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VIETNAMESE CUISINE
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COCOA SINGLE TENANT NN RETAIL SITE

938 Dixon Blvd, Cocoa, FL 32922

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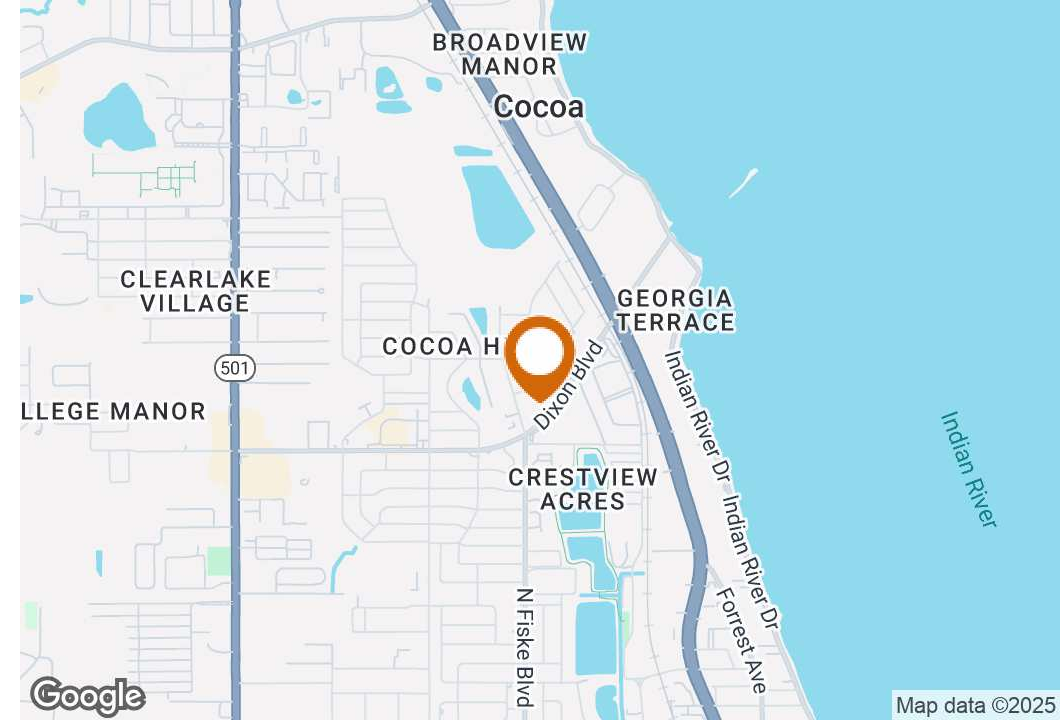
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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$535,000
Building Size:	2,545 SF
Lot Size:	0.74 Acres
Price / SF:	\$210.22
NOI:	\$30,721
Year Built:	1988
Zoning:	CN
Market:	Orlando MSA
Submarket:	Brevard County Space Coast

PROPERTY OVERVIEW

Welcome to 938 Dixon Blvd, a prime income-producing property located in the heart of Cocoa, Florida. This versatile property offers a unique opportunity for investors seeking a strategically positioned asset with significant potential. Boasting a generous lot dimension of 0.74 acres, this property is a valuable addition to any retail investment portfolio.

PROPERTY HIGHLIGHTS

- 32 surface parking spaces for single stand alone building
- Minutes away from the Historic Cocoa Village/Downtown Cocoa
- 20 minutes estimated travel time to Kennedy Space Center
- Less than 0.5 ± mile from U.S. Highway 1 (33,000 VPD)
- Conveniently located in the center between State Roads 520, 528 and I-95
- 3.5 years remaining on lease

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Welcome to the Space Coast! A prime stand-alone 2,545 sqft income-producing retail mixed use property located in the heart of Cocoa, Florida. 938 Dixon Blvd is close to Kennedy Space Center, Historic Cocoa Village, Port Canaveral, Merritt Island, Cocoa Beach. Patrick Space Force Base and 45 min to Orlando in a growing redevelopment area with steady income. Excellent addition to investment portfolio. Convenient to retail medical and schools along with Eastern State College and households that enjoy excellent food and close to area retail. This versatile property offers a unique investment opportunity of a strategically positioned asset with future potential. Boasting a generous lot dimension of 0.74 acres with 32 parking spaces, efficient parking access and active excellent restaurant. Call or Text Tina Christensen or Bill Nguyen below for private scheduled showing.

LOCATION DESCRIPTION

Situated just 0.5 ± miles West of US Highway 1 and 15 minutes East from I-95, this property offers unparalleled accessibility to the area amenities and retail. The property is conveniently positioned within a 20-minute ± drive from the renowned Kennedy Space Center, adding an extra layer of appeal for businesses catering to space and science industry.

Located in a dense residential part of Cocoa, the location ensures a built-in customer base. Residents in the vicinity have easy access to the property, creating a prime spot for local services and businesses.

Adding to its appeal, 938 Dixon Blvd is surrounded by multiple buildings of the same use, fostering a harmonious business environment. With medical and retail included. This clustering effect embodies a thriving commercial ecosystem and an interconnected community.

The strategic location of 938 Dixon Blvd positions it as a premier choice for investors seeking a property located in a well-connected and vibrant setting in the heart of Cocoa.

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS - AERIAL



AERIAL PHOTO

Kennedy Space Center
15 ± Minutes



Indian River

N Cocoa Beach Blvd
(33,000 Cars/Day)



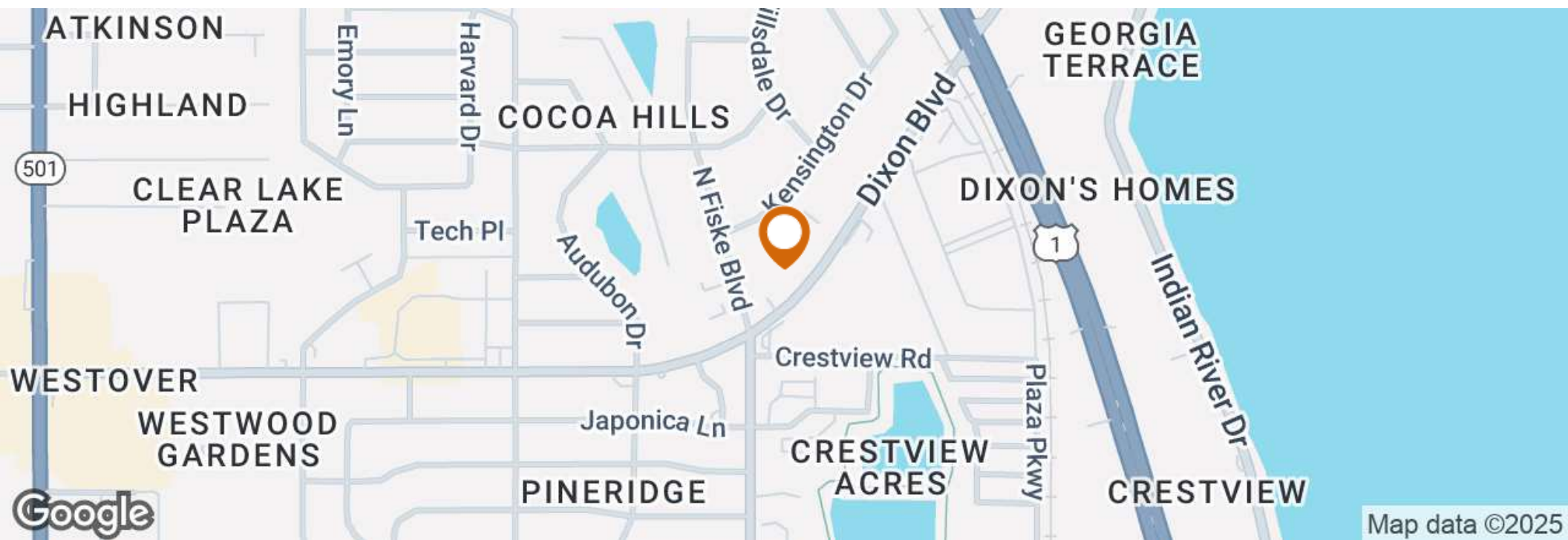
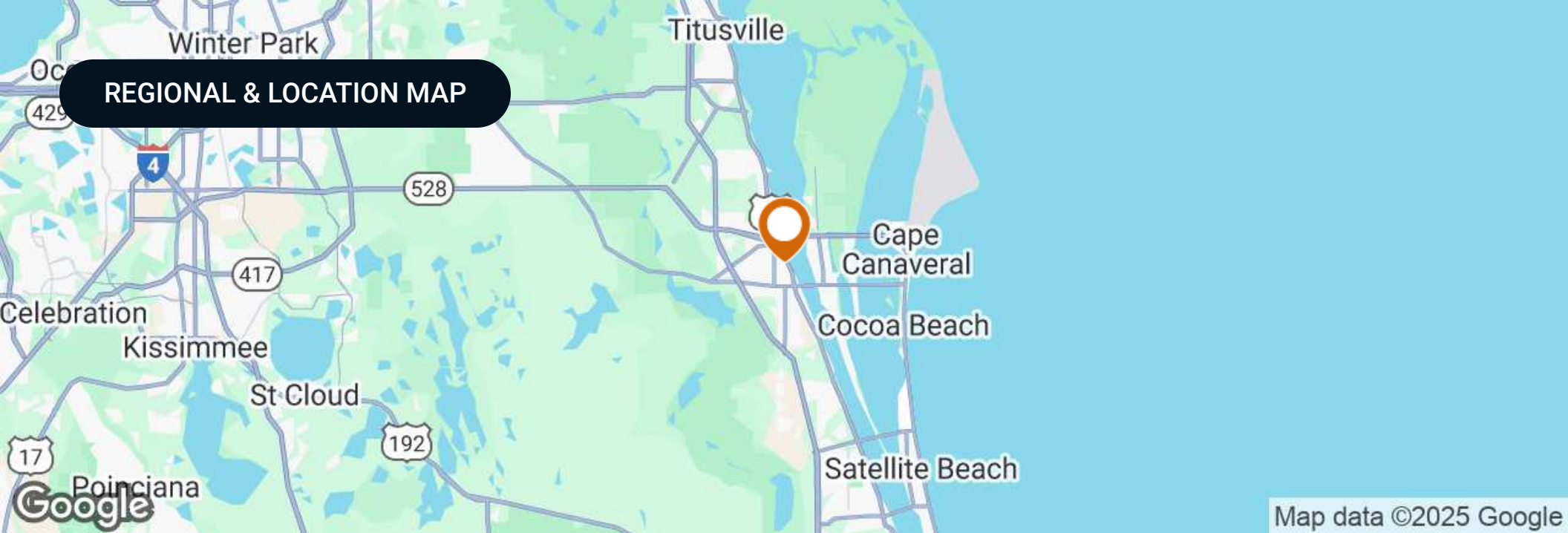
Riverpark Apartments
of
Cocoa Beach FL



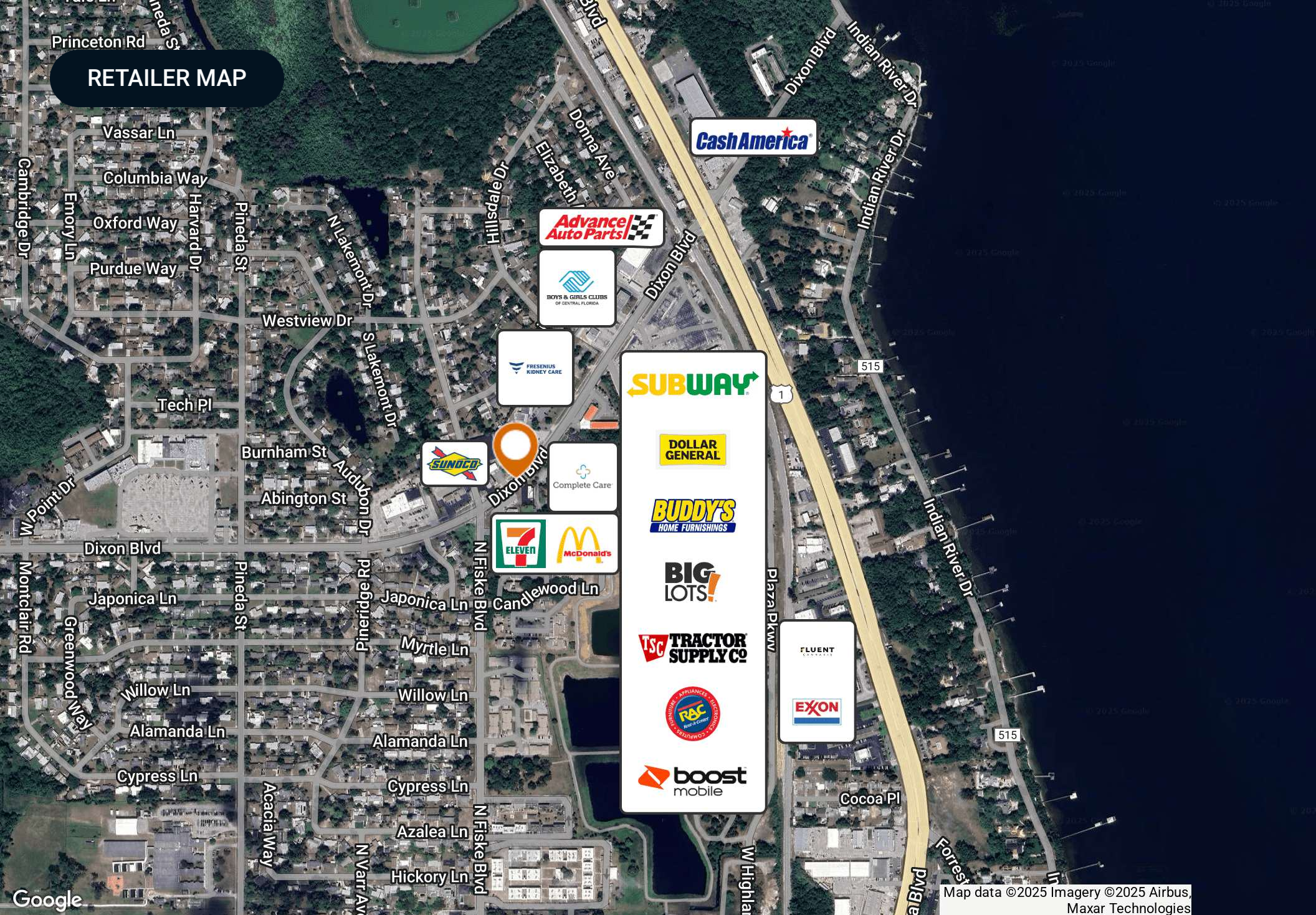
SUBJECT



Dixon Blvd
(9500 Cars/Day)



RETAILER MAP



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Section 2

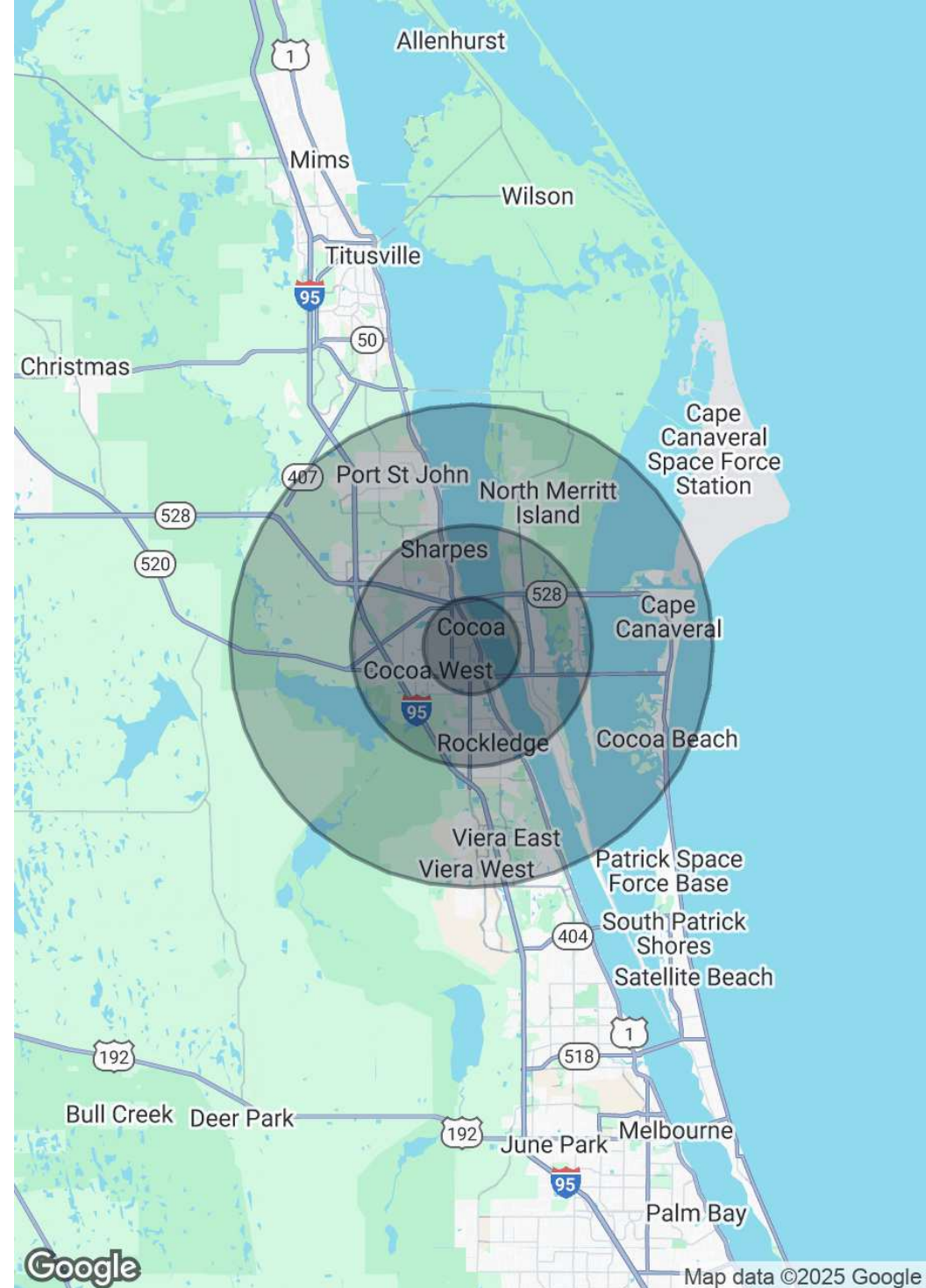
DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	22,220	91,609	199,903
Average Age	42	46	47
Average Age (Male)	41	45	46
Average Age (Female)	43	47	48

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,335	38,842	85,813
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$64,631	\$91,766	\$106,007
Average House Value	\$247,171	\$352,406	\$402,898

Demographics data derived from AlphaMap





For more information visit www.saundersrealestate.com

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