



WATSON
COMMERCIAL
REAL ESTATE, INC

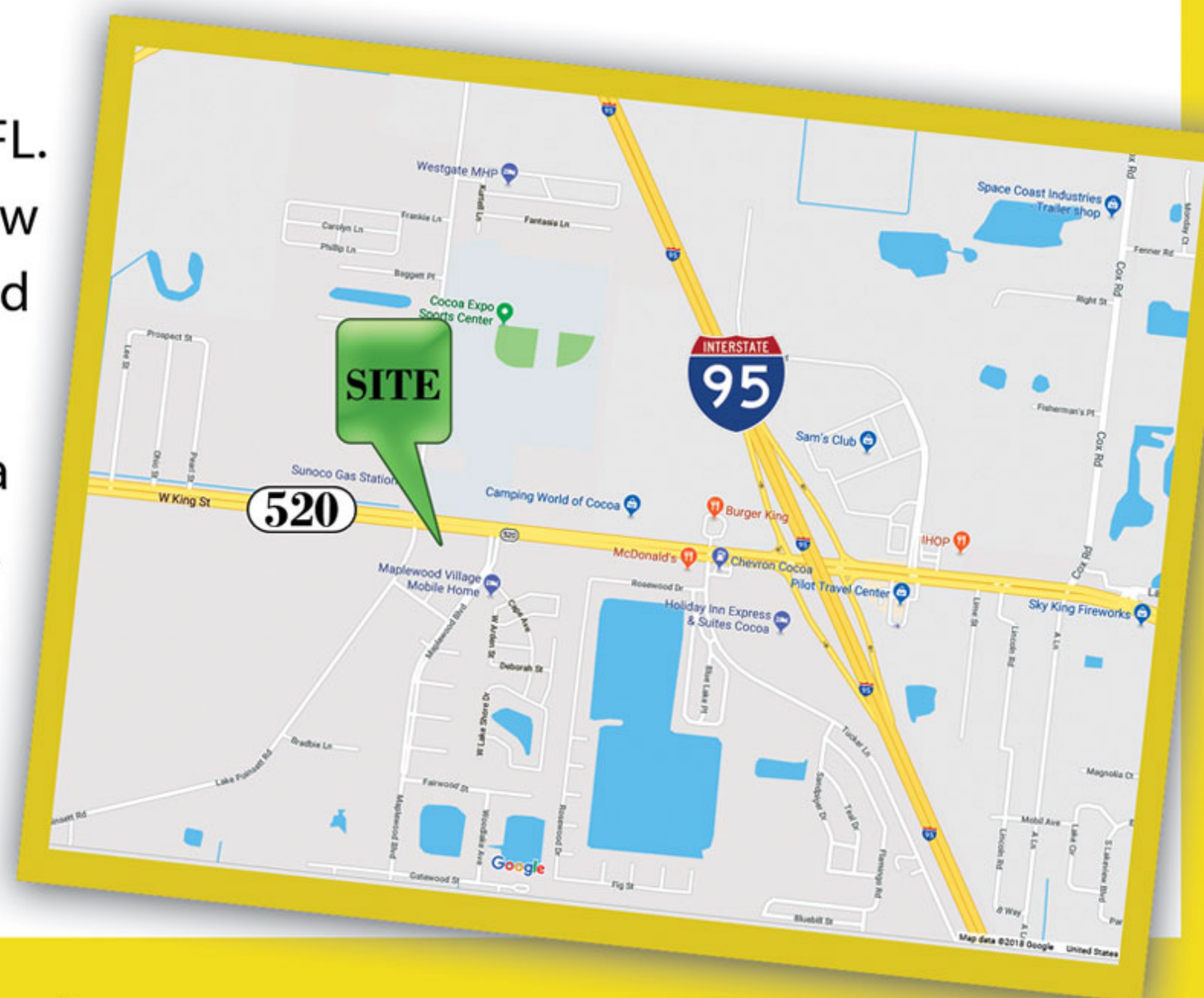
Ground Lease • Build-to-Suit • Sale
High visibility, High traffic area

1.75^{+/-} Acres

SR 520 & Lake Pointsett Rd
Cocoa, Florida

- ✔ Join Dollar General in a 1.75 +/- acres site in Cocoa, FL. The site has full access on Lake Pointsett Rd. with new traffic signal at SR 520, and a cross access to Maplewood Blvd.
- ✔ Located in a high visibility, high traffic area, this is a perfect site for Auto Parts, Gas/Convenience, or a QSR. The property fronts SR 520, 0.6 miles west of I 95.
- ✔ 25,500 ADT

Lease: \$80,000 annually
Sale: \$690,000



[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson
Broker

Cell: (321) 223-8845
Office: (321) 459-0000 Ext. 15

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335 S. Plumosa Street Merritt Island, FL 32952

Property Details

Lease: \$80,000 annually

Sale: \$690,000

Lot Size: 1.75 +/- Acres

Property Type: Retail

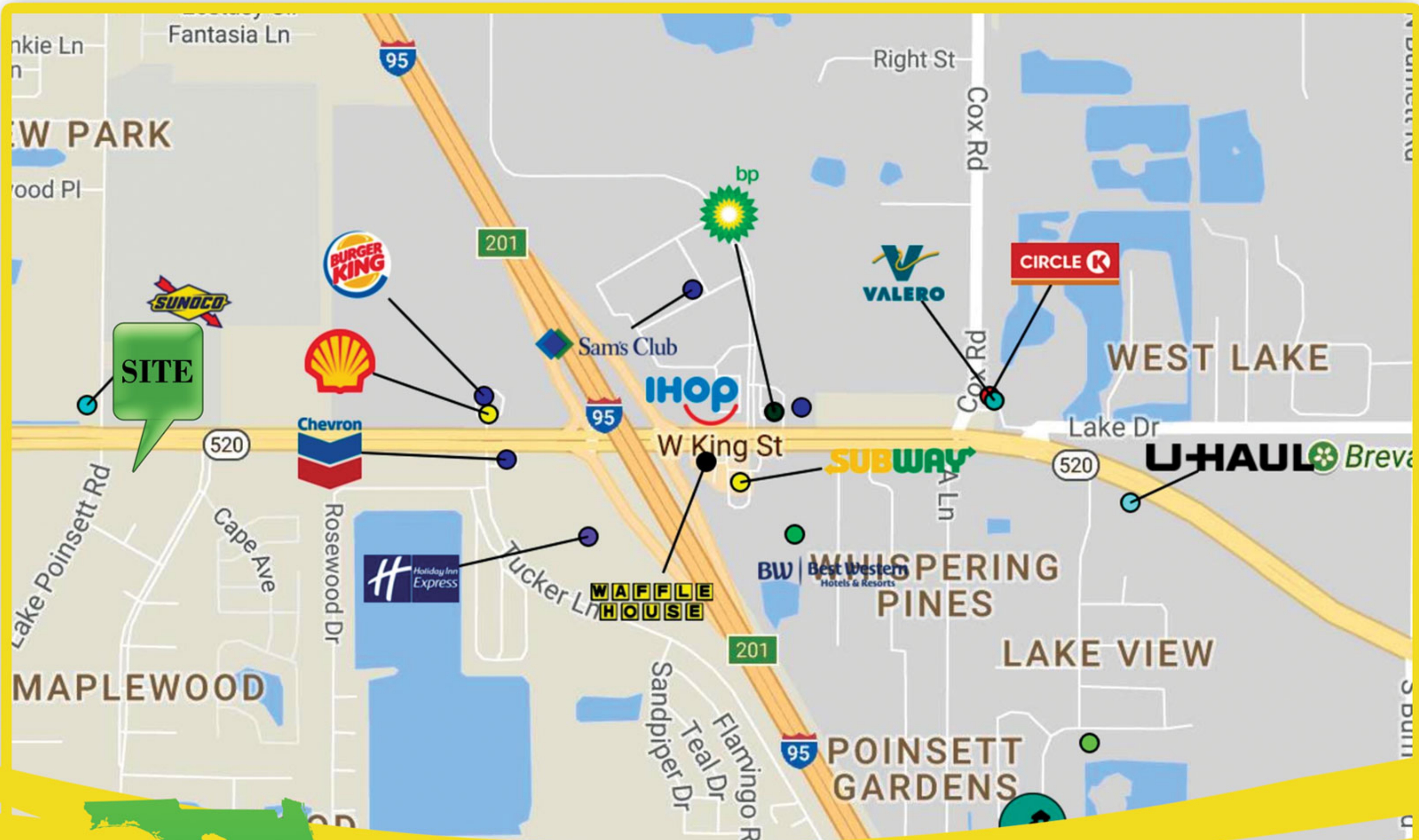
Address: SR 520 & Lake Poinsett Rd
Cocoa, Florida

Zoning: BU-1



Demographics

	1 Miles	3 Miles	5 Miles
Total Daytime Population	2,755	14,229	47,625
Avg. Household Income	\$63,709	\$55,513	\$59,310
Total Employees	872	6,308	21,677



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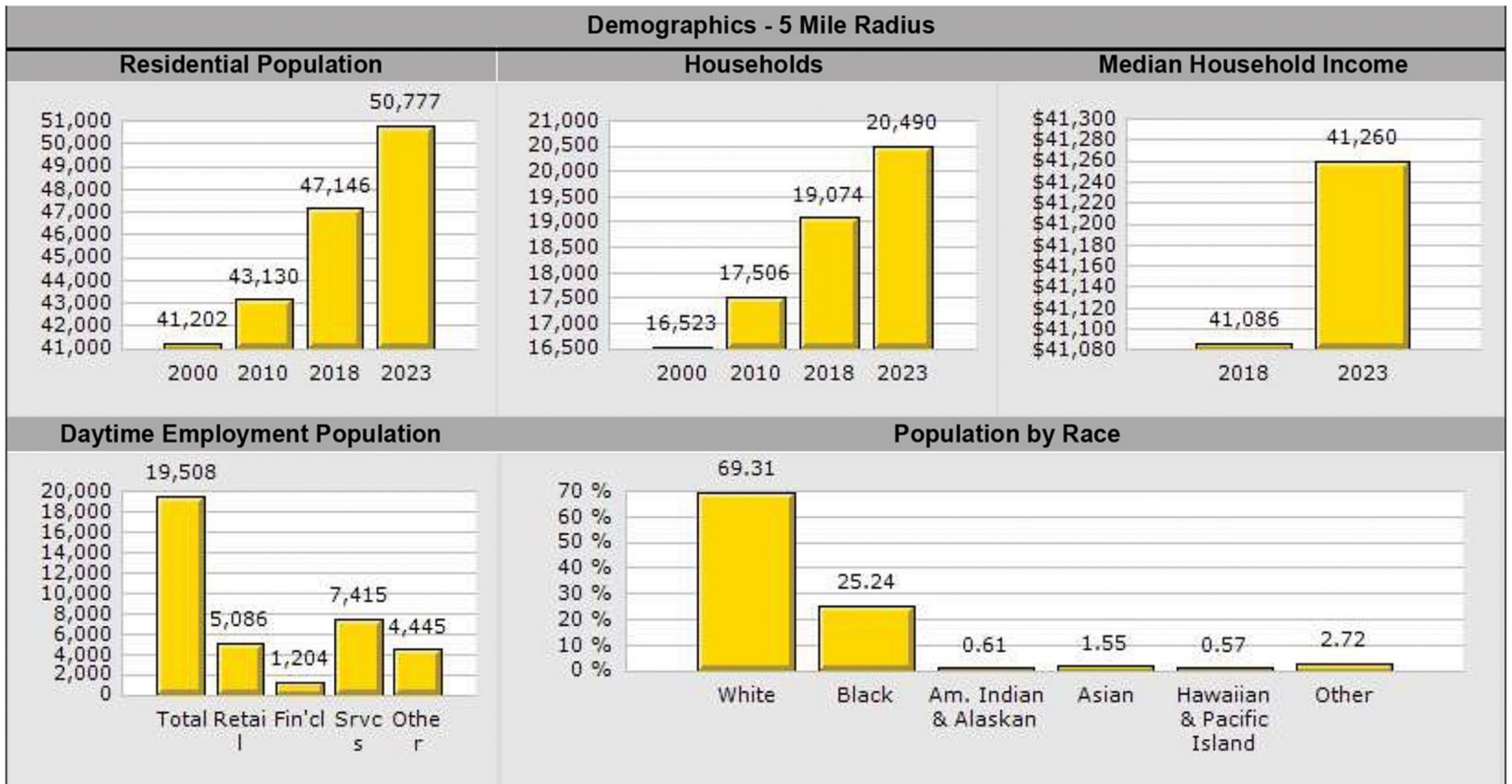
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Detailed Demographic Data:

SR 520 & Lake Poinsett Rd. Cocoa, Florida



Traffic Count Report:

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	King St	Cape Ave	0.16 W	2016	17,330	MPSI	.23
2	King St	Cape Ave	0.16 W	2017	17,330	MPSI	.23
3	Friday Rd	Westgate Pl	0.02 N	2017	1,650	MPSI	.43
4	I-95	King St	0.09 SE	2017	4,900	MPSI	.51
5	King St	Lee St	0.03 E	2016	13,760	MPSI	.54
6	King St	Lee St	0.03 E	2017	13,760	MPSI	.54
7	I-95	King St	0.08 N	2017	7,200	MPSI	.58
8	I-95	Hwy 524	0.57 NW	2016	63,000	MPSI	.61
9	I-95	Hwy 524	0.57 NW	2017	63,000	MPSI	.61
10	Hwy 524	I-95	0.59 NE	2017	3,930	MPSI	.87



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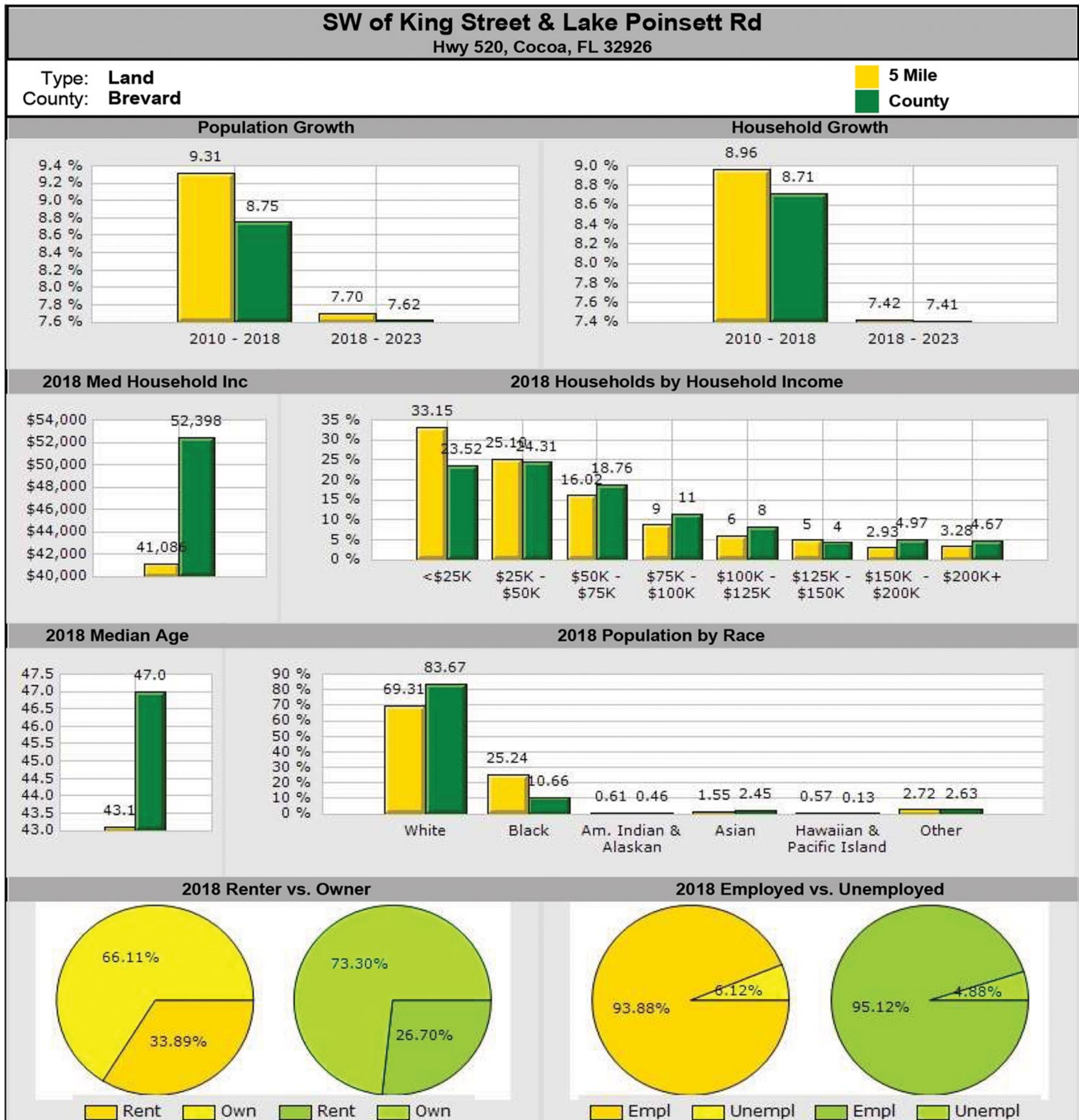
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Demographic Market Comparison Report:

SR 520 & Lake Poinsett Rd. Cocoa, Florida

5 mile radius



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Traffic Count:

SR 520 & Lake Poinsett Rd. Cocoa, Florida

5 Mile Information



21,677

Employees



\$50,161

Median Income



2,417

Businesses

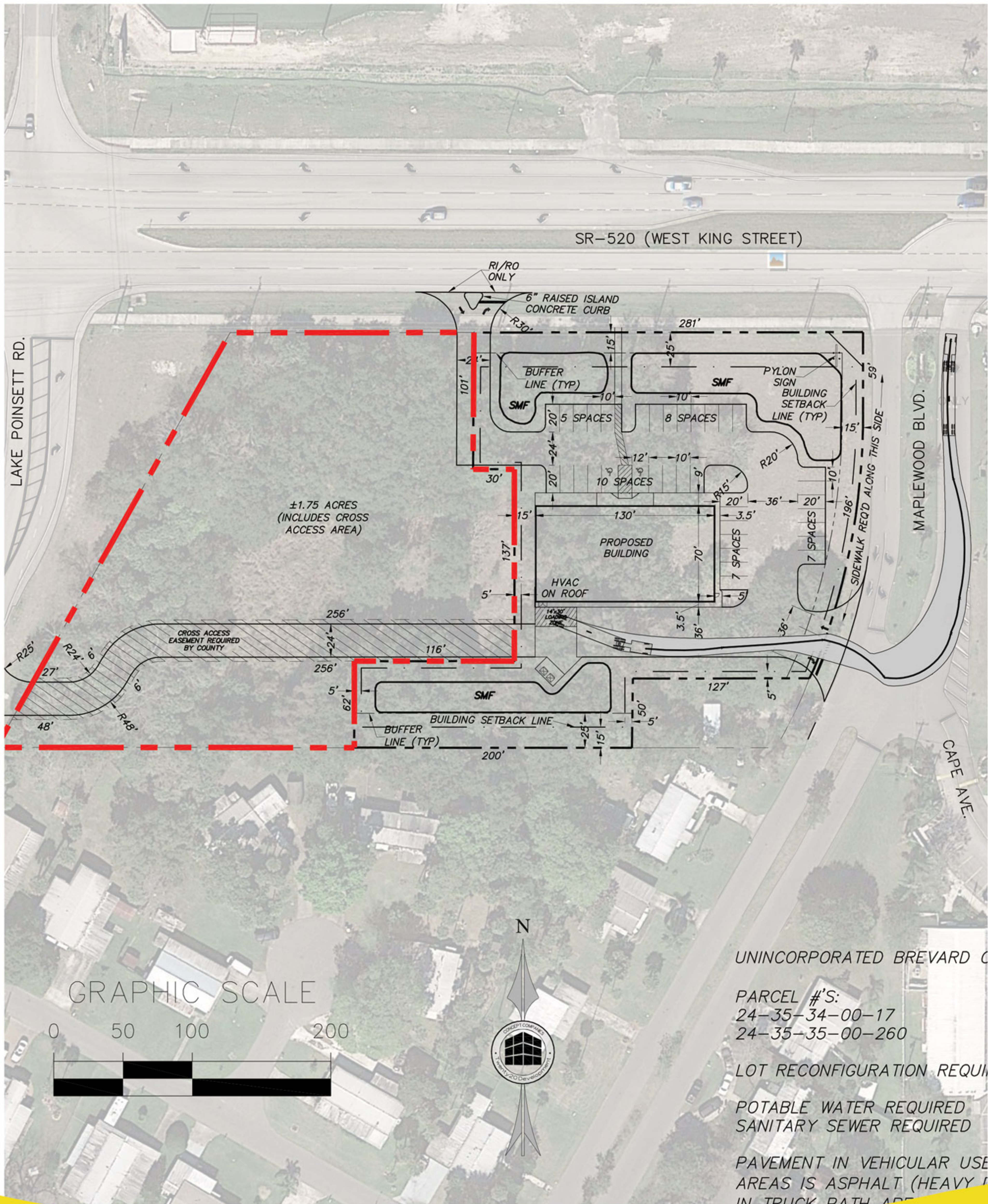


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SR 530 & Lake Poinsett Rd. Cocoa, Florida



GRAPHIC SCALE



UNINCORPORATED BREVARD COUNTY

PARCEL #'S:
24-35-34-00-17
24-35-35-00-260

LOT RECONFIGURATION REQUIRED

POTABLE WATER REQUIRED
SANITARY SEWER REQUIRED

PAVEMENT IN VEHICULAR USE
AREAS IS ASPHALT (HEAVY DUTY)
IN TRUCK PATH AREAS