

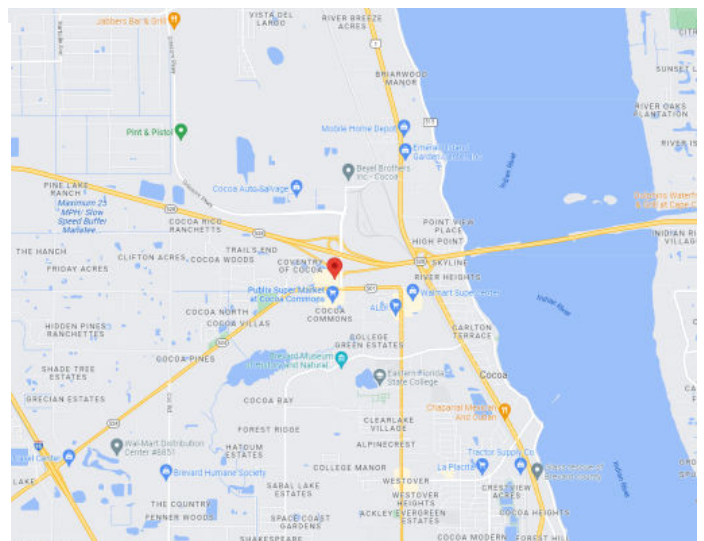
RETAIL SPACE FOR LEASE

SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



- Shoppes of Cocoa North is a Multi-Tenant Retail/Office/Medical Building in a Fast Growing and Developing Area
- Brand new 280 Unit Luxury Apartment Housing "Cirrus" Adjacent to this Location!
- New Vascular & Embolization Specialist at this Location
- Busy CVS and McDonald's Outparcels
- Convenient Access to Florida 528 and I-95
- Many Space Coast Tech Industry Employees Reside in the Cocoa Area
- 1,400 SF Each Retail Suites - 103 & 104
- \$28.00/SF/YR plus \$7.63/SF/YR NNN



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COMMERCIAL
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SALES

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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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Demographics	1 mile	3 mile	5 mile
2022 Population	3,763	28,163	75,412
2027 Pop Projection	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 or Higher	21%	16%	22%
Average Income	\$74,414	\$65,148	\$72,241



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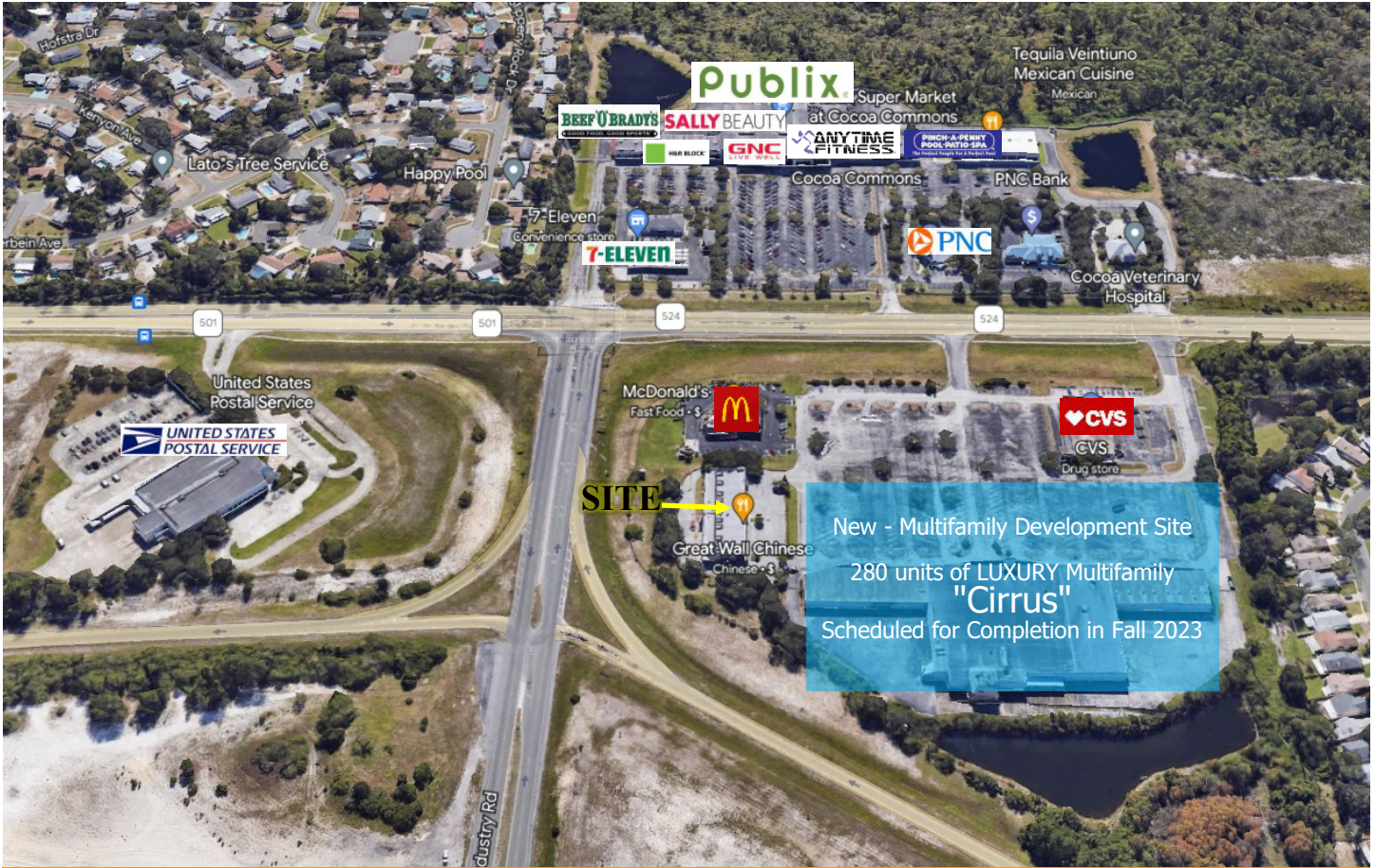
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McDonald's



Cirrus Apartments

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Cirrus - Space Coast Florida - Coming Soon

Cirrus features 280 rental apartments packaged in architecture that is both mid-century modern and futuristic, paying homage to Cocoa's role in the rich history of Florida's Space Coast while offering a modern twist. Residents will enjoy nearly 10,000 SF of indoor amenities, including co-working spaces, social areas, fitness center, and game room stacked vertically in 4 stories adjoined by a full-height atrium. Two generous courtyards will house a pool, pavilion, sculptural elements, gardens, grilling and outdoor dining areas. An elevated observation deck oriented and outfitted for shuttle launch viewing rounds out the expansive amenity package.



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SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



Suite 103 - 1,400 SF



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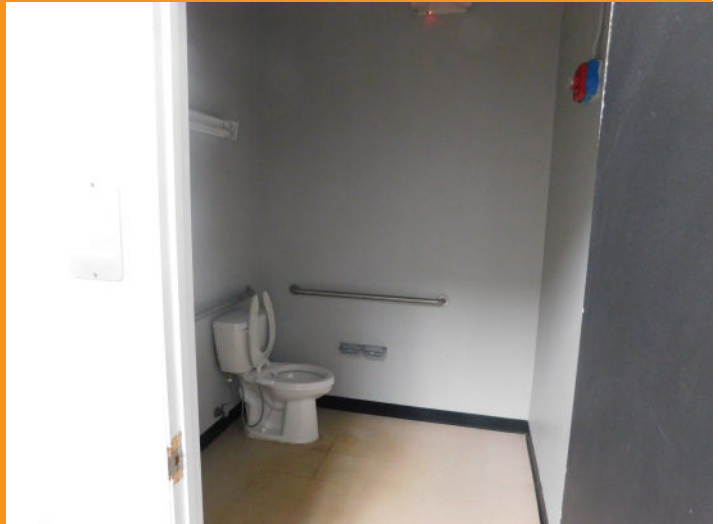
RETAIL SPACE FOR LEASE

SHOPPES OF COCOA NORTH

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Suite 104 - 1,400 SF



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