

Townhome Lots For Sale On SR 524 in Cocoa, Florida



FOR SALE | LAND



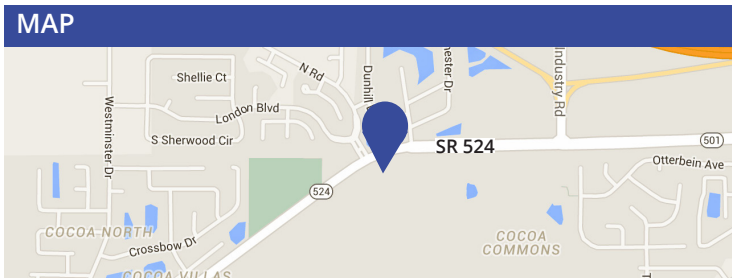
SR 524 AND LONDON BLVD. COCOA, FL 32926

PROPERTY FEATURES:

- 61 Town home lots
- 555,000 square foot Wal-mart distribution facility located at I-95 and SR 524
- Amazon Fulfillment Center located on 3655 Grissom Parkway
- 11.5 Acres

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,191	23,797	44,854
Average HH Income	\$6,282	\$58,766	\$76,290
Medium Age	45.4	40.6	45.5
Daytime Population	4,973	23,649	45,683

TRAFFIC COUNT	
SR 524	16,100 AADT



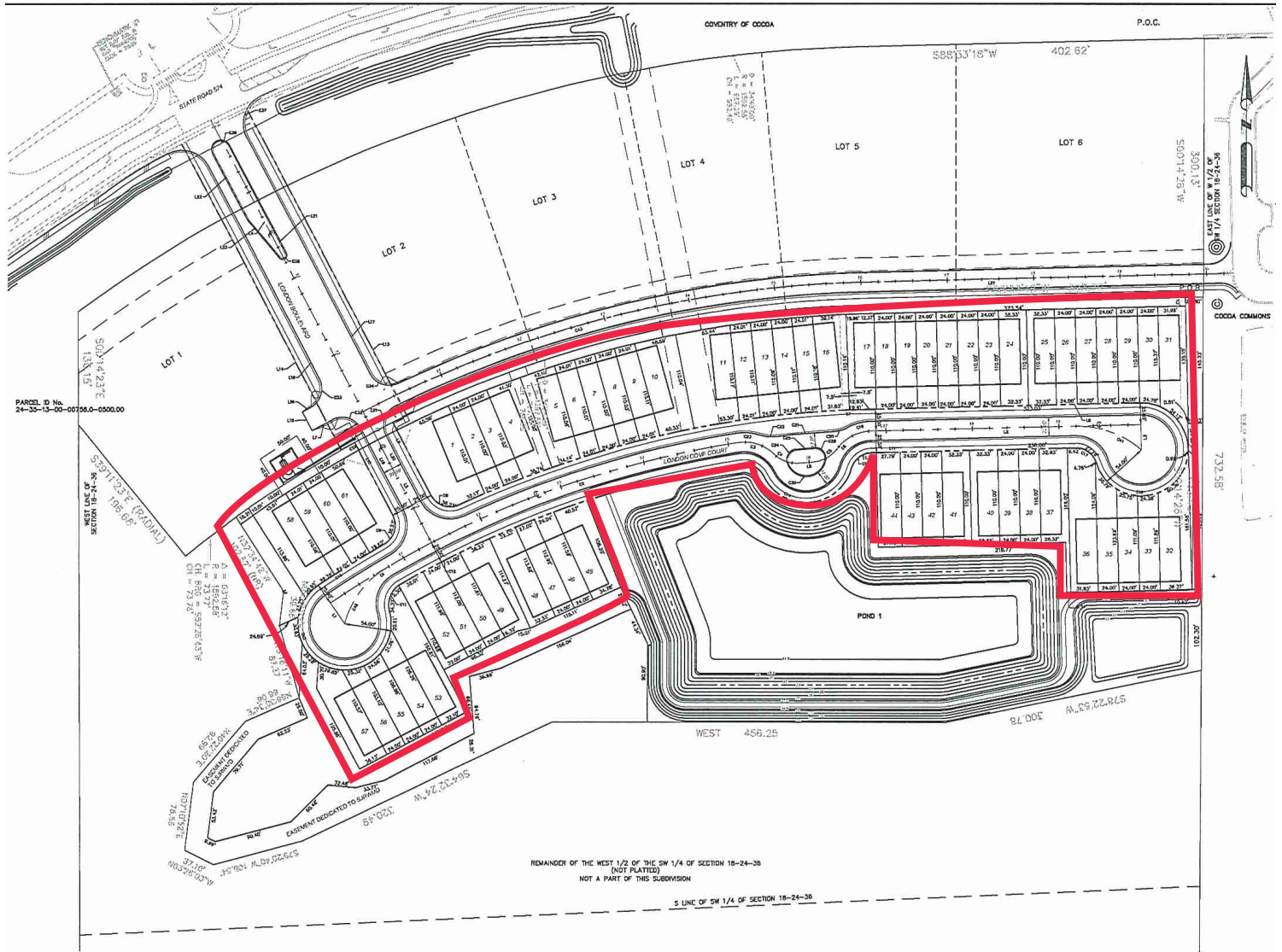
Contact us now for more information

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61 Town home lots Site Plan



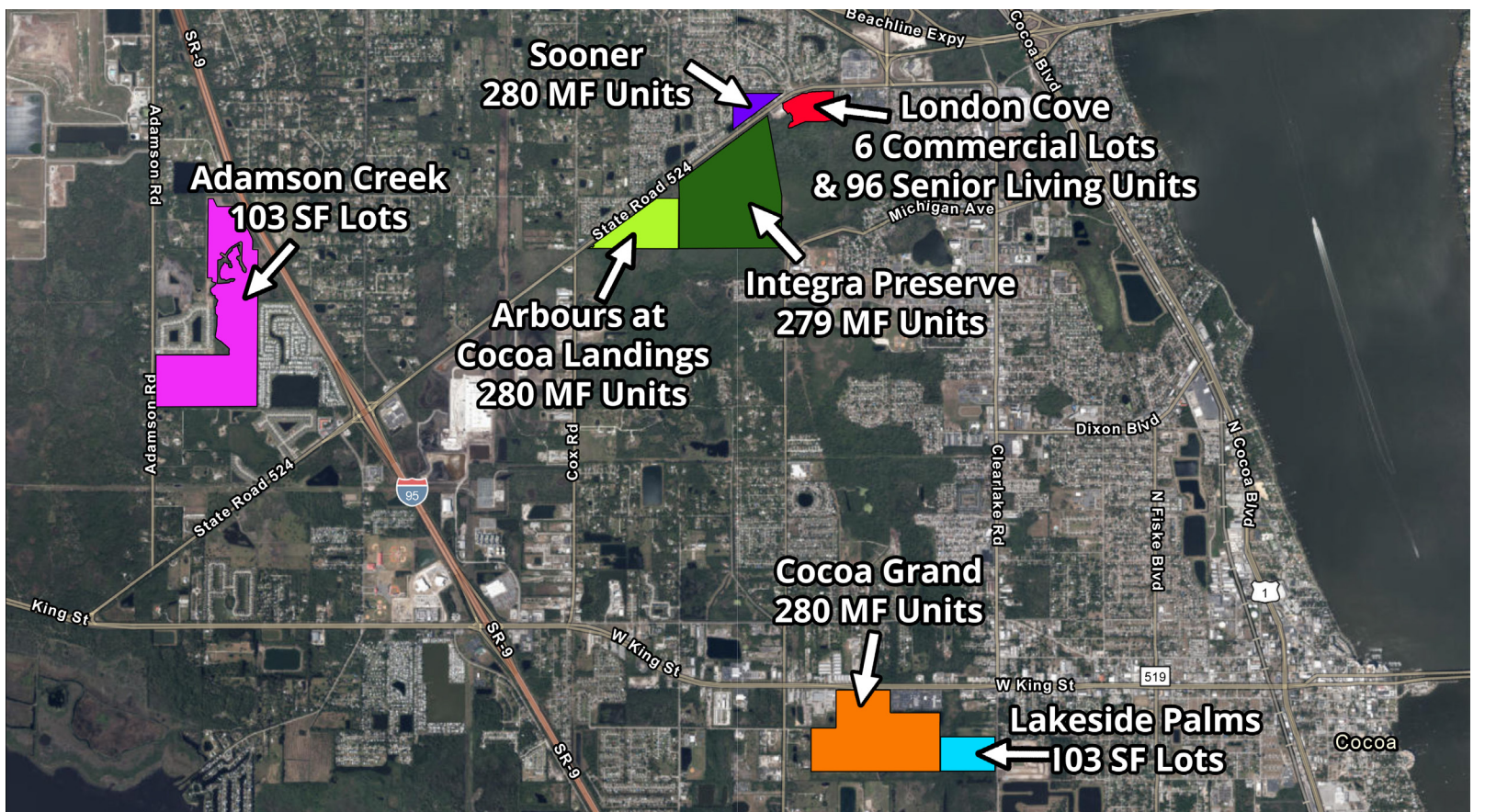
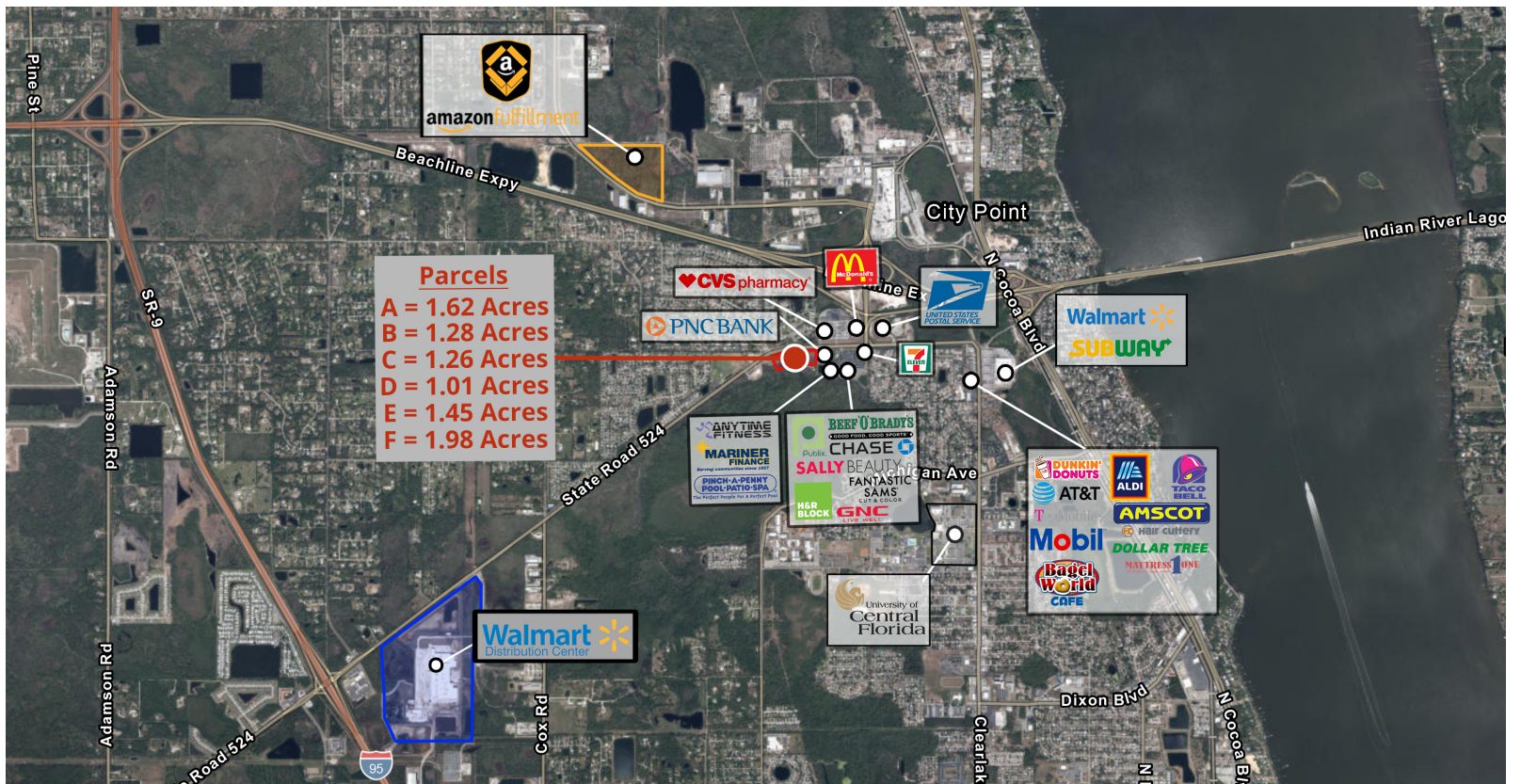
Port Canaveral's Cargo Distribution Project

This will be Port Canaveral's first inland, off-port warehouse/logistic center. A 555,000 SF Wal-Mart distribution center has been proposed for this project.

More than 550,000 square feet of office space in Cocoa



Market Overview and Proposed Neighborhood Projects



Amazon's Distribution Center

Amazon's Distribution center is a proposed 201,475-square-foot distribution center on 28.2 acres at 3655 Grissom Parkway.

The project may cost \$13.1 million to build, based on industry standards. New construction is an important regional economic driver, creating part- and full-time jobs along with new space for residents, businesses and more.



Walmart's Distribution Project

A 555,000 SF Wal-Mart distribution center that in operation since 2018.

