

# SHOPPES AT NORTH COCOA

HWY 501/524 & Industry Road  
Cocoa, Florida 32926

CONTACT | Frank Mellon  
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Jason Newman  
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## PROPERTY DETAILS

- The Cirrus - Upscale 280 multi-family unit development is the first high-end apartment complex in the Cocoa community. A ground breaking ceremony for the Cirrus development was held on December 1, 2021. (Site plan on the following page)
- Two (2) Outparcels Available:
  - Parcel 1 = .72 ac
  - Parcel 2 = 1.51 ac

## DEMOGRAPHIC SNAPSHOT (2021)

	3 mile	5 mile	10 mile
Population	26,803	71,298	167,686
2026 Projected Pop.	28,185	75,058	176,658
Avg. HH Income	\$62,875	\$68,797	\$80,130

## TRAFFIC COUNTS

Industry Road	19,694
HWY 501/524	16,544

118-C W. UNION STREET  
MORGANTON, NC 28655  
MAILING: P.O. BOX 36799  
CHARLOTTE, NC 28236-6799  
WWW.COLLETTRE.COM

**SOONER INVESTMENT**  
Commercial & Investment Real Estate

**Collett**





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## Site Plan

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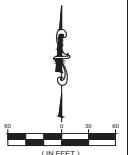


**B.S.E. CONSULTANTS, INC.**  
 CONSULTING ENGINEERING  
 LAND SURVEYING

303 NORTH UNIVERSITY BOULEVARD, SUITE 100  
 PALM BEACH, FLORIDA 33480-1000 (407) 855-1100  
 CERTIFICATE OF PROFESSIONAL ENGINEERING  
 BOARD OF PROFESSIONAL ENGINEERS  
 CERTIFICATE OF LAND SURVEYING  
 BOARD OF LAND SURVEYING

SCOTT M. GLAUBITZ, P.E. & P.L.S.  
 STATE OF FLORIDA, No. 30828 No. 4151

HASSAN A. KAMAL, P.E.  
 STATE OF FLORIDA, No. 41981



DATE:	11/04/21
DESIGN/DRAWN:	ALS/SH
PROJECT TITLE	
COCOA RETAIL COMMERCIAL OUTPARCELS	
SHEET TITLE	
PART OF LOT 1, HOME DEPOT COCOA EXHIBIT A	
PROJECT NO.	11545
DRAWING NO.	1143801_200_001
SHEET	1 OF 1

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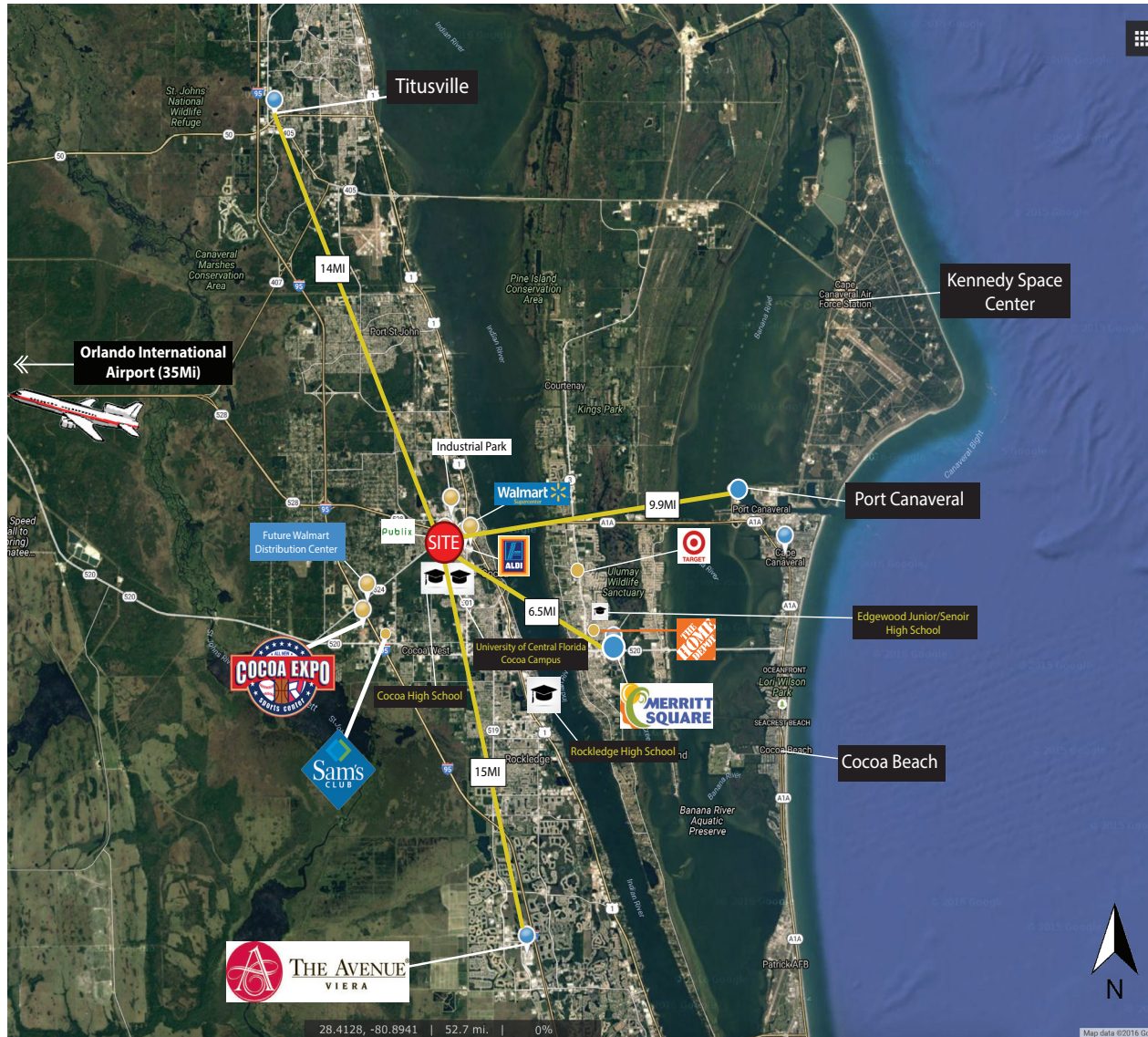


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## Aerial

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**Cocoa, FL** - In immediate proximity to the Shoppes at North Cocoa  
 Retailers: Publix, Walmart Super Center, Aldi

**Merritt Square** - 6.5 miles from the Shoppes at North Cocoa  
 Retailers: Dillard's, Macy's, JC Penney's, Cobb Cinemas IMAX

**Titusville** - 14 miles from the Shoppes at North Cocoa  
 Retailers: Walmart Super Center, Lowe's Home Improvement, Target, The Home Depot

**The Avenue Viera** - 15 miles from the Shoppes at North Cocoa  
 Retailers: Bed Bath & Beyond, Old Navy, World Market, Michaels, Kohl's, Petsmart, TJ Maxx, Home Goods, Total Wine & More, Belk's, Carmike Cinemas (Avenue 16), Kays Jewelers, Loft, Chicos, Talbot, Publix

### Cocoa Beach, FL

- 2.4 million visitors a year

### Kennedy Space Center Visitor Complex

- 1.5 million visitors annually  
 - 700 employees

### Port Canaveral

- World's most popular cruise port  
 - 3.9 million cruise passengers annually  
 - Carnival Cruise Line, Disney Cruise Line, Norwegian Cruise Line, Royal Caribbean International  
 - Offer a variety of cruises from 3 to 14 day durations

### Cocoa Expo Sports Facility

- \$100 Million renovation to be completed in 2017/2018  
 - 200,000 annual visitors currently  
 - Projected to grow to 1,000,000 visitors when facilities are completed

