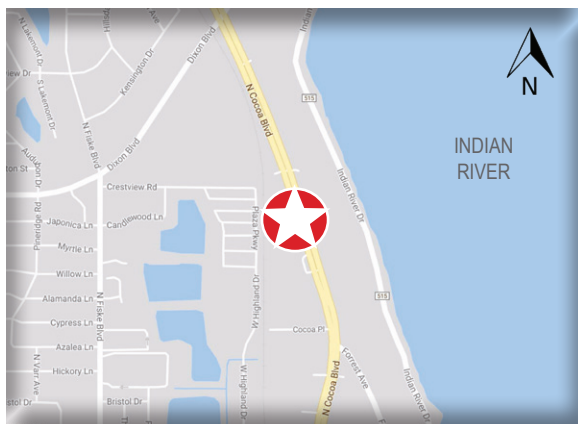


# Former Wendy's For Sale

941 N Cocoa Blvd, Cocoa, FL 32922



## Project Highlights

- Former Wendy's with drive-thru
- 2,573-sf building situated on a 0.69-acre site
- Situated directly on busy N Cocoa Blvd with excellent visibility to 23,000 vehicles per day
- Offers a prominent pylon signage opportunity
- **OFFERED FOR SALE AT \$750,000**



### PHYSICAL SITE CHARACTERISTICS

|                      |                                            |
|----------------------|--------------------------------------------|
| Daily Traffic Counts | N Cocoa Blvd (N/S) - 21,000 AADT           |
| Building Size:       | 2,573 SF with drive-thru on 0.69-acre site |
| Lat/Lon:             | 28.372256/-80.736408                       |
| County:              | Brevard                                    |

| DEMOGRAPHICS  | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------|----------|----------|----------|
| Population    | 5,576    | 45,250   | 90,141   |
| Households    | 2,337    | 19,529   | 38,381   |
| Avg HH Income | \$41,801 | \$52,848 | \$64,060 |

### For More Information

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