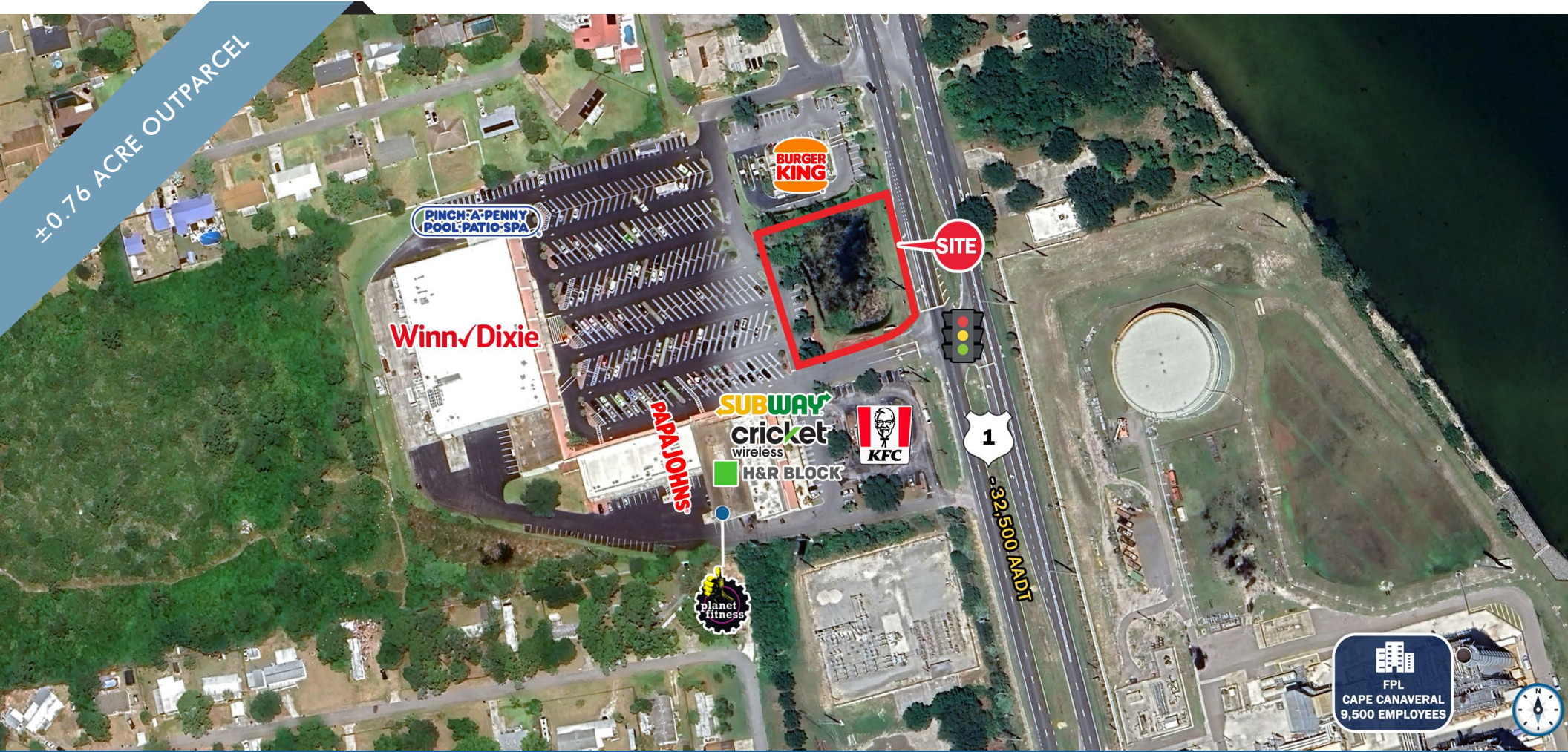


GROUND LEASE

# PORT ST JOHN PLAZA

6201 US HIGHWAY 1, COCOA, FL



±0.76 ACRE OUTPARCEL

PRIME FRONTAGE AND ACCESS ON US-1

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

ALLAN CARLISLE  
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# PROPERTY OVERVIEW

## HIGHLIGHTS

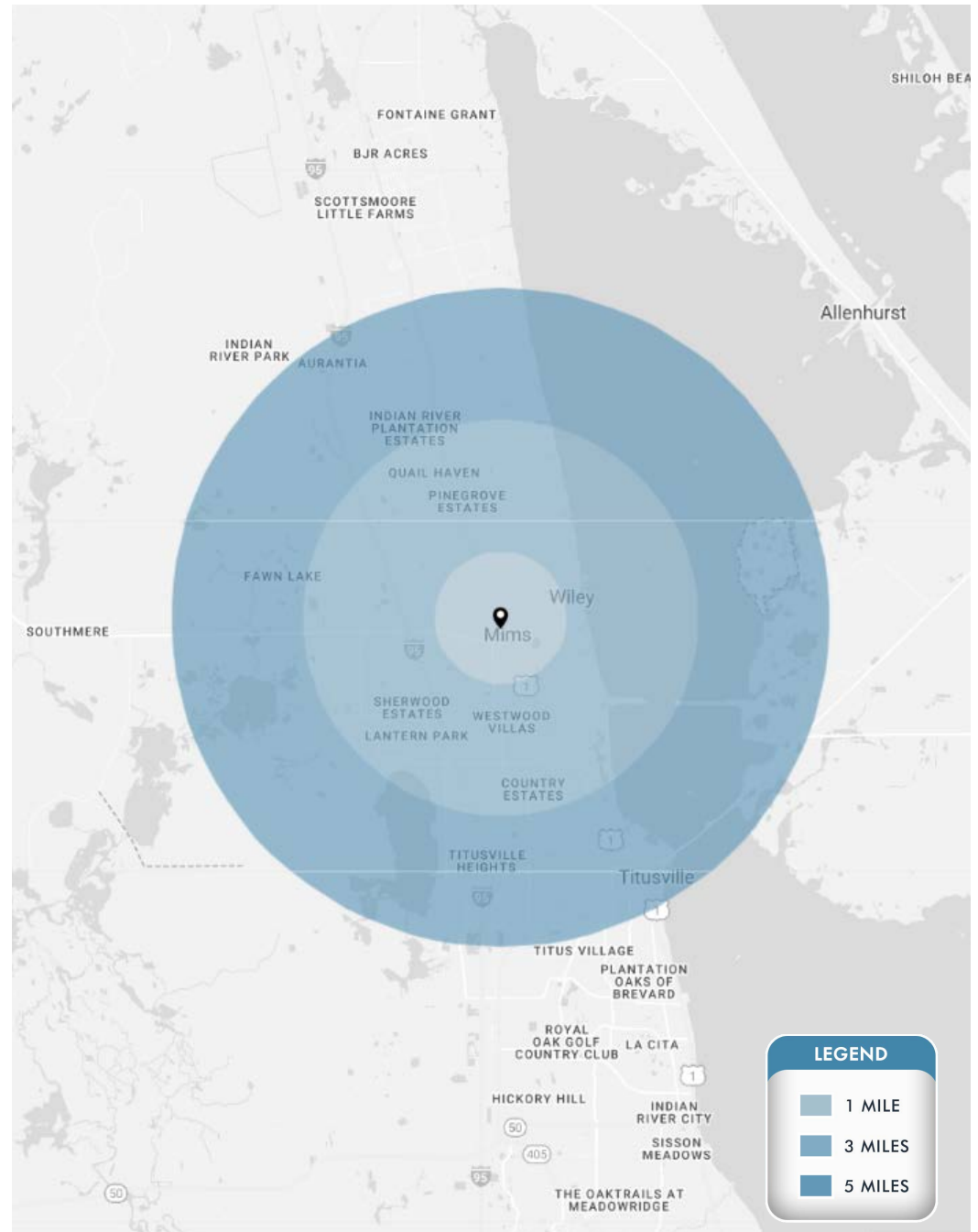
- ±0.76 acre outparcel available
- Prime access and visibility to over ±32,000 vehicles per day
- Located at the signalized intersection
- Flexible zoning to allow a variety of uses
- Join several national tenants including:



## DEMOGRAPHICS

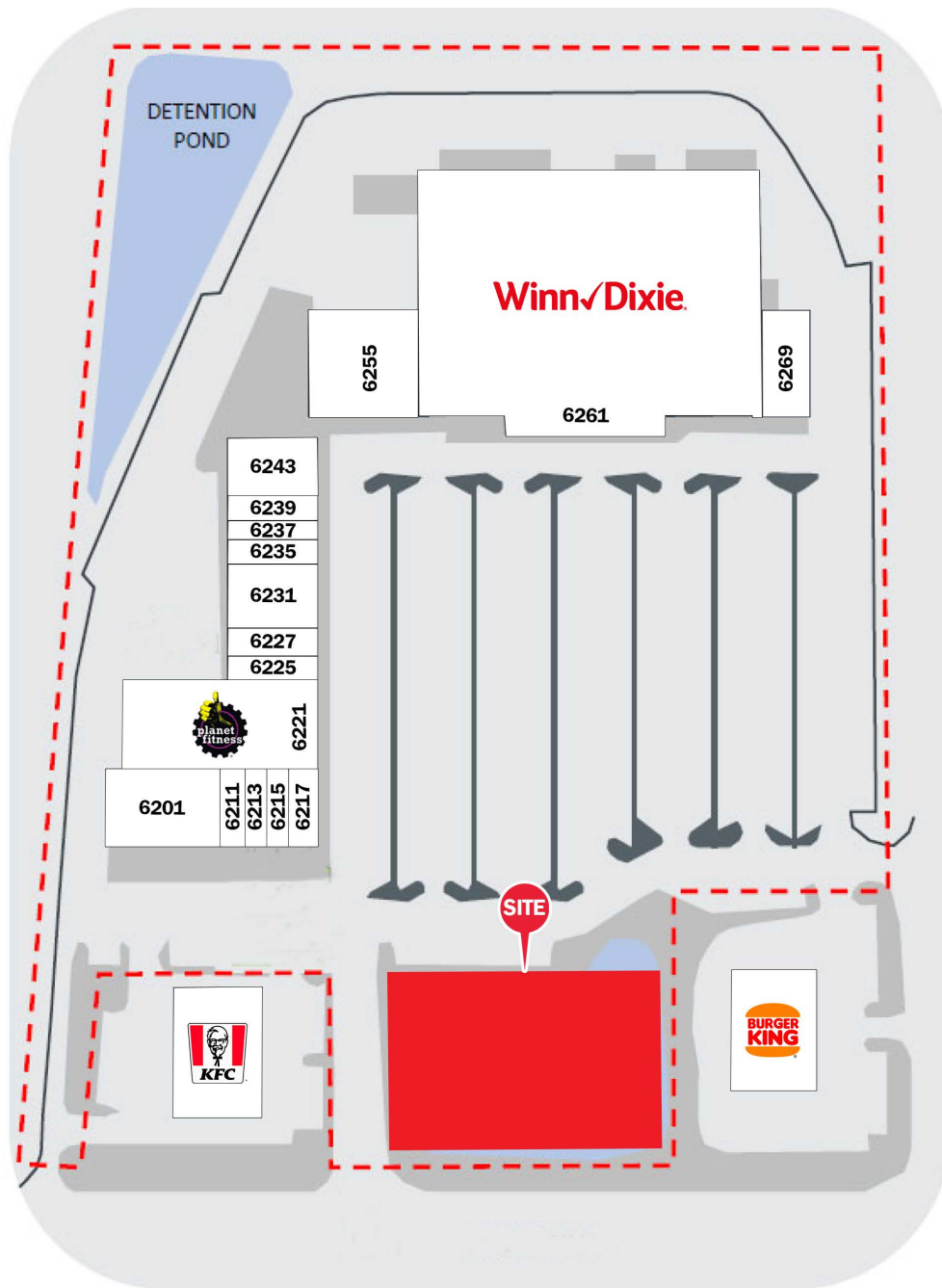
	1 MILE	3 MILES	5 MILES
POPULATION	2,991	17,429	32,890
HOUSEHOLDS	1,283	7,210	13,732
DAYTIME EMPLOYEES	2,543	14,794	27,767
AVERAGE HH INCOME	\$80,475	\$79,769	\$77,253

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	8,890	27,430	45,794
HOUSEHOLDS	3,740	11,353	19,302
DAYTIME EMPLOYEES	7,575	23,247	38,418
AVERAGE HH INCOME	\$77,662	\$77,236	\$78,582



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES



## 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	Leased	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
6259	Player's Club	5,880 SF
6261	Winn Dixie	43,750 SF
6269	Pinch A Penny	2,220 SF

## PORT ST JOHN PLAZA | SITE PLAN



# PORT ST JOHN PLAZA | CONCEPTUAL PLAN - QSR

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# PORT ST JOHN PLAZA | CONCEPTUAL PLAN - CAR WASH



# PORT ST JOHN PLAZA | CONCEPTUAL PLAN - BANK

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# PORT ST JOHN PLAZA | MARKET AERIAL



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*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: 08.06.24*