

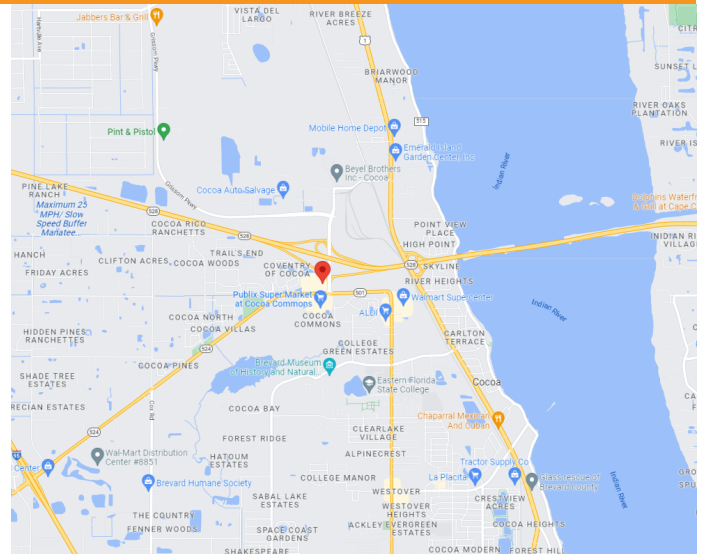
## RETAIL SPACE FOR LEASE

# SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



- Shoppes of Cocoa North is a Multi-Tenant Retail/Office/Medical Building in a Fast Growing and Developing Area
- Brand new 280 Unit Luxury Apartment Housing "Cirrus" Adjacent to this Location!
- New Vascular & Embolization Specialist at this Location
- Busy CVS and McDonald's Outparcels
- Convenient Access to Florida 528 and I-95
- Many Space Coast Tech Industry Employees Reside in the Cocoa Area
- 1,400 SF Each Retail Suites - 103 & 104
- \$32.00/SF/YR plus \$5.35/SF/YR NNN



### Kate Gomes

JM Real Estate, Inc.  
321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

### Shey Anderson

JM Real Estate, Inc.  
321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

RETAIL SPACE FOR LEASE

SHOPPES OF COCOA NORTH  
2300 FL-524, Cocoa, FL 32926



Demographics	1 mile	3 mile	5 mile
2022 Population	3,763	28,163	75,412
2027 Pop Projection	3,960	29,994	80,707
Growth 2022-2027	1.0%	1.3%	1.4%
Median Age	45.5	41.6	44.4
Bachelor's or Higher	21%	16%	22%
Average Income	\$74,414	\$65,148	\$72,241



**Kate Gomes**  
JM Real Estate, Inc.  
321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

**Shey Anderson**  
JM Real Estate, Inc.  
321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

RETAIL SPACE FOR LEASE

# SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



McDonald's



Cirrus Apartments

**Kate Gomes**  
 JM Real Estate, Inc.  
 321.242.2882 x 207  
 Cell: 707.955.4181  
 Kate@JMRealEstate.com



COMMERCIAL  
 MANAGEMENT  
 LEASING  
 SALES

**Shey Anderson**  
 JM Real Estate, Inc.  
 321.242.2882 x 216  
 Cell: 321.749.8921  
 Shey@JMRealEstate.com

RETAIL SPACE FOR LEASE

# SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



## Cirrus - Space Coast Florida - Coming Soon

Cirrus features 280 rental apartments packaged in architecture that is both mid-century modern and futuristic, paying homage to Cocoa's role in the rich history of Florida's Space Coast while offering a modern twist. Residents will enjoy nearly 10,000 SF of indoor amenities, including co-working spaces, social areas, fitness center, and game room stacked vertically in 4 stories adjoined by a full-height atrium. Two generous courtyards will house a pool, pavilion, sculptural elements, gardens, grilling and outdoor dining areas. An elevated observation deck oriented and outfitted for shuttle launch viewing rounds out the expansive amenity package.



### Kate Gomes

JM Real Estate, Inc.  
321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

### Shey Anderson

JM Real Estate, Inc.  
321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

RETAIL SPACE FOR LEASE

# SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



Suite 103 - 1,400 SF



**Kate Gomes**  
JM Real Estate, Inc.  
321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

**Shey Anderson**  
JM Real Estate, Inc.  
321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

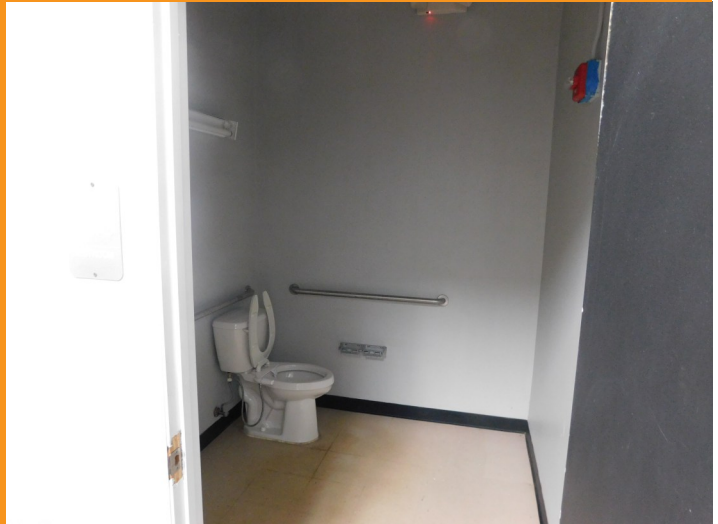
RETAIL SPACE FOR LEASE

# SHOPPES OF COCOA NORTH

2300 FL-524, Cocoa, FL 32926



Suite 104 - 1,400 SF



**Kate Gomes**  
JM Real Estate, Inc.  
321.242.2882 x 207  
Cell: 707.955.4181  
Kate@JMRealEstate.com



COMMERCIAL  
MANAGEMENT  
LEASING  
SALES

**Shey Anderson**  
JM Real Estate, Inc.  
321.242.2882 x 216  
Cell: 321.749.8921  
Shey@JMRealEstate.com

Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.