



SIZE

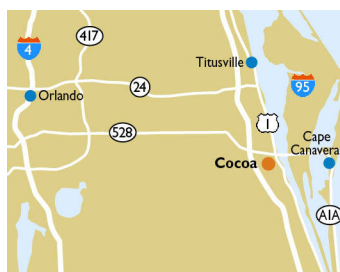
90,116 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,728	28,997	76,211
Households		
2,090	11,925	31,540
Median HH Income (\$)		
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 UPS
- 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 13,300 vehicles per day
- Eastern Florida State College less than 2 miles away (25,000 students)

LEASING CONTACT

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MORE INFO

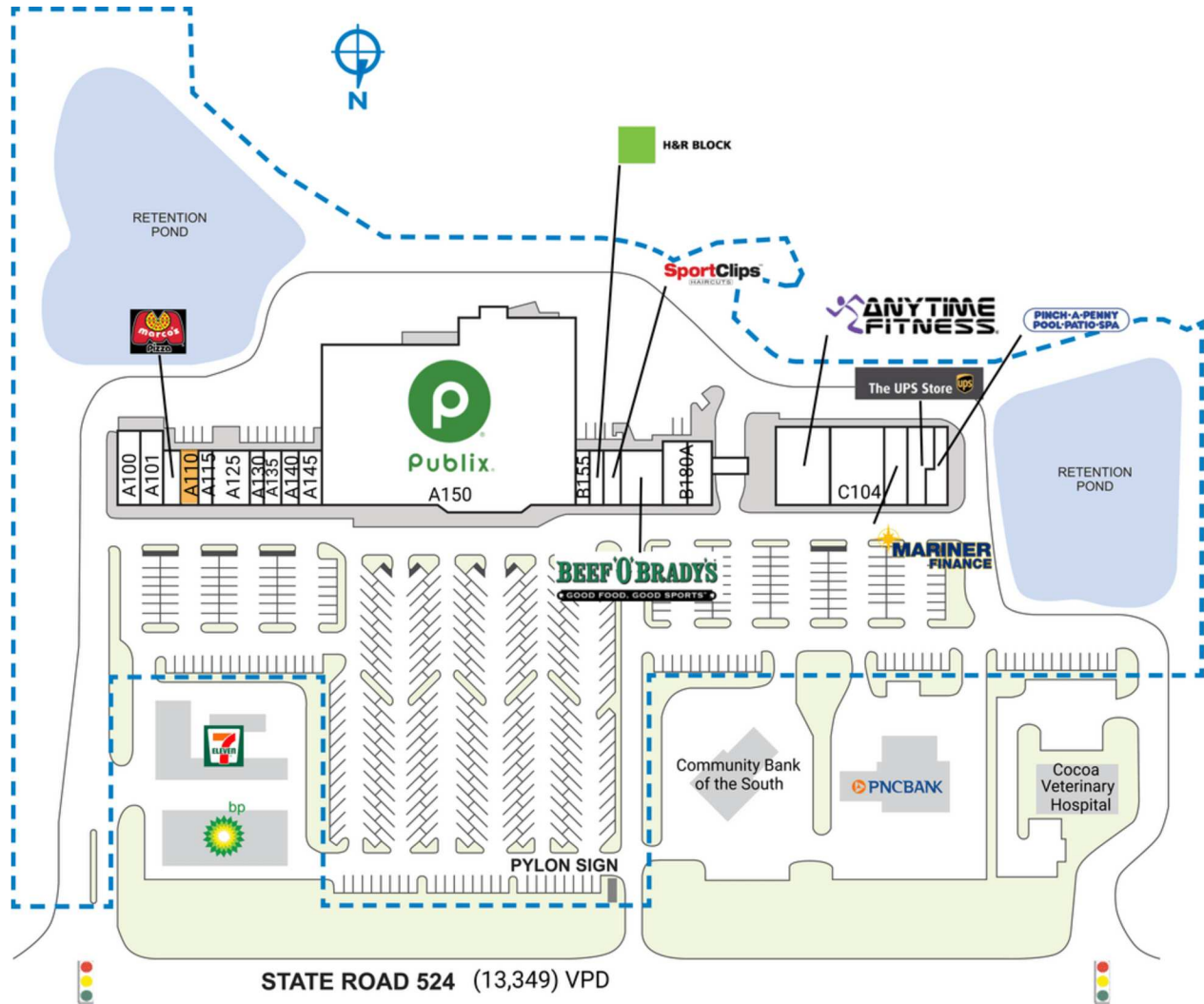
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COCOA COMMONS

2301 STATE ROAD 524

COCOA, FL



STATE ROAD 524 (13,349) VPD

A100	Country Cookin'	2,355 SF		
A101	Clear Lake Liquors	1,645 SF		
A105	Marco's Pizza	1,200 SF		
A110	AVAILABLE	1,200 SF		
A115	China Park	900 SF		
A125	99 Cent Store	2,400 SF		
A130	Legend Smoke Shop	900 SF		
A135	Upright MRI	1,200 SF		
A140	Expert Nail Salon	1,200 SF		
A145	Royal Sushi Grill & Thai	1,500 SF		
A150	Publix	51,420 SF		
B155	PETicures	900 SF		
B160	H&R Block	900 SF		
B165	Sport Clips	1,200 SF		
B170	Beef O' Brady's	2,700 SF		
B180A	Innate Chiropractic Studio	3,500 SF		
C100	Anytime Fitness	4,800 SF		
C104	Tequila Veintiuno Mexican Cuisine	4,800 SF		
C110	Mariner Finance	1,600 SF		
C112	The UPS Store	1,996 SF		
C114	Pinch A Penny	1,800 SF		
Shad1	7-Eleven			
Shad2	Community Bank of the South			
Shad3	PNC Bank			
Shad4	Cocoa Veterinary Hospital			
Shad5	Cross Access Easement			

SITE LEGEND

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



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