



SIZE

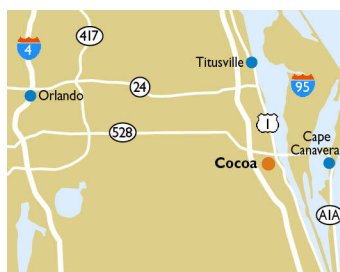
90,116 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,728	28,997	76,211
<b>Households</b>	2,090	11,925	31,540
<b>Median HH Income (\$)</b>	55,281	51,897	64,246

MAJOR TENANT(S)

Publix  
Anytime Fitness



LOCATION

2301 State Road 524 | Cocoa, FL 32926

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Orlando area
- Additional tenants include Anytime Fitness, Beef O'Brady's, H&R Block, Pinch a Penny and The UPS Store
- Located in Cocoa, a suburb 48 miles east of Orlando, with a population exceeding 28,900 in a three-mile radius
- The center is situated on State Road 524, which benefits from over 20,461 vehicles per day
- Eastern Florida State College less than 2 miles away (25,000 students)

LEASING CONTACT

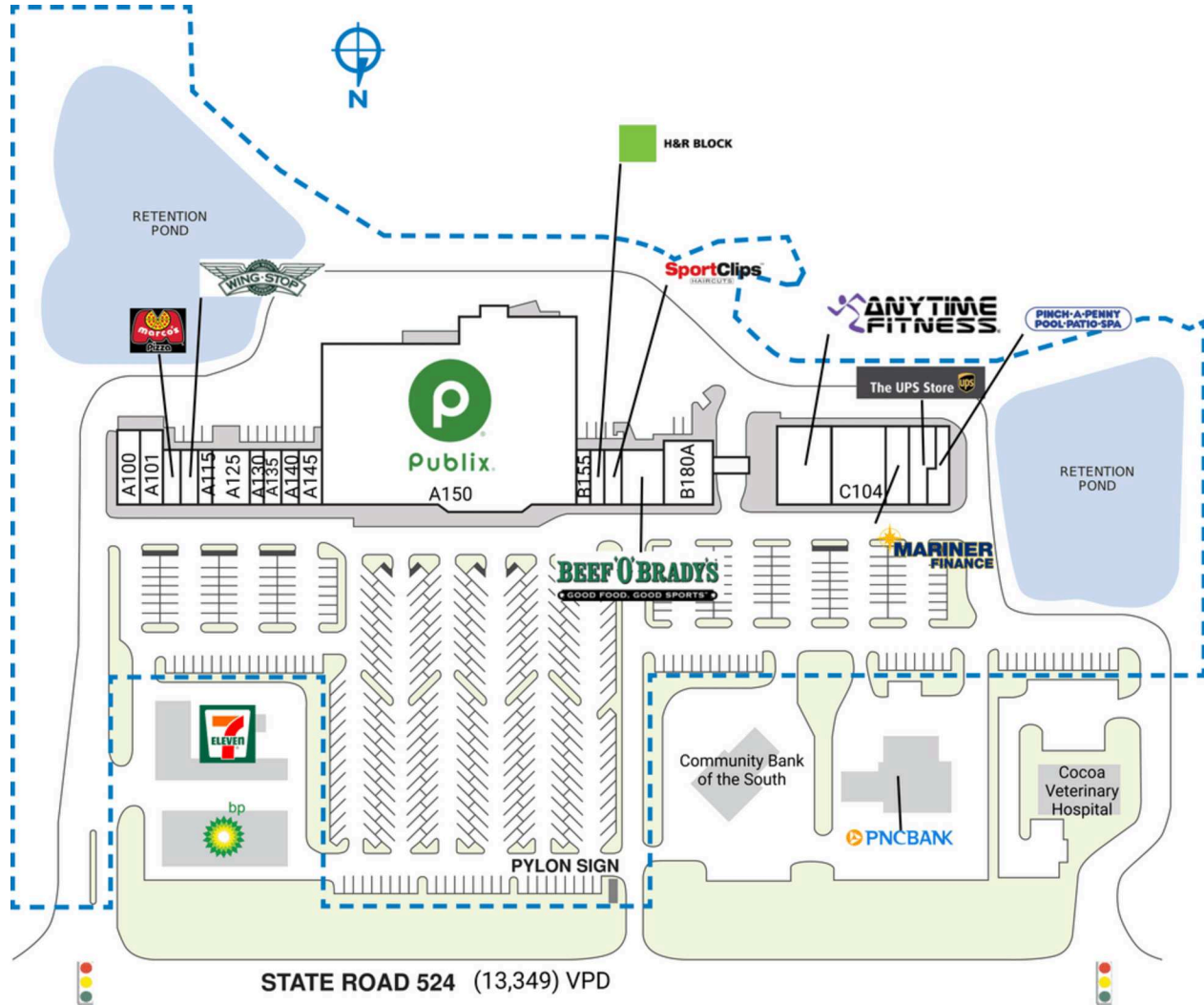
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MORE INFO

www.phillipsedison.com





A100	Country Cookin'	2,355 SF		
A101	Clear Lake Liquors	1,645 SF		
A105	Marco's Pizza	1,200 SF	B180A	Innate Chiropractic Studio
A110	Wingstop	1,200 SF	C100	Anytime Fitness
A115	China Park	900 SF	C104	Tequila Veintiuno Mexican Cuisine
A125	99 Cent Store	2,400 SF	C110	Mariner Finance
A130	Legend Smoke Shop	900 SF	C112	The UPS Store
A135	Upright MRI	1,200 SF	C114	Pinch A Penny
A140	Expert Nail Salon	1,200 SF	Shad1	7-Eleven
A145	Royal Sushi Grill & Thai	1,500 SF	Shad2	Community Bank of the South
A150	Publix	51,420 SF	Shad3	PNC Bank
B155	PETitures	900 SF	Shad4	Cocoa Veterinary Hospital
B160	H&R Block	900 SF	Shad5	Cross Access Easement
B165	Sport Clips	1,200 SF		
B170	Beef O' Brady's	2,700 SF		

**SITE LEGEND**

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary





