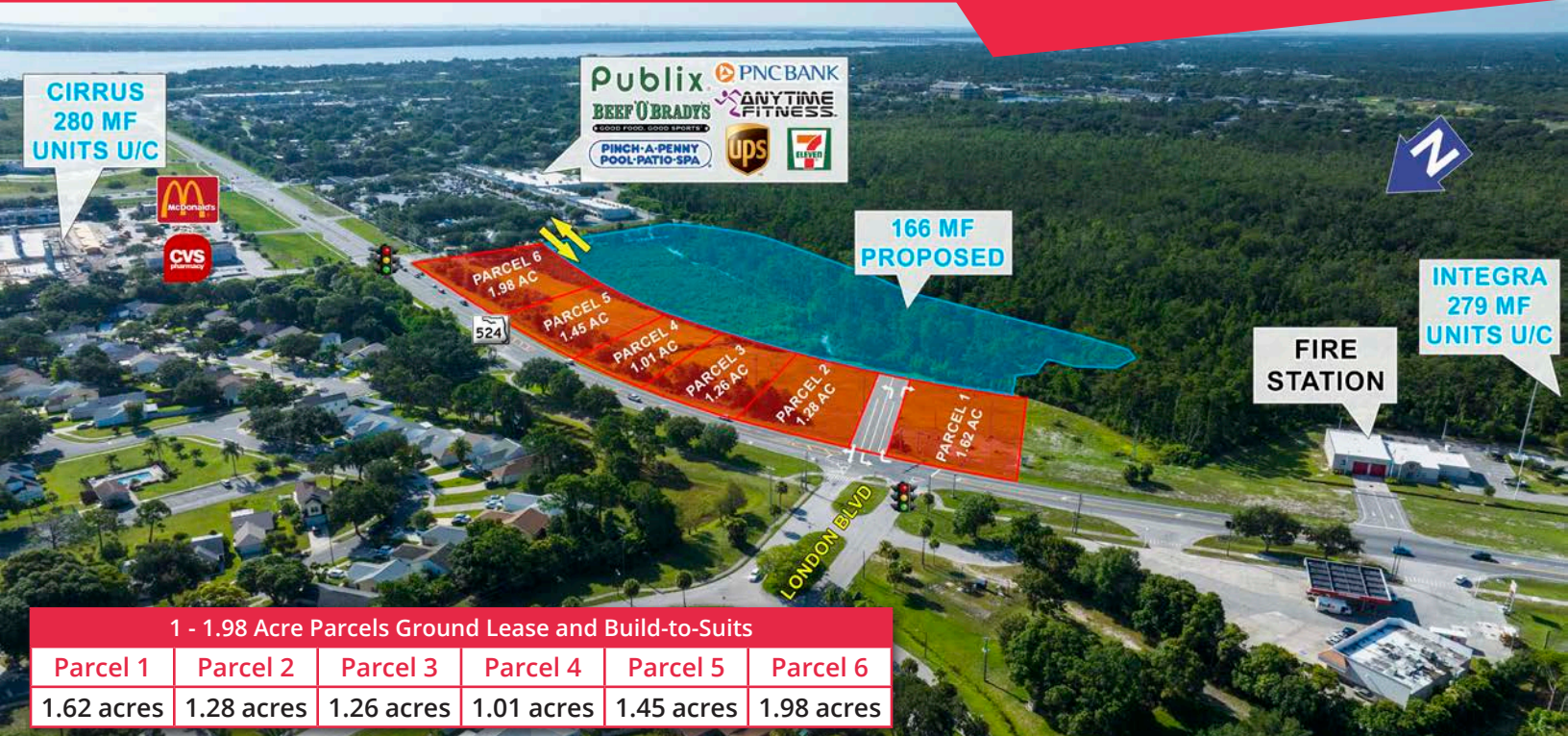


Ground Lease/Build to Suits Commercial Outparcels SR 524 Cocoa, FL

DEMETREETM
GLOBAL

FOR LEASE | LAND



1 - 1.98 Acre Parcels Ground Lease and Build-to-Suits

Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6
1.62 acres	1.28 acres	1.26 acres	1.01 acres	1.45 acres	1.98 acres

SR 524 AND LONDON BLVD. COCOA, FL 32926

PROPERTY FEATURES:

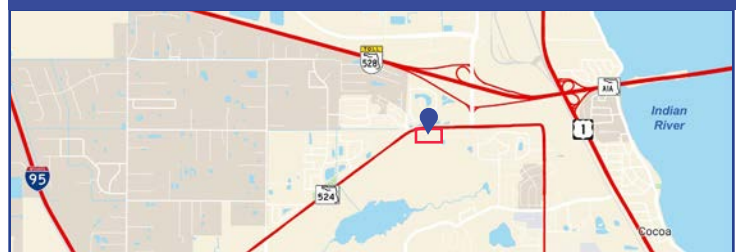
- GROUND LEASE / BUILD-TO-SUIT
- Commercial Outparcels located on SR 524, adjacent to the Publix shopping plaza: Cocoa Commons
- Lot sizes are flexible and can range from 1 acre to 1.98 acres
- Sites are in front of residential land proposed for 166 MF Units
- 2.6 miles from Amazon's new 202,044 SF distribution center on 28.2 acres, employing more than 225 people
- 1.9 miles from Walmart's new 555,000 SF distribution center on SR 524, employing more than 400 people

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,481	28,186	72,215
Daytime Population	8,099	28,693	75,682
Median Age	45.9	40.7	43.6
Average HH Income	\$70,142	\$64,906	\$75,179

TRAFFIC COUNT

SR 524 15,800 AADT

MAP



Contact us now for more information

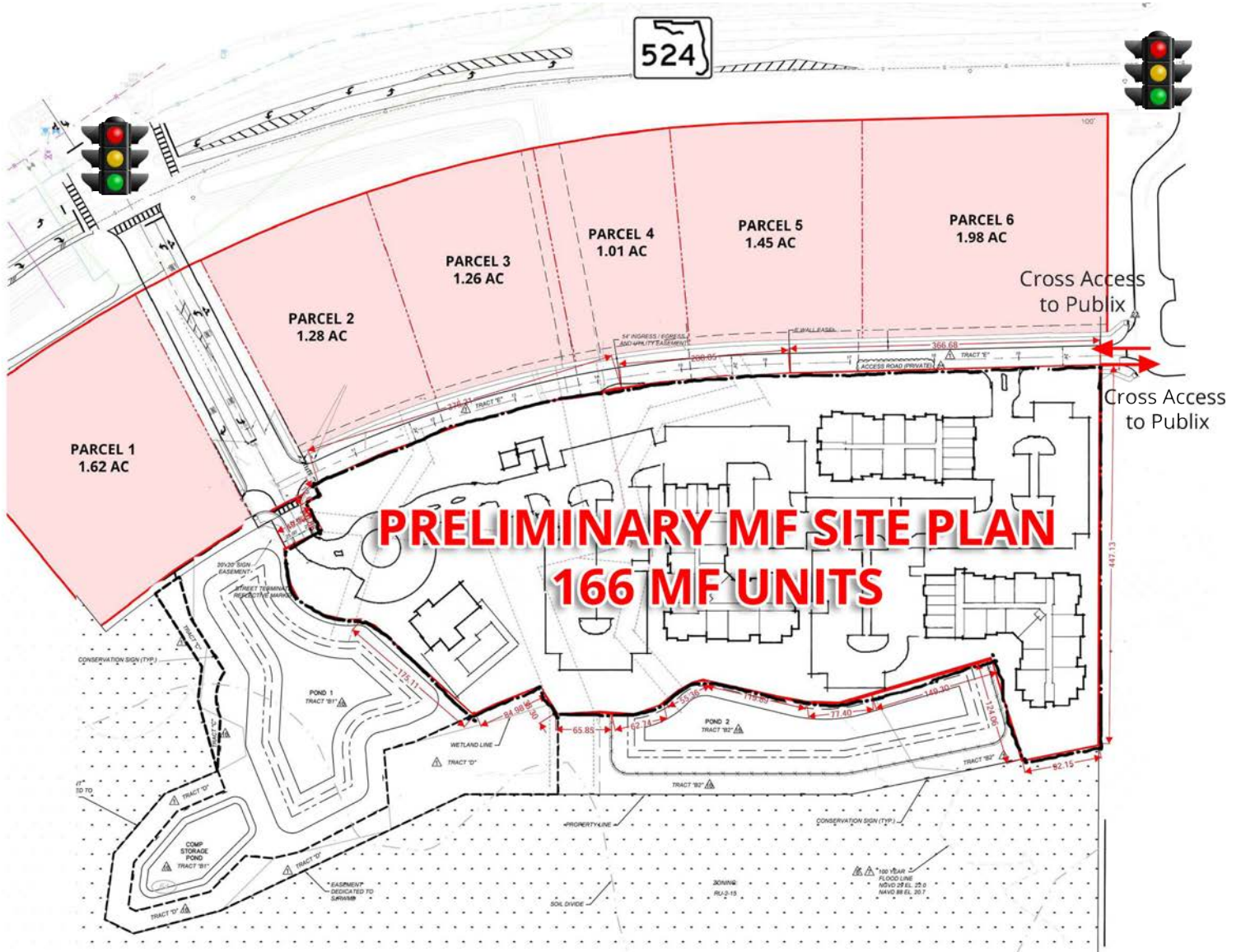
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Conceptual Commercial Site Plan



Commercial Pad Sites situated in front of residential land planned for 166 proposed MF Units
Parcel Sizes are Flexible

PARCEL	SIZE
Parcel 1	1.62 Acres
Parcel 2	1.28 Acres
Parcel 3	1.26 Acres
Parcel 4	1.01 Acres
Parcel 5	1.45 Acres
Parcel 6	1.98 Acres

Contact us now for more information

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Drone Aerials



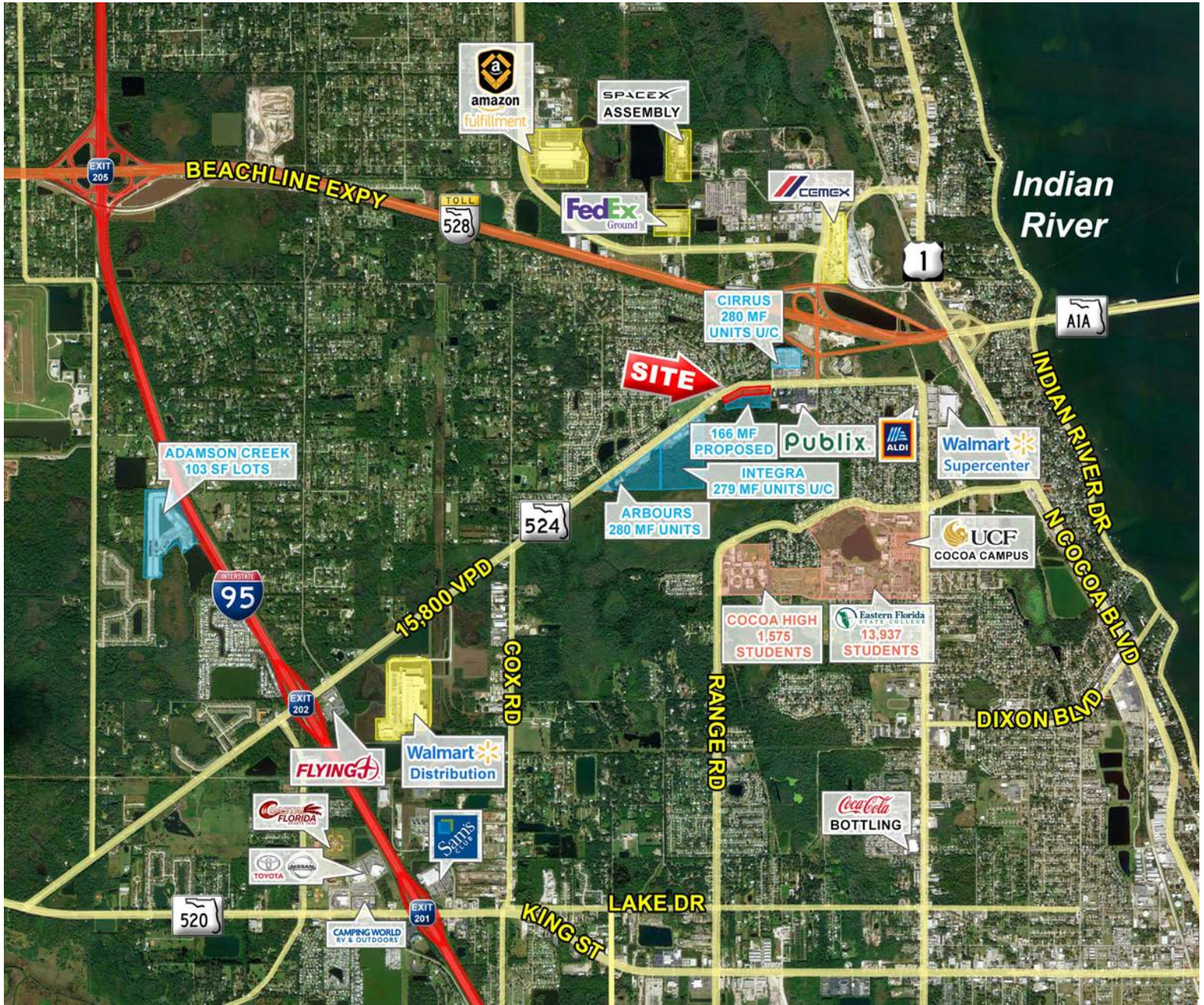
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Market Aerial



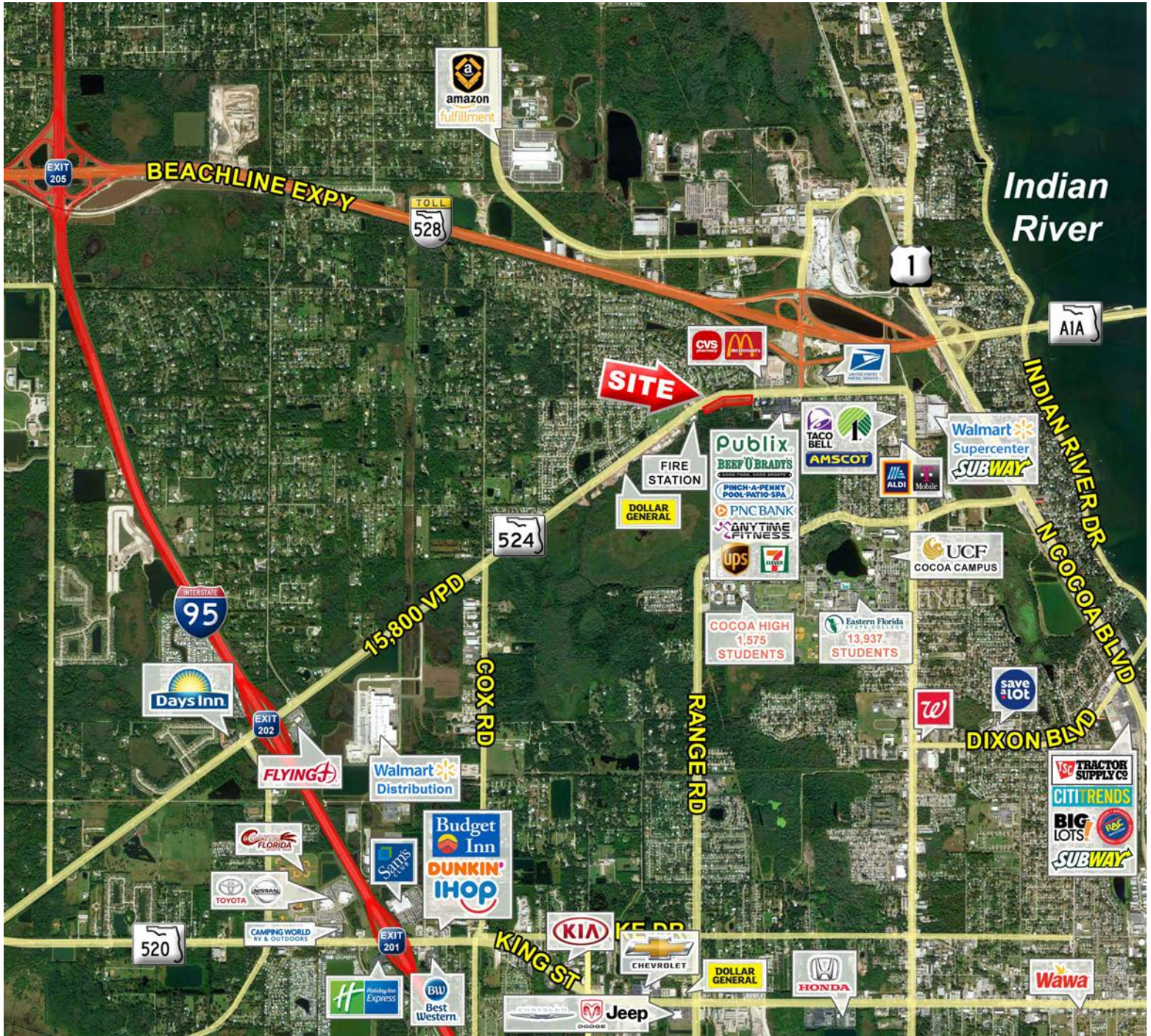
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Retail Aerial



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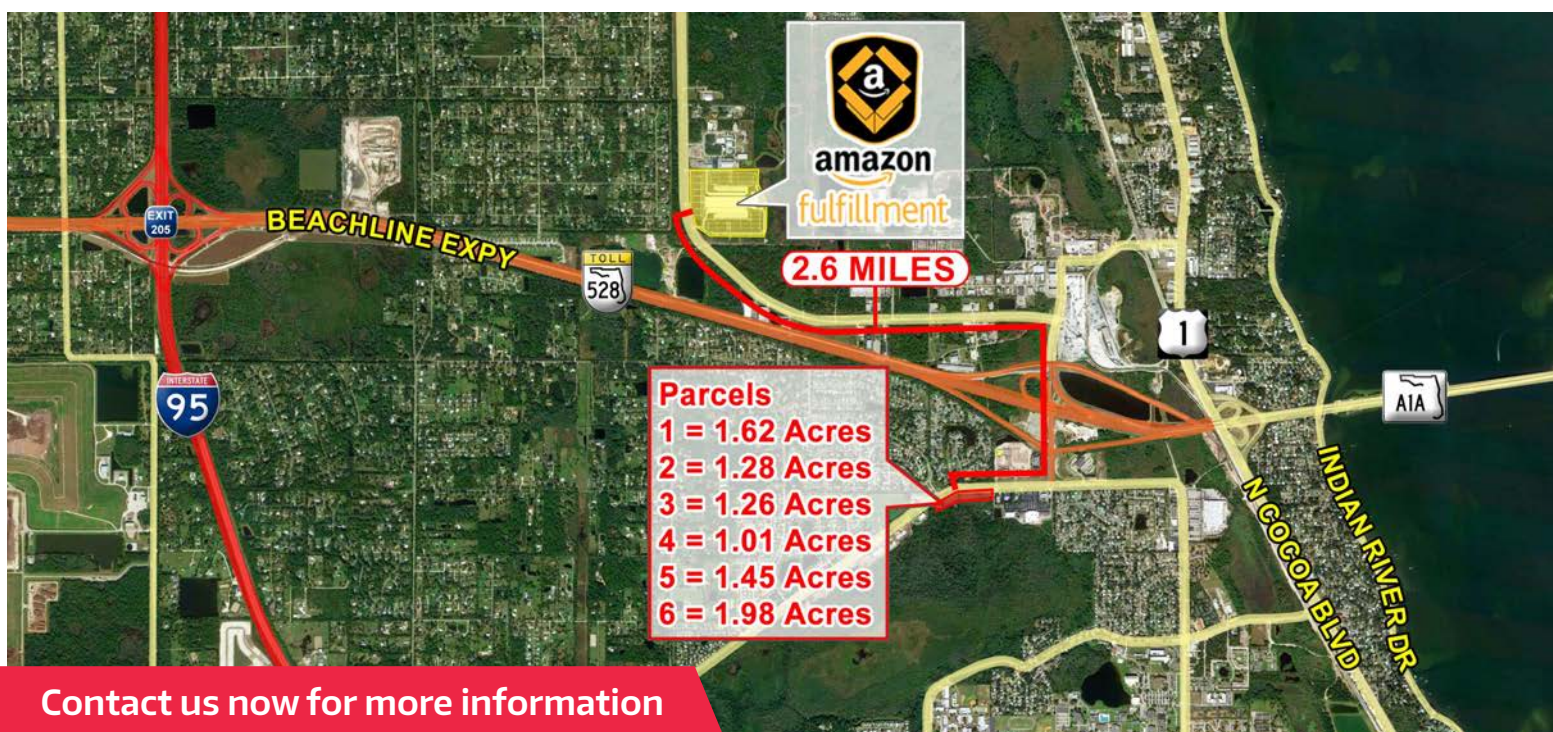
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Amazon's Distribution Center



Amazon's Distribution Center has recently opened their 202,044 square-foot distribution center on 28.2 acres at 3655 Grissom Parkway.

The estimated cost for the project was \$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.



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Walmart's Distribution Project

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



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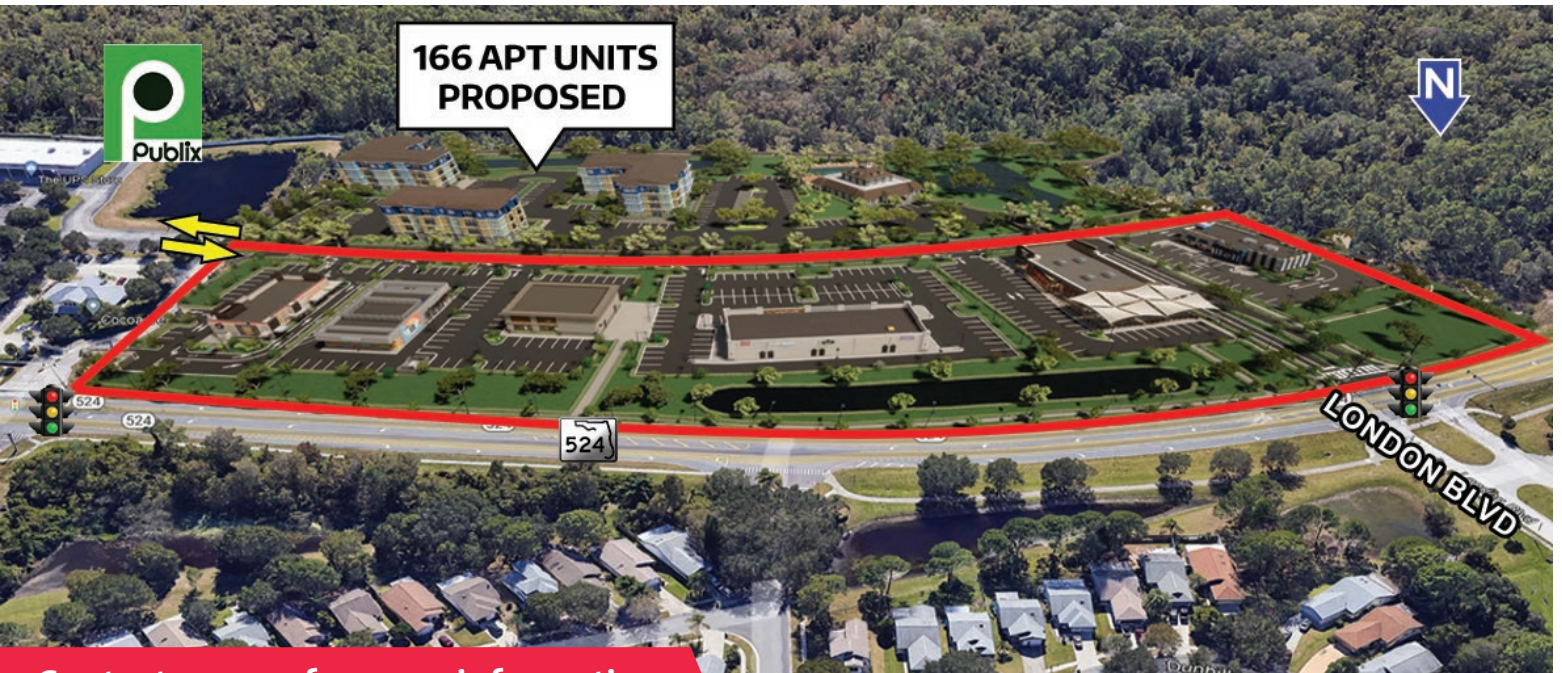
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Land Parcel (Potential Concept Layout)

Potential Concept Layout (Land and Pad with Road)



Potential Concept Layout (Building, Parking Lot and Landscaping)



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Land Parcel (Potential Concept Layout)



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