AVERAGE HH INCOME	\$84,743	\$85,580	\$82,576

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,980	27,791	46,462
HOUSEHOLDS	3,780	11,509	19,592
EMPLOYEES	7,670	23,601	39,059
AVERAGE HH INCOME	\$82,872	\$82,703	\$83,848





Tenant Roster





Contact Broker

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