

# IN-LINE RETAIL DIRECTLY ACROSS FROM WALMART SUPERCENTER

FOR LEASE | COCOA, FL



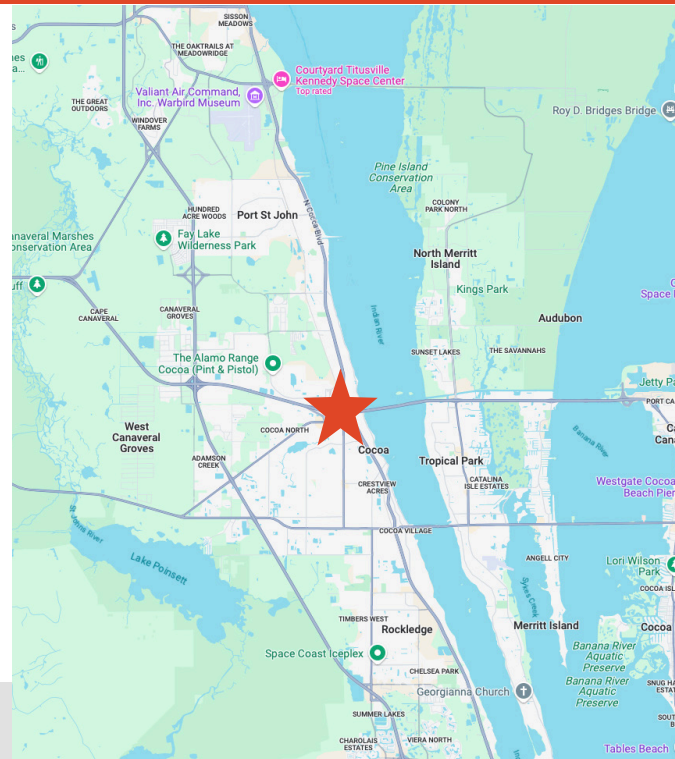
2711 CLEARLAKE ROAD | COCOA, FL 32922

**AVAILABLE: SUITE C2 - 1,160 SF**

**LEASE RATE: \$24 +NNN**

## PROPERTY HIGHLIGHTS

- Unbeatable Retail Proximity - Directly across the street from Walmart Supercenter, one of the strongest daily traffic anchors in the trade area
- Strong Traffic Counts - 20,580 Cars Per Day along Clearlake Rd.
- Excellent Co-Tenancy - Surrounded by an established mix of retail shops and restaurants
- Upscale Property Presentation - Attractive, well-maintained façade with strong curb



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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Suite C2 at Paradise Shoppes of Cocoa delivers 1,160 SF of fully built-out, turn-key space currently configured for a hair salon — ideal for an operator looking to open immediately — while remaining easily convertible to virtually any retail or personal services use. Professionally managed center situated directly across from Walmart Supercenter with 20,580 cars per day and immediate occupancy available.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	4,693	30,465	890,523
Households	2,147	11,956	31,398
Avg. HH Income	\$81,816	\$77,991	\$92,557

### PROPERTY PHOTOS



**SUITE C2: Current interior is perfect for a turnkey salon or can easily be converted to a standard retail space.**