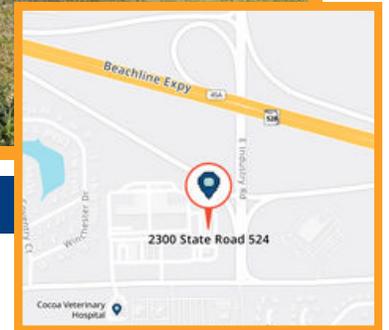


MEDICAL/RETAIL/OFFICE SPACE FOR LEASE

SHOPPES OF COCOA NORTH

2300 State Road 524 (King Street), Cocoa, Florida 32926



JMREALESTATE.COM

PROPERTY HIGHLIGHTS:

- Shoppes of Cocoa North – neighborhood retail center on SR-524 in Cocoa
- Excellent visibility and access with quick connections to I-95 and SR-528
- Located across from a Publix-anchored shopping center with strong daily traffic
- Surrounded by established neighborhoods and national retailers (Walmart, ALDI, CVS, McDonald's)
- Multi-tenant configuration suitable for retail, medical, professional, and service users
- Various suite sizes that can be combined
- Strong daytime population and commuter exposure

DONNA COBB

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SHOPPES OF COCOA NORTH

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| Area Demographics | | | |
|-----------------------------|----------|----------|----------|
| | 1 Mile | 3 Mile | 5 Mile |
| 2022 Population | 3,763 | 28,163 | 75,412 |
| 2027 Population | 3,960 | 29,994 | 80,707 |
| Growth 2022-2027 | 1.0% | 1.3% | 1.4% |
| Median Age | 45.5 | 41.6 | 44.4 |
| Bachelor's Degree or Higher | 21% | 16% | 22% |
| Average Income | \$74,414 | \$65,148 | \$72,241 |
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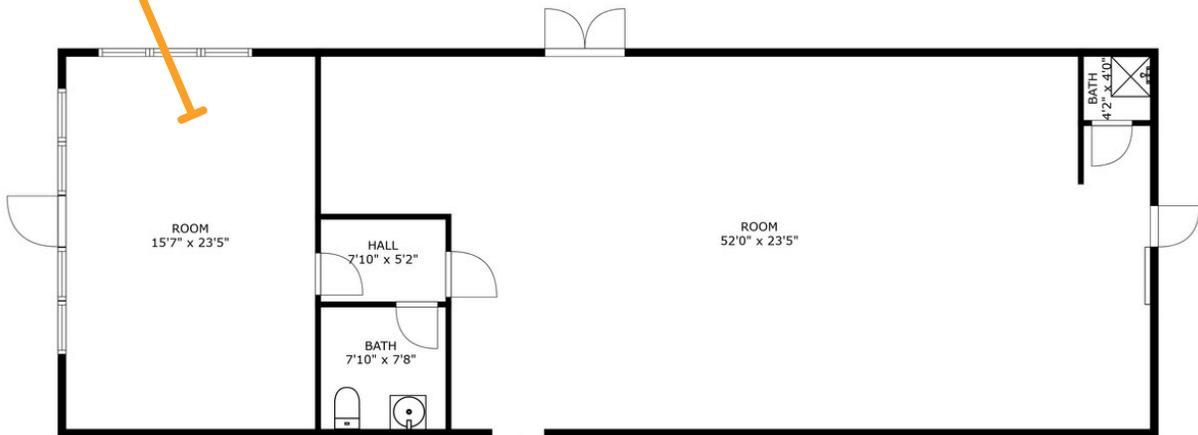
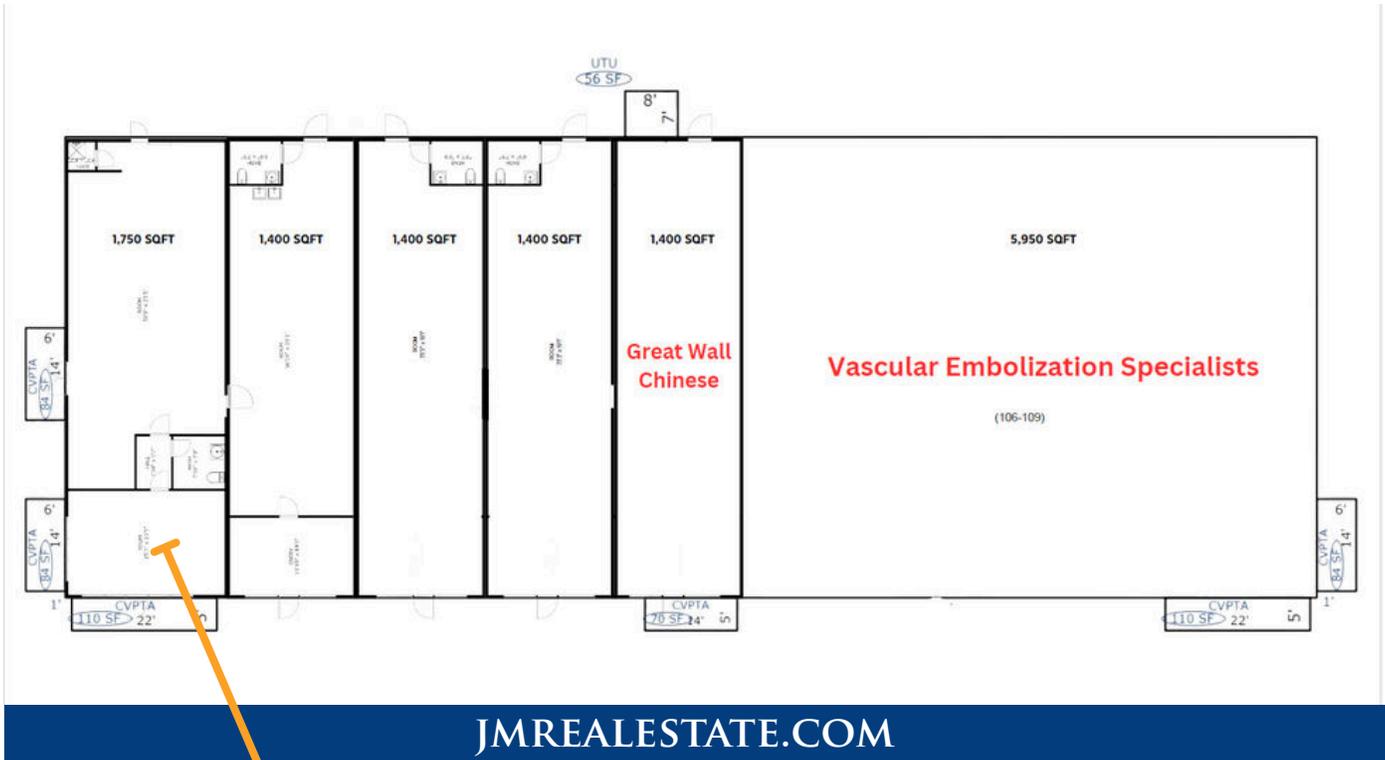
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