

# COCOA OUT-PARCELS TO NEW MULTI-FAMILY

2992 CIRRUS DRIVE  
COCOA, FL 32926

**2.25 ACRES  
FOR GROUND LEASE**



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# Property Description

2.25 acre out-parcel available for ground lease in Cocoa. Out-parcel located in front of brand new Cirrus apartments.

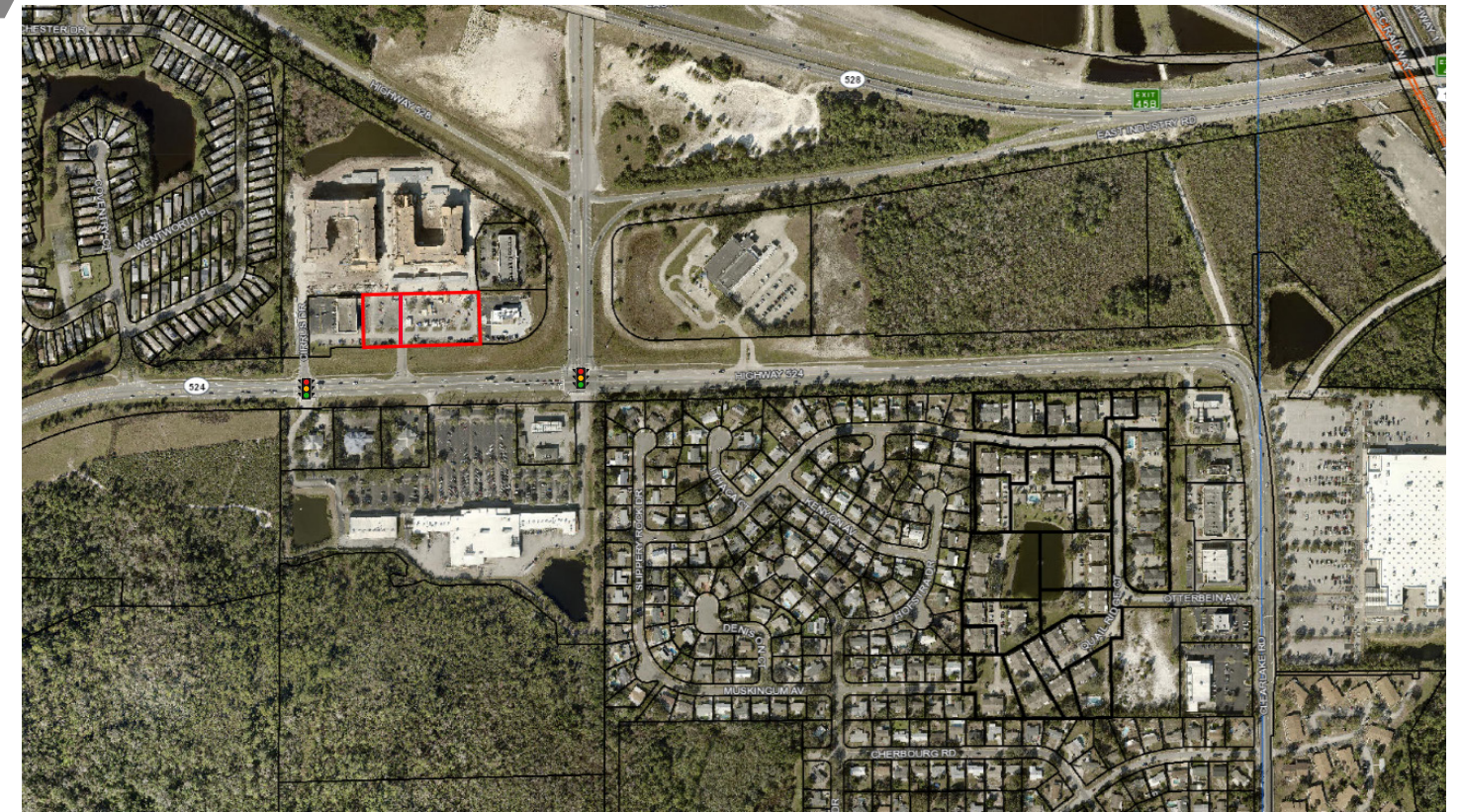
## Property Highlights

- Out-parcel to brand new Cirrus Apartments. Cirrus is a luxury multi-family complex with 280 units. Join CVS and Mcdonald's as the premier out-parcels for Cirrus Apartments.
- Pad-ready subject property has full access at a lighted intersection on FL-524.
- The subject property is located across the street from Cocoa Commons. A Publix-anchored shopping center that serves the greater North Cocoa area.
- Site is located right off of the 528 Beachline Expressway. Subject will capture major traffic of beachgoers and cruise-goers due to the proximity to Cape Canaveral.

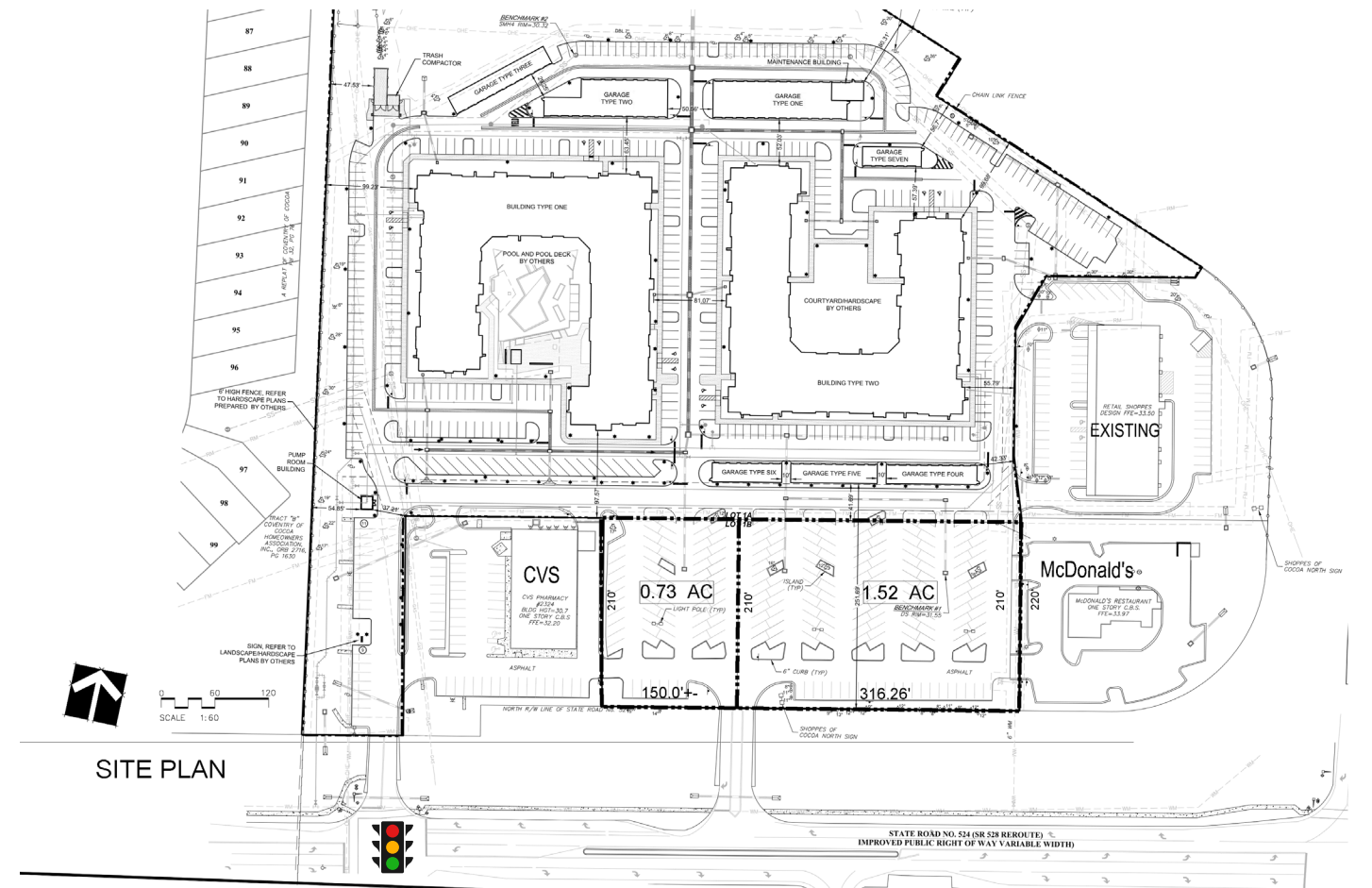
## Site Details

- **Address:** 2992 Cirrus Drive, Cocoa, FL 32926
- **Size:** 2.25 Acres
- **Zoning:** PUD (Commercial and Professional Office)
- **Access:** Full lighted access from FL-524
- **Traffic:** 17,700 AADT

# Site Plans






## 2.25 Acres For Ground Lease



# Nearby Amenities Aerial



## Neighborhood Demographics

	 POPULATION	 AVERAGE HH INCOME	 TOTAL HOUSEHOLDS	TRAFFIC COUNT	
1 Mile	2,805	\$81,976	1,231	SR 524	17,700 AADT
3 Miles	27,119	\$73,801	11,289	E Industry Rd.	25,000 AADT
5 Miles	73,165	\$86,277	30,621		

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