

The site at Cocoa Beach is conveniently located along the E. Cocoa Beach Causeway, just half a mile from the beautiful white sands of Cocoa Beach, Florida, and around the corner from the world famous Ron Jon Surf Shop. With 26,500 cars passing by each day, the site offers excellent access and exposure.

**TOURISM:** 2.4 million day trippers / year  
**RON JON SURF SHOP:** 2 million visitors / year

**TRAFFIC COUNTS:**  
**Cocoa Beach Causeway:** 26,500 cars / day  
**N. Atlantic Avenue:** 37,000 cars / day

**BOB STEARNS**

405.641.6647

bstearns@soonerinvestment.com

**JASON NEWMAN**

512.417.1001

jason@thirdstonedevelopment.com

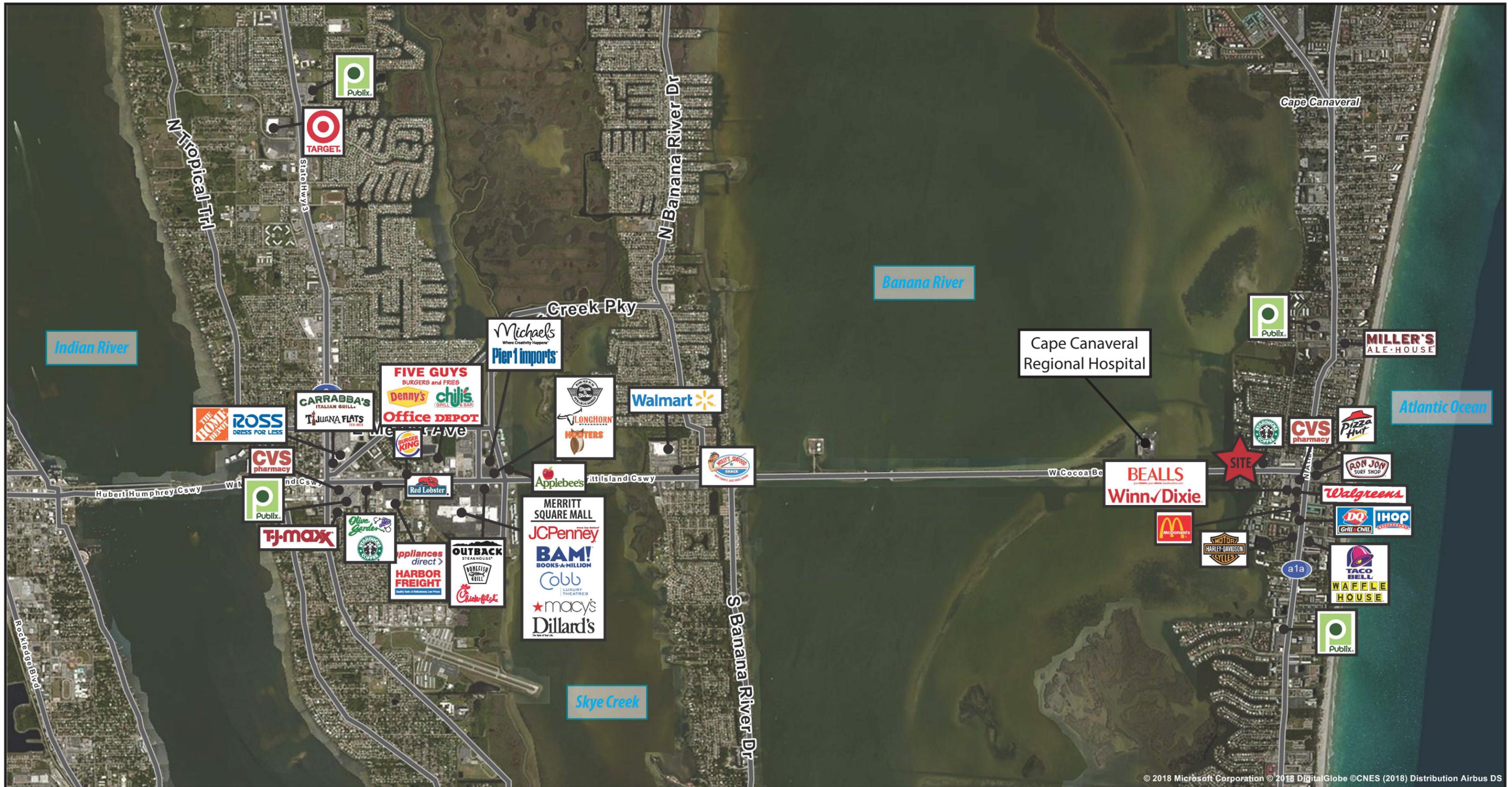
## COCOA BEACH SITE

FL-520 / E. Cocoa Beach Causeway  
 Cocoa Beach, FL



**SOONER INVESTMENT**





© 2018 Microsoft Corporation © 2018 DigitalGlobe © CNES (2018) Distribution Airbus DS

<p><b>BOB STEARNS</b> 405.641.6647 bstearns@soonerinvestment.com</p>	<p><b>JASON NEWMAN</b> 512.417.1001 jason@thirdstonedevelopment.com</p>
--	---

**COCOA BEACH SITE**  
FL-520 / E. Cocoa Beach Causeway  
Cocoa Beach, FL



**SOONER INVESTMENT**