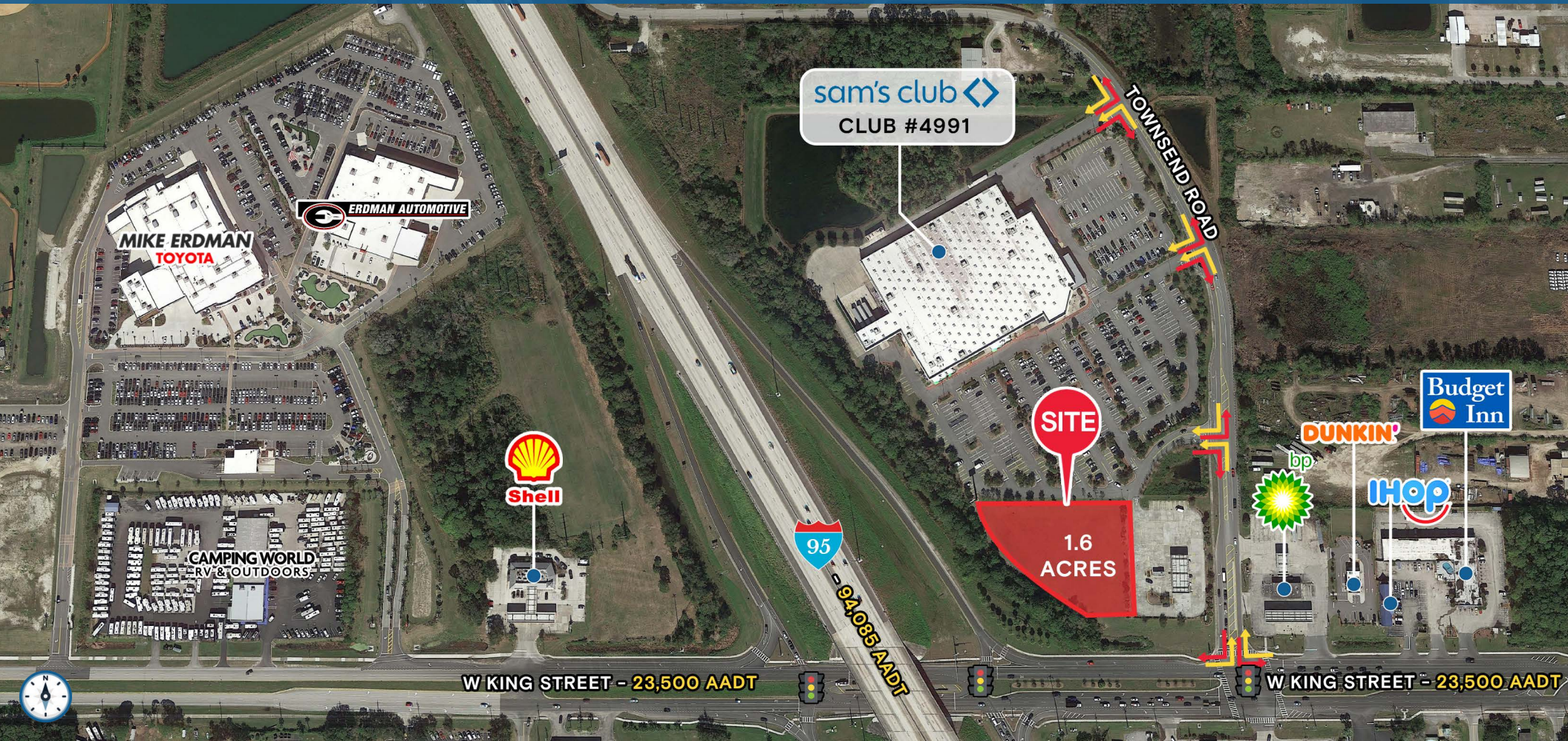


AVAILABLE FOR SALE



450 Townsend Road, Cocoa, FL 32926

# 1.6 ACRE OUTPARCEL ON THE CORNER OF I-95 & W KING STREET



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

**Daniel Gardner**

DIRECTOR

danielgardner@katzretail.com

(904) 534-8785

**Vanesa Rodriguez**

SENIOR DIRECTOR

vanesarodriguez@katzretail.com

(321) 948-9634

**David Emihovich**

MANAGING PARTNER

demihovich@katzretail.com

(561) 869-4345

# Property Overview

## HIGHLIGHTS

- Directly off I-95 at exit 201
- Heavily trafficked location
- CG Commercial Zoning
- 5 minutes from Walmart Distribution Center, home to over 500 employees
- Area retailers include Camping World, Dunkin', McDonald's, IHOP, and Waffle House

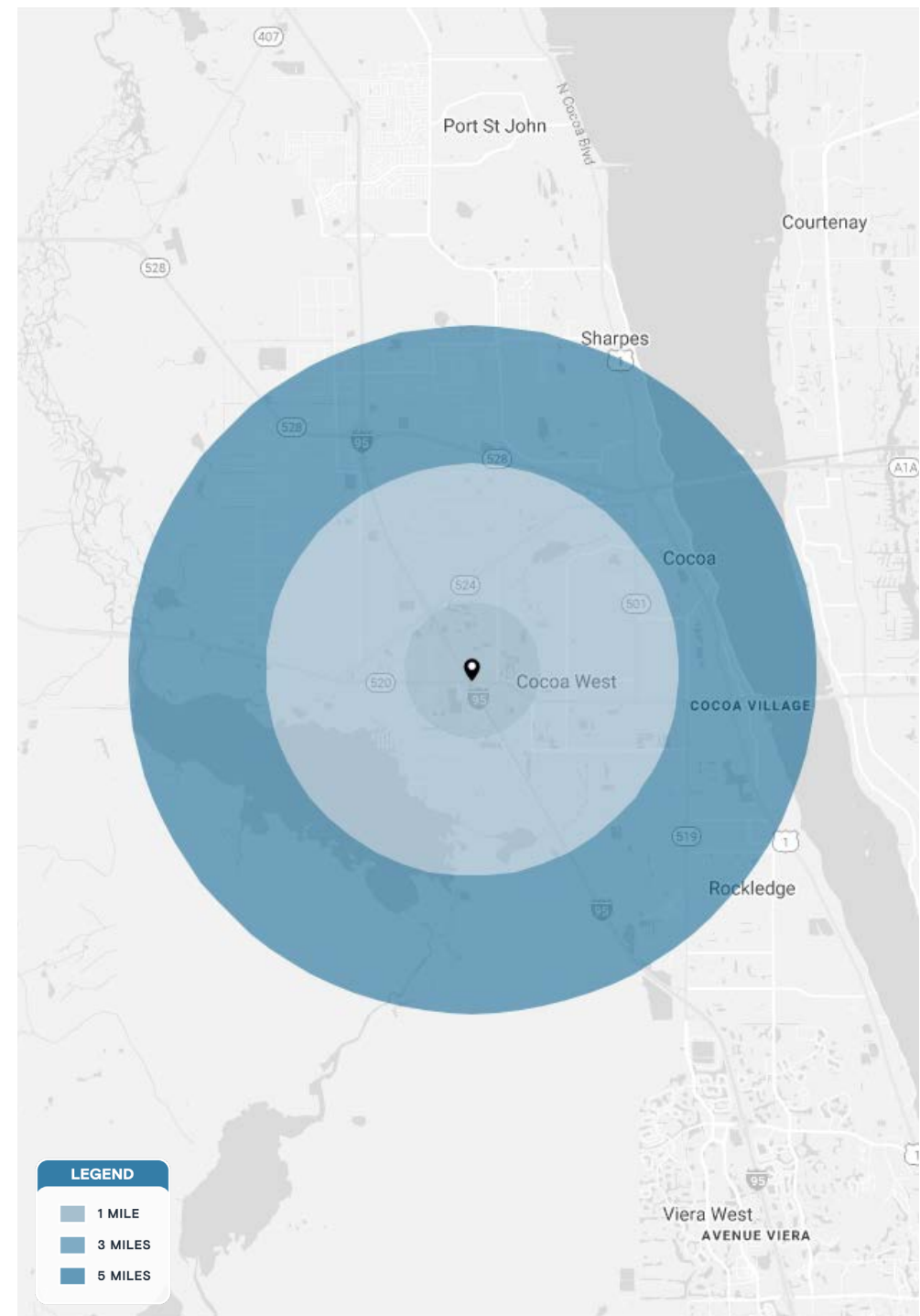
## DEMOGRAPHICS

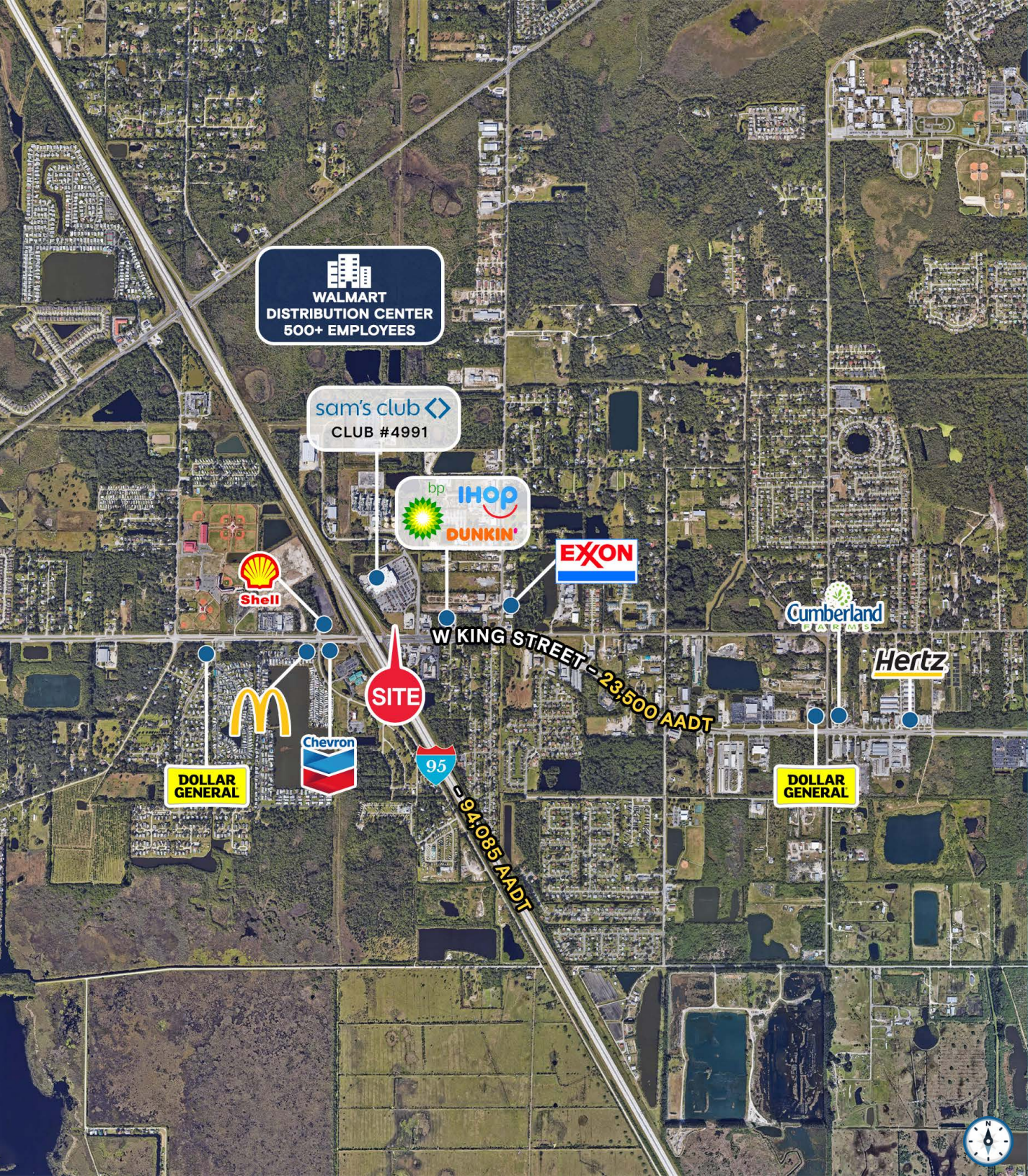
	1 MILE	3 MILES	5 MILES
POPULATION	3,158	24,917	55,821
HOUSEHOLDS	1,262	10,125	23,097
EMPLOYEES	2,580	20,436	46,304
AVERAGE HH INCOME	\$66,783	\$60,485	\$70,724

## TRAFFIC COUNTS

I-95	94,085 AADT
W KING STREET	23,500 AADT

The proposed outlot area herein is not to be considered an accurate representation of any kind by Sam's Club, its affiliates, employees, agents or sub-agents and is subject to change or revocation. Any transaction is subject to Sam's Club approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale.





# Contact Brokers

**Daniel Gardner**  
DIRECTOR  
dg@katzretail.com  
(904) 534-8785

**Vanessa Rodriguez**  
SENIOR DIRECTOR  
vanesarodriguez@katzretail.com  
(321) 948-9634

**David Emihovich**  
MANAGING PARTNER  
demihovich@katzretail.com  
(561) 869-4345



## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.16.24