

FOR SALE | FOR LEASE

PORT ST JOHN PLAZA

6201 US Highway 1, Cocoa, FL



PRIME FRONTAGE AND ACCESS ON US-1

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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DIRECTOR

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Property Overview

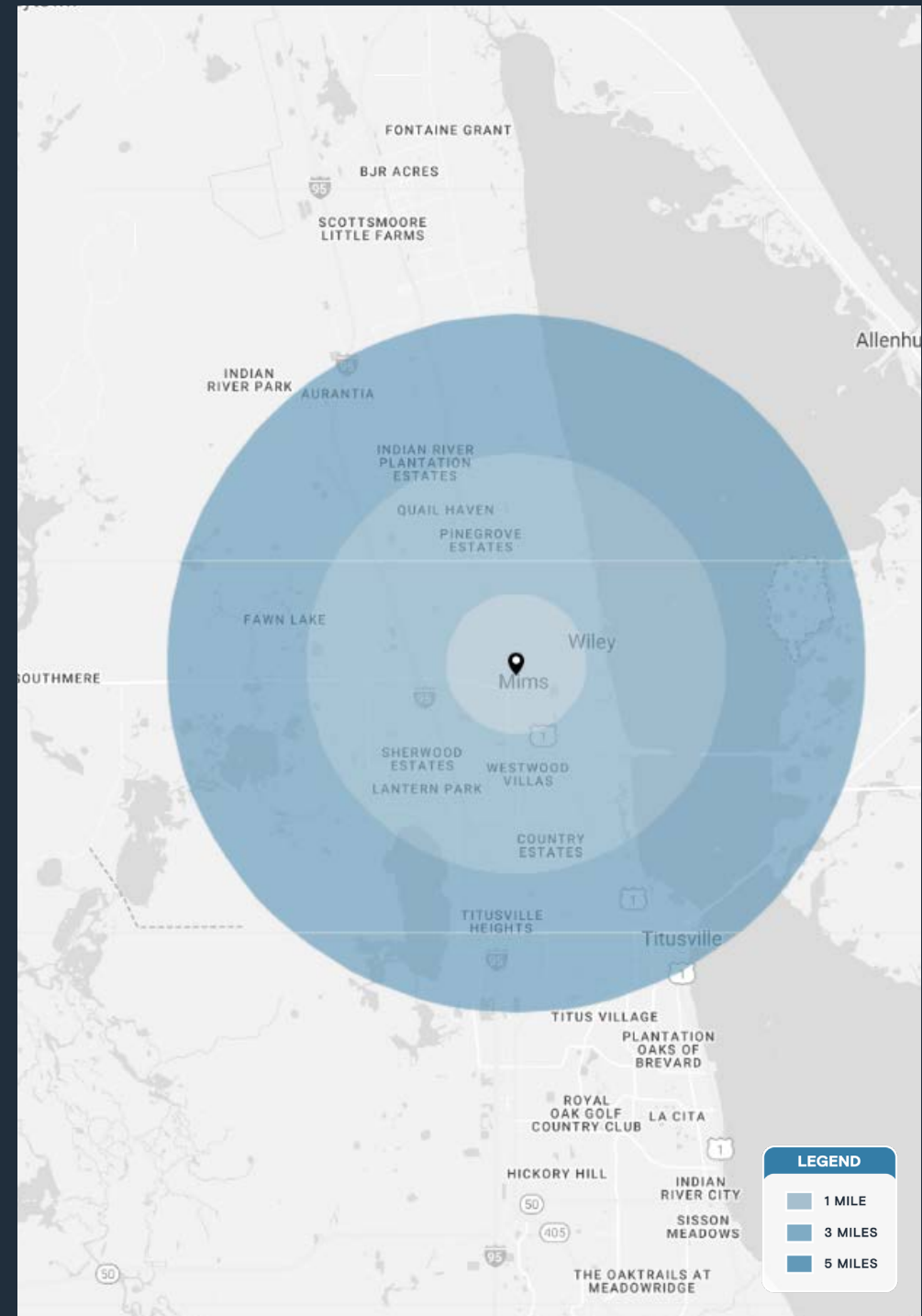
HIGHLIGHTS

- ±0.76 acre outparcel available for sale or for lease
- ±5,880 SF – ±10,000 SF available
- ±1,800 SF available for lease
- Prime access and visibility to over 32,000 vehicles per day
- Located at the signalized intersection
- Flexible zoning to allow a variety of uses
- Join several national tenants including:



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,996	17,564	33,390
HOUSEHOLDS	1,286	7,269	13,949
EMPLOYEES	2,554	14,943	28,252
AVERAGE HH INCOME	\$84,743	\$85,580	\$82,576

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,980	27,791	46,462
HOUSEHOLDS	3,780	11,509	19,592
EMPLOYEES	7,670	23,601	39,059
AVERAGE HH INCOME	\$82,872	\$82,703	\$83,848





Tenant Roster

6201	Chalkie's	3,500 SF
6211	Metro PCS	750 SF
6213	H&R Block	1,000 SF
6215	Cricket Wireless	750 SF
6217	Subway	1,250 SF
6221	Planet Fitness	8,640 SF
6225	The UPS Store	1,200 SF
6227	Papa John's Pizza	1,200 SF
6231	Winn Dixie Liquor	3,000 SF
6235	China Nails	900 SF
6237	Holly May's Salon	900 SF
6239	Brigdawg's	900 SF
6243	Available	1,800 SF
6255	Available	5,880 - 10,000 SF
6261	Aldi (Coming Soon)	43,750 SF
6269	Pinch A Penny	2,200 SF











Contact Broker

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