

FOR SALE

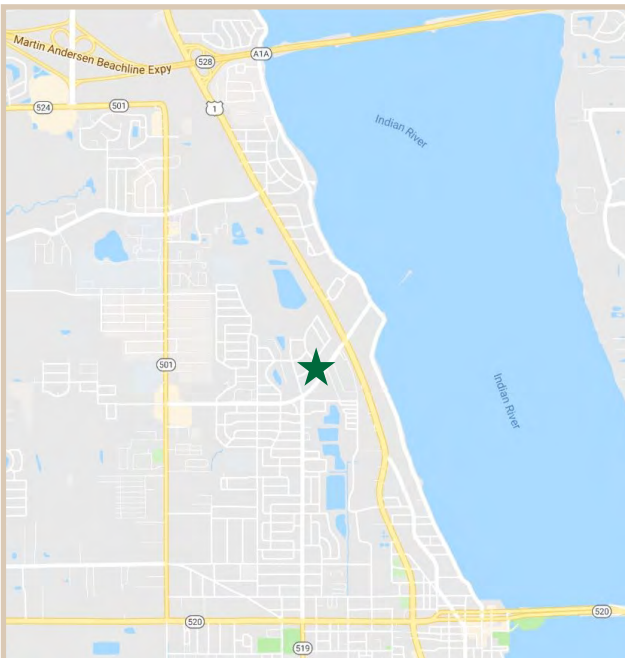
Dixon Plaza

900-914 Dixon Blvd Cocoa, FL 32923

PROPERTY FACTS

Building Area:	8,800 Sq. Ft.
No. of Units:	8 Units
Unit Range:	1,100 – 1,100
Year Built:	1984
Construction:	Concrete Block and Stucco
Roof:	Bu-Tg Membrane Roof
Utilities:	City Water/Sewer
Power:	FPL Electric
Zoning:	CN Neighborhood Commercial
Listing Price	\$1,100,000.00

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PROPERTY HIGHLIGHTS

Target Market Variability	Great for new or established companies. Inside the commercial hub of Cocoa on a secondary road close to US1. Near 528 providing direct access to Orlando and the densely populated beachside communities.
Close to National Retailers	Near major national restaurants and retailers (McDonalds, Kentucky Fried Chicken, Subway, Advanced Auto Parts, Big Lots, Dollar General, Beall's Outlet, Tractor Supply)
Capital Expenditures	All units are newly renovated.
Parking & Access	Plenty of parking with two ingress/egress off of Dixon Blvd.
Retail Unload Friendly	There's room for a semi trailer to drop off in the back of the plaza and leave the property.



CHARLES A. VON STEIN, INC.

Commercial Property Management,
Sales & Leasing Specialists since 1963
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscrc.com

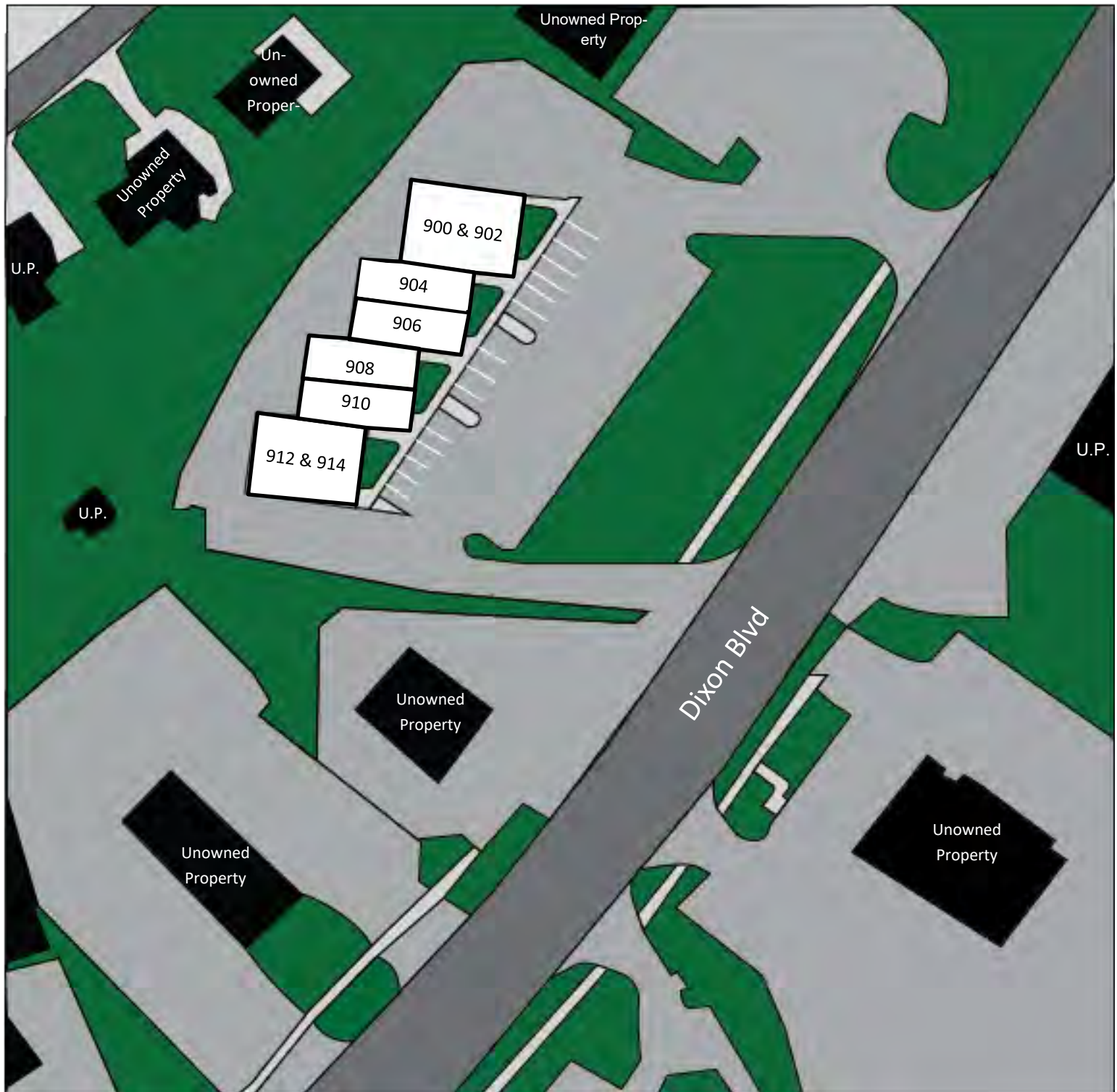
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

Dixon Plaza

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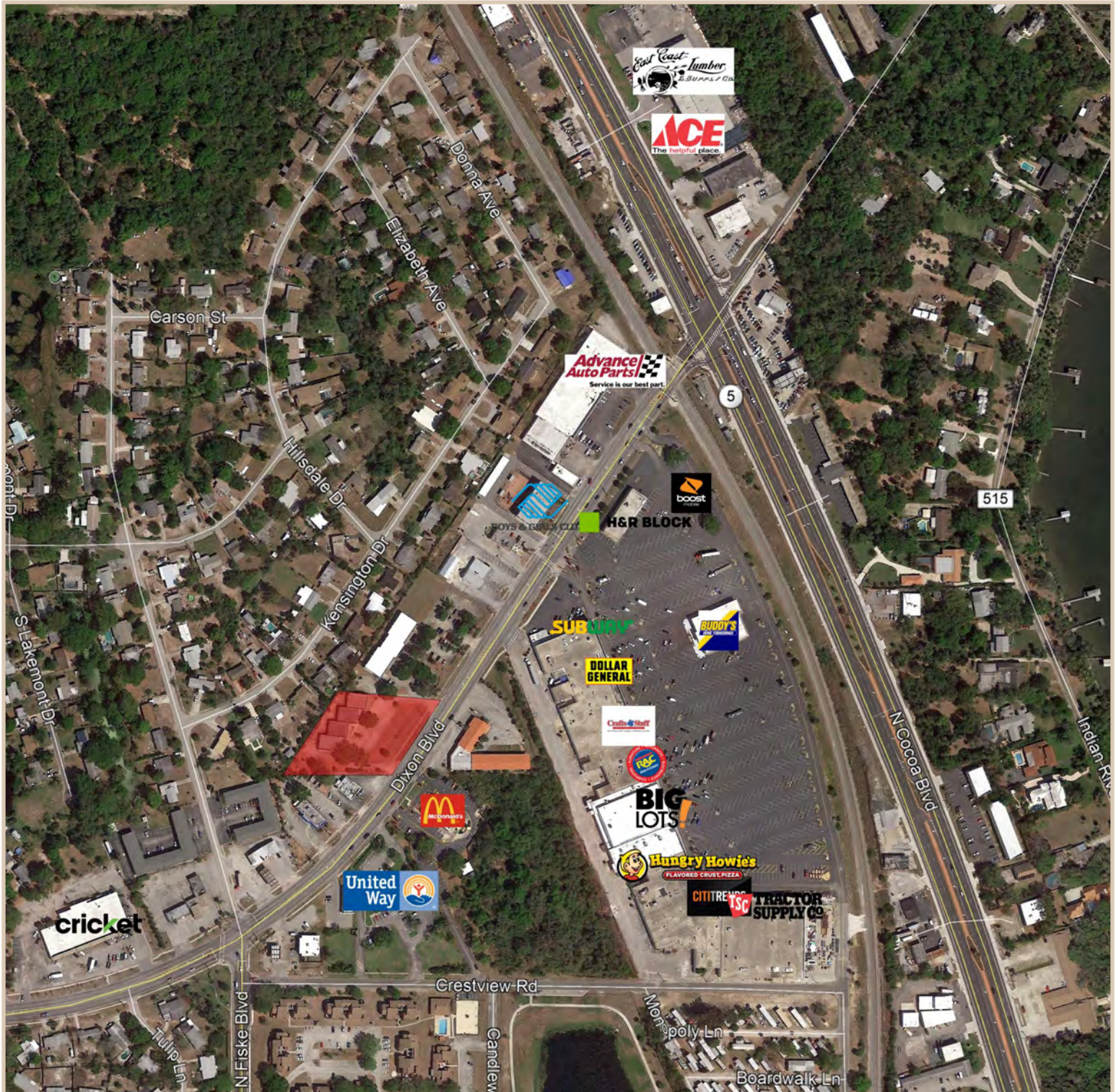
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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

LOCAL TENANT MAPS

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AERIAL

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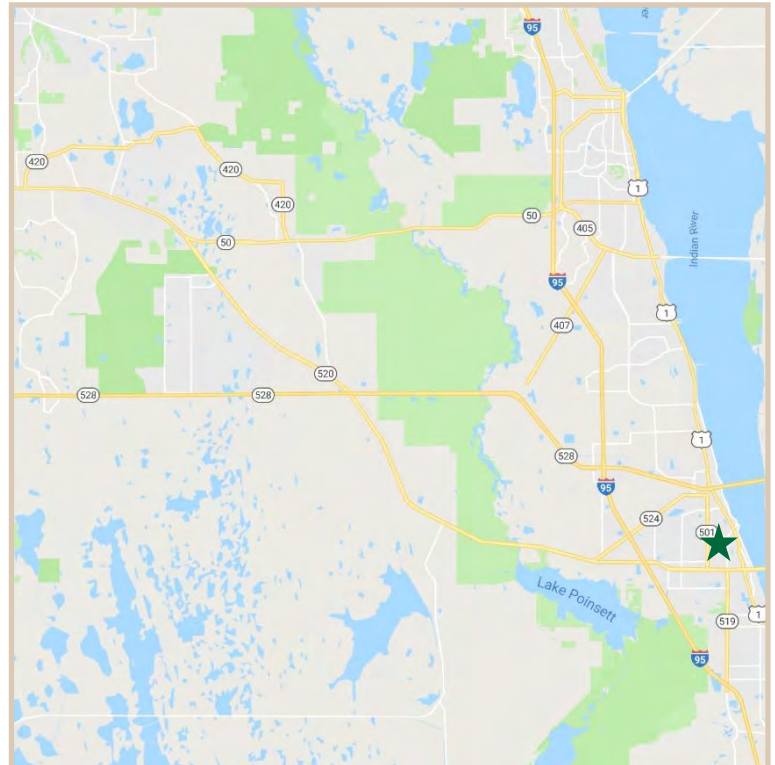
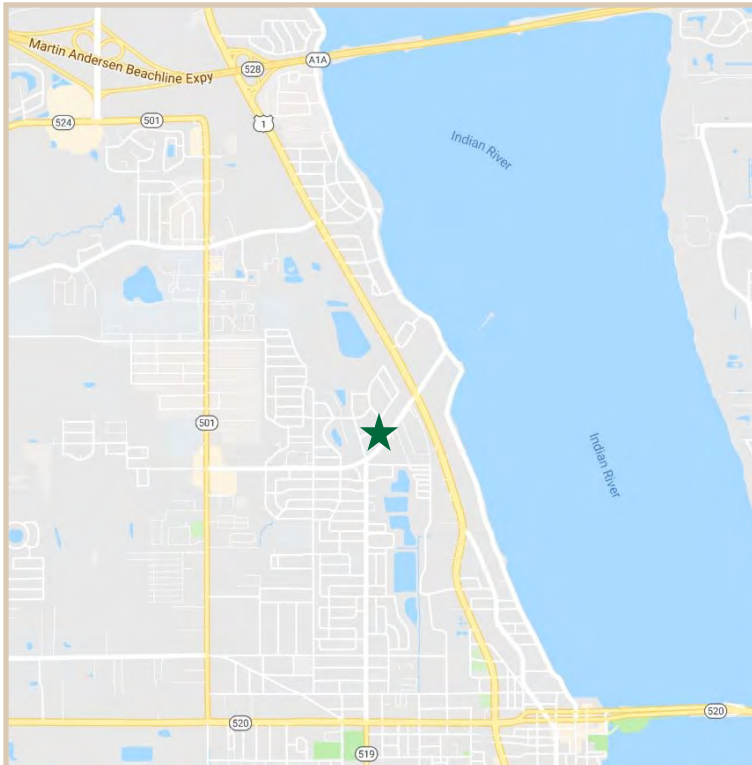
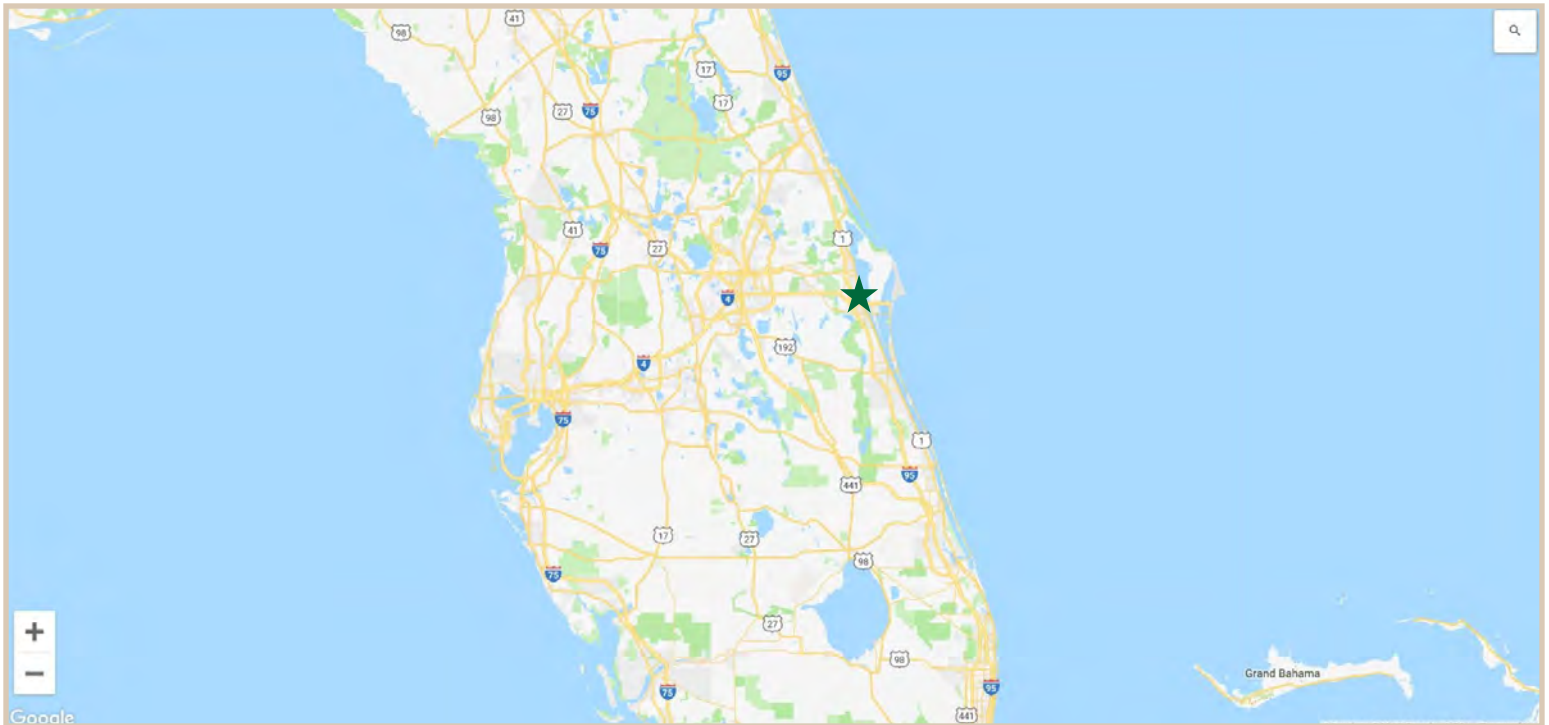
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LOCATION MAPS

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ADDITIONAL PHOTOS

Dixon Plaza

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