

Ground Leases/Build to Suits 1-2 Acre Commercial Parcels in Cocoa, FL



FOR LEASE | LAND



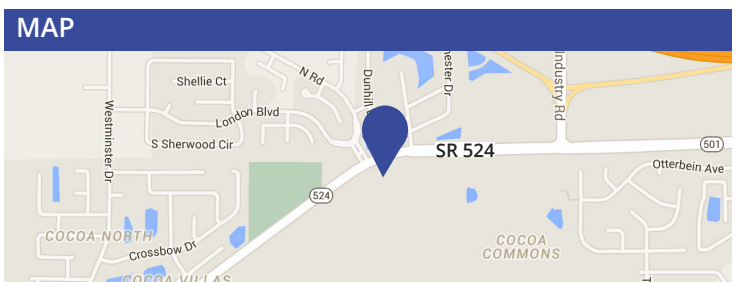
SR 524 AND LONDON BLVD. COCOA, FL 32926

PROPERTY FEATURES:

- GROUND LEASES and BUILD-TO-SUIT AVAILABLE IMMEDIATELY
- 1-2 acre panels located on SR 524, adjacent to the Publix shopping plaza, Cocoa Commons
- Lot Size: Flexible
- 1.0 - 2.13 acres
- In front of 61 Town home lots
- Near the newly announced Port Canaveral cargo distribution project and a proposed 450,000 SF Wal-Mart distribution facility located at I-95 and SR 524

2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,196	26,874	68,436
Average HH Income	\$56,036	\$52,938	\$60,260
Medium Age	45.4	41.1	43.5
Daytime Population	2,866	13,092	31,068

TRAFFIC COUNT
SR 524
16,700 AADT



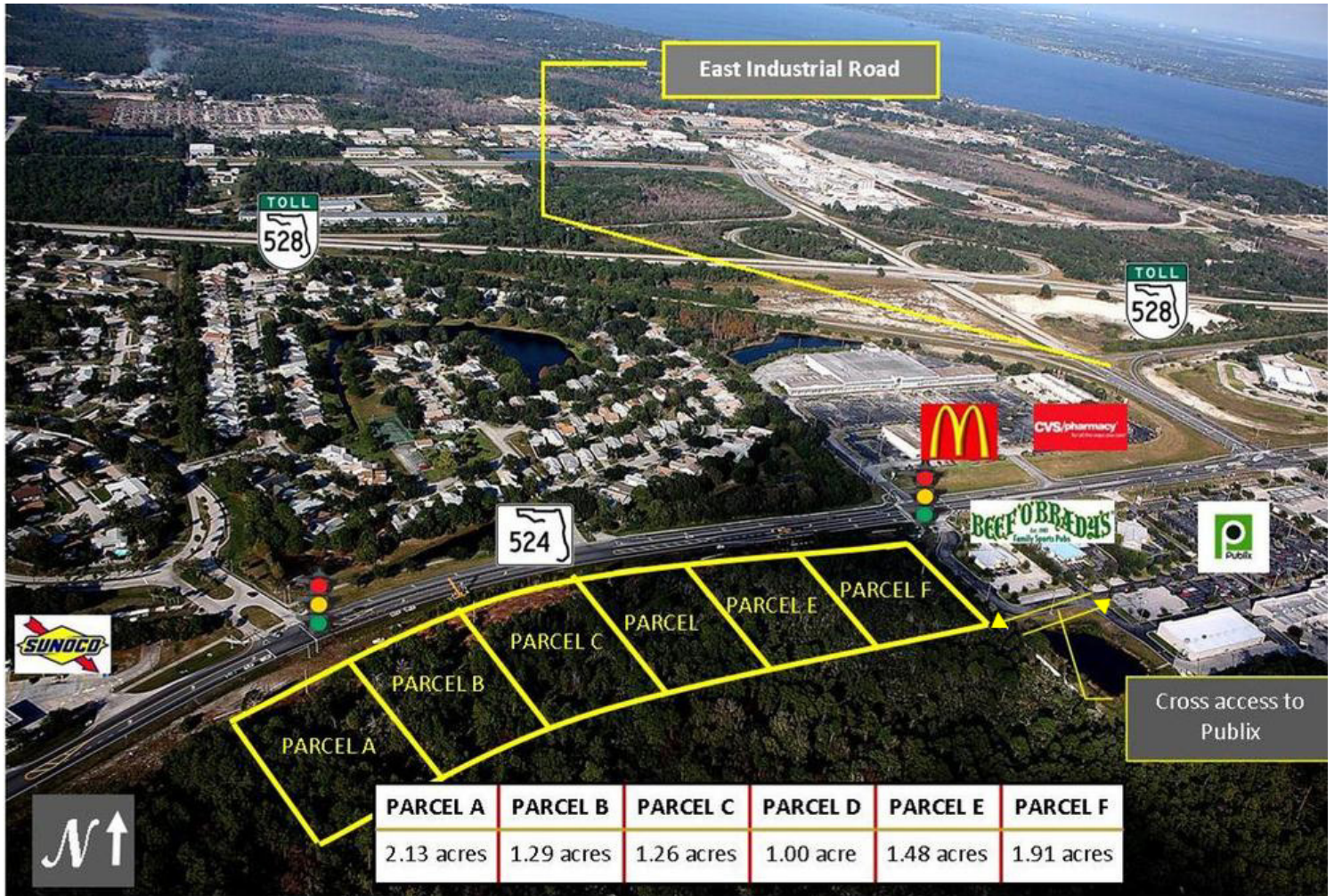
Contact us now for more information

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Proposed Parcel Sizes



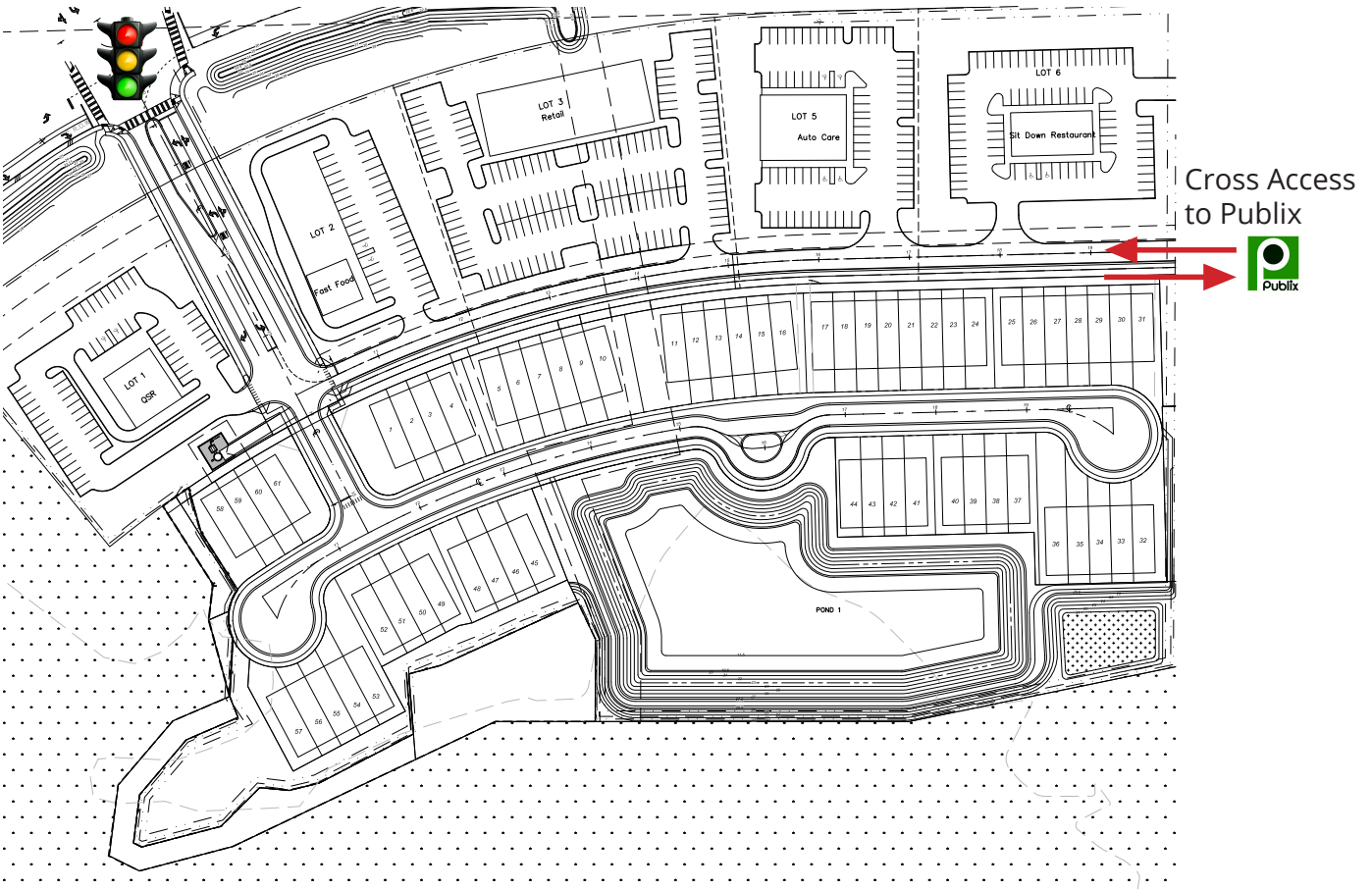
PARCEL	SIZE
Parcel A	2.13 Acres
Parcel B	1.29 Acres
Parcel C	1.26 Acres
Parcel D	1.00 Acres
Parcel E	1.48 Acres
Parcel F	1.91 Acres

Parcel Sizes are Flexible

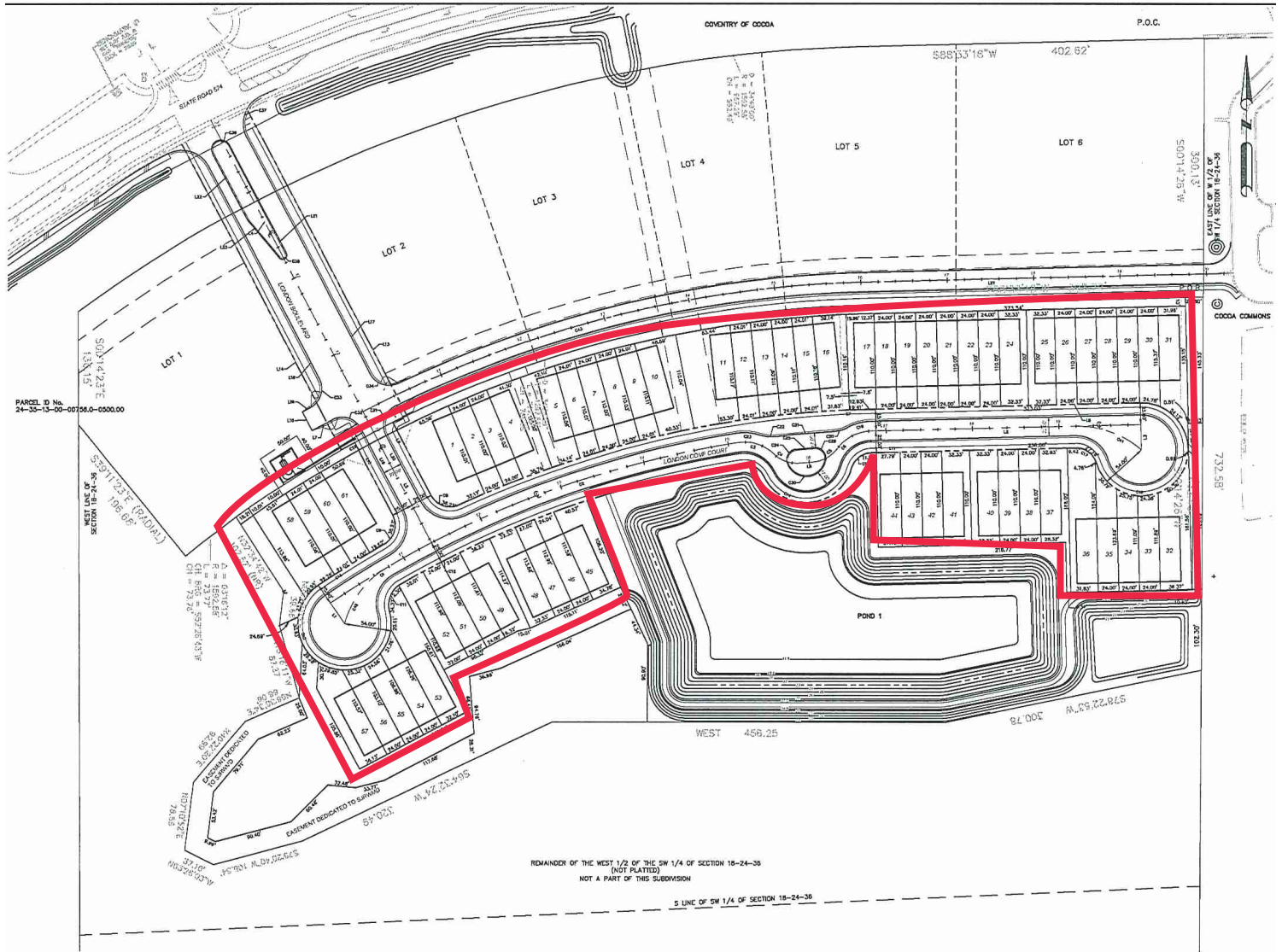
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Conceptual Commercial Site Plan



61 Town home lots Site Plan



Port Canaveral's Cargo Distribution Project

This will be Port Canaveral's first inland, off-port warehouse/logistic center.

A 460,000 SF Wal-Mart distribution center has been proposed for this project.

More than 550,000 square feet of office space in Cocoa

