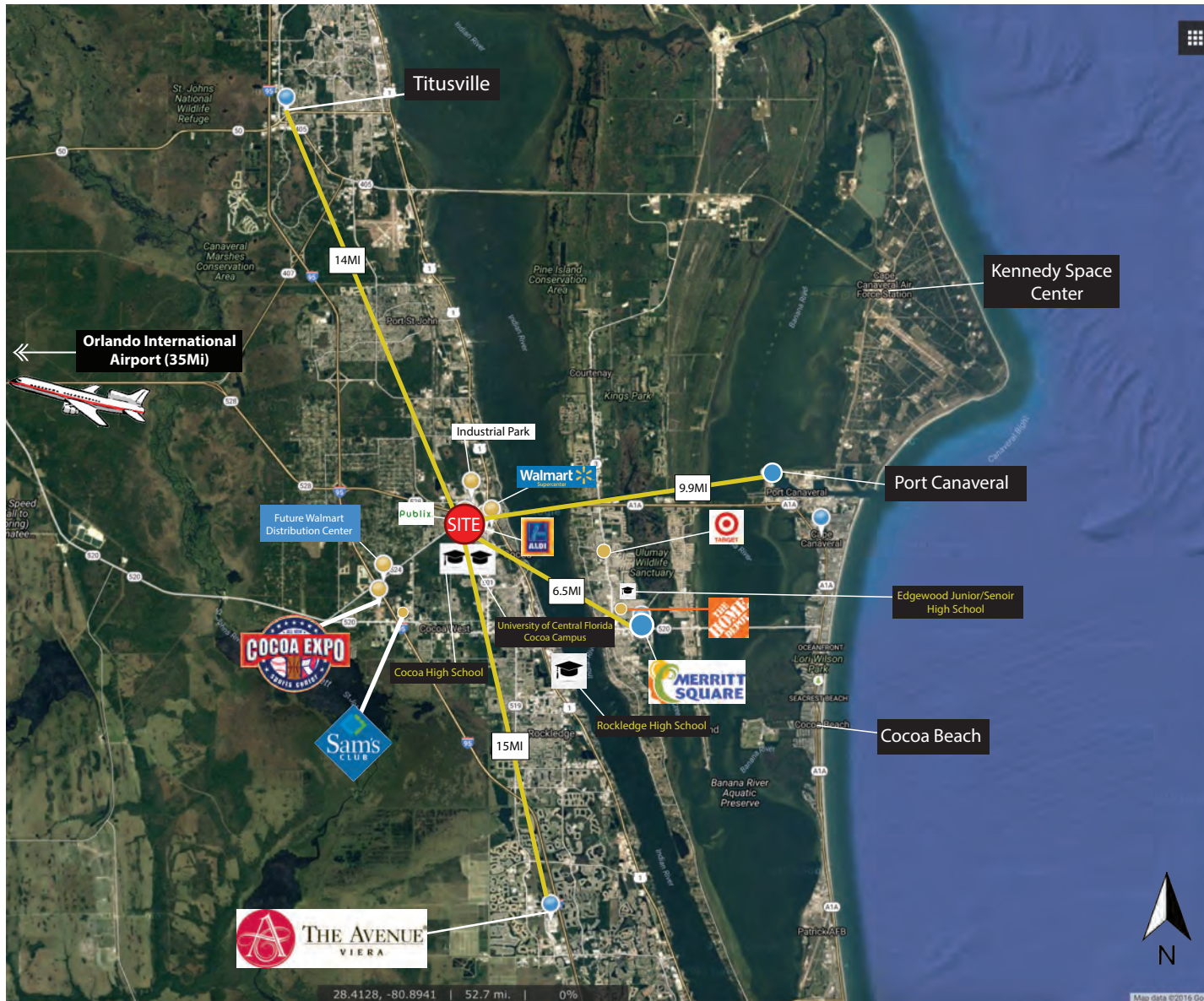




# SHOPPES AT NORTH COCOA, COCOA, FL

Bob Stearns  
(C) 405-641-6647  
(O) 405-842-0456 ext: 12  
bstearns@soonerinvestment.com

Jason Newman  
(C) 512-427-1001  
jason@alchemyrealty.com



**Cocoa, FL** - In immediate proximity to the Shoppes at North Cocoa  
Retailers: Publix, Walmart Super Center, Aldi

**Merritt Square** - 6.5 miles from the Shoppes at North Cocoa  
Retailers: Dillard's, Macy's, JC Penney's, Cobb Cinemas IMAX

**Titusville** - 14 miles from the Shoppes at North Cocoa  
Retailers: Walmart Super Center, Lowe's Home Improvement, Target, The Home Depot

**The Avenue Viera** - 15 miles from the Shoppes at North Cocoa  
Retailers: Bed Bath & Beyond, Old Navy, World Market, Michaels, Kohl's, Petsmart, TJ Maxx, Home Goods, Total Wine & More, Belk's, Carmike Cinemas (Avenue 16), Kays Jewelers, Loft, Chicos, Talbot, Publix

**Cocoa Beach, FL**  
- 2.4 million visitors a year  
**Kennedy Space Center Visitor Complex**  
- 1.5 million visitors annually  
- 700 employees

**Port Canaveral**  
- World's most popular cruise port  
- 3.9 million cruise passengers annually  
- Carnival Cruise Line, Disney Cruise Line, Norwegian Cruise Line, Royal Caribbean International  
- Offer a variety of cruises from 3 to 14 day durations

**Cocoa Expo Sports Facility**  
- \$100 Million renovation to be completed in 2017/2018  
- 200,000 annual visitors currently  
- Projected to grow to 1,000,000 visitors when facilities are completed



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MAJOR RETAILERS IN SURROUNDING AREAS

SHOPPING CENTERS /POINTS OF INTEREST IN SURROUNDING AREAS

MILES MILES TO SHOPPES AT NORTH COCOA

SITE SITE LOCATION FOR SHOPPES AT NORTH COCOA

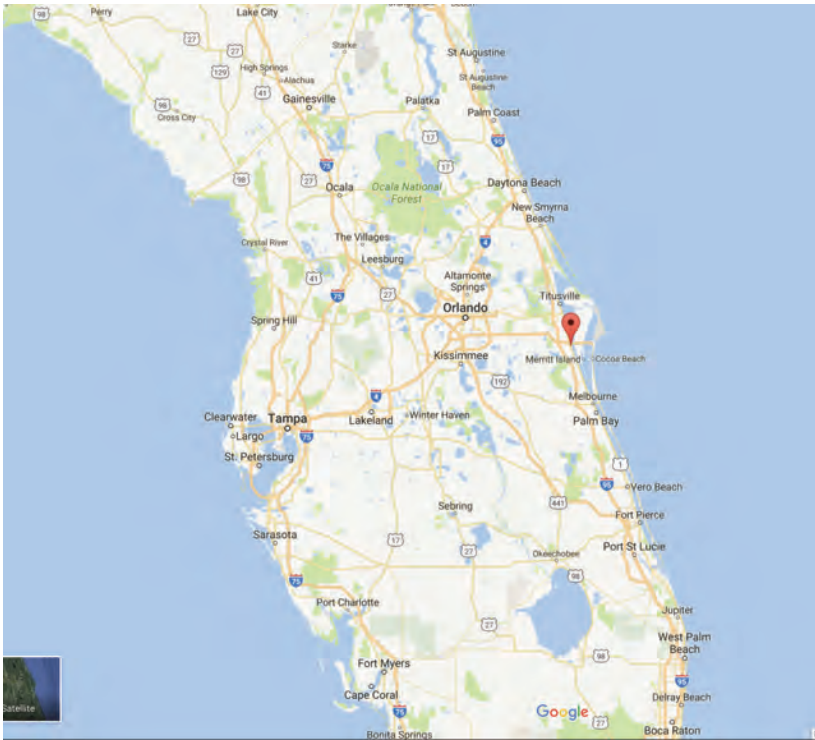
High Schools/ Universities



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## BREVARD COUNTY 2015 REGISTERED VESSELS

# 33,731

Brevard County has the **7th highest** number of registered vessels in the state.

## BOAT SLIP COUNT FOR BREVARD COUNTY

wet boat slips: **4,031**

dry boat slips: **3,203**

source: Kate Brennan floridatoday.com



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### 2015 BOAT VESSEL STATISTICS

(information provided by flhsmv.gov)

COUNTY	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CANOES	
	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial	Pleasure	Commercial
BREVARD	5,018	29	7,709	131	16,408	493	2,229	134	356	28	7	7	110' MORE	1	720	7

COUNTY	DEALERSHIP	PLEASURE	COMMERCIAL	TOTAL	LICENSE CATEGORY CUSTOMER COUNTY SUMMARY				
	SUBTOTAL				COUNTY	FRESHWATER FISHING	HUNTING	SALTWATER FISHING	TOTAL
BREVARD	453	32,448	830	33,731	BREVARD	16,587	6,898	47,520	71,005



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	3 Mi.	5 Mi.	10Mi.	20Mi.
<b>2016 Estimated Population</b>	26,458	70,747	159,550	341,282
<b>2021 Projected Population</b>	28,461	75,951	171,582	367,929
<b>2010 Census Population</b>	25,112	67,964	154,251	327,130
<b>2000 Census Population</b>	24,772	66,750	137,228	294,848

	3 Mi.	5 Mi.	10Mi.	20Mi.
<b>2016 Est. Average Household Income</b>	\$49,152	\$58,017	\$69,084	\$71,648
<b>2016 Est. Median Household Income</b>	\$41,102	\$46,377	\$55,520	\$57,023



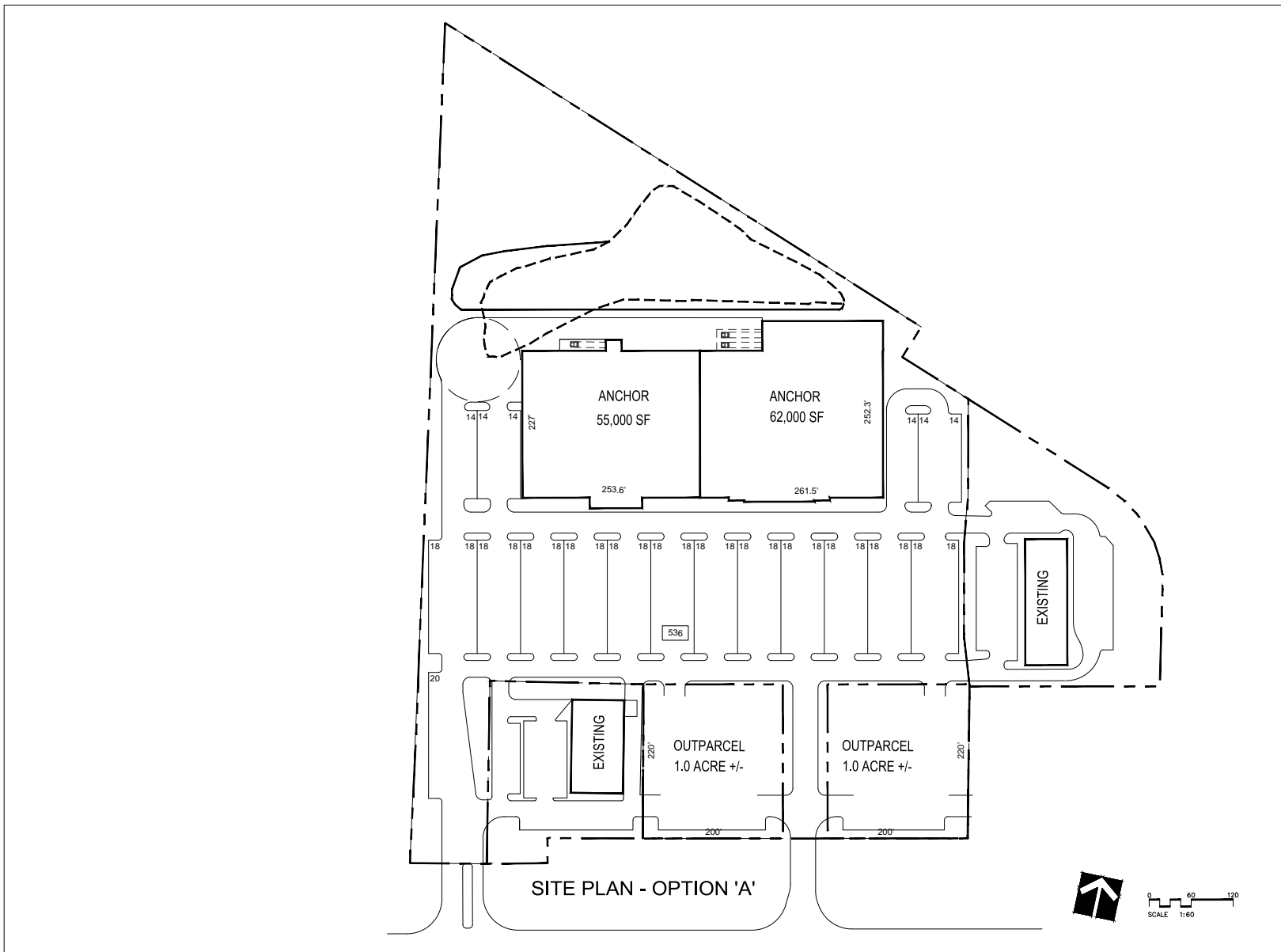
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**ACADEMY HOBBY LOBBY**  
 COCOA, FLORIDA  
 SITE PLAN

REV	DATE

PROJECT NO. 16,015.00  
 DATE 08-19-16  
 SHEET SP-1

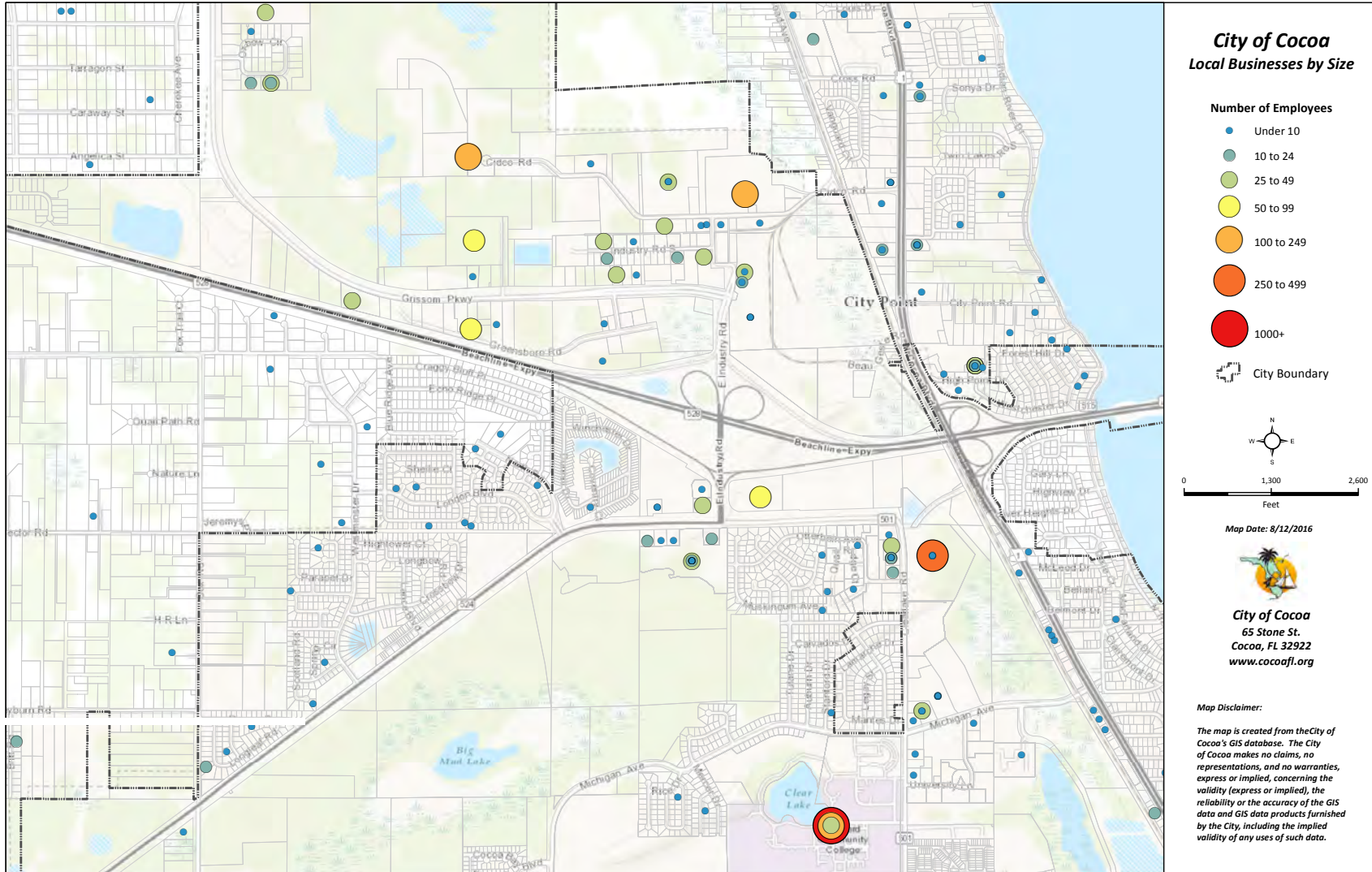




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## Cocoa High School

- Football State Champion. (Class 3A 2008, Class 2A 2009, Class 2A 2010)
- Basketball State Champion Class 4A 2009

## Rockledge High School

- 2009, the estimated income to fund sports at the school was \$144,502
- State championship in 3A football in 2001 & 2002
- Won the state championship in 4A baseball in 2004.

## Edgewood Junior/Senior High School

- Athletics:  
Cheerleading, Basketball, Bowling, Volleyball, Soccer, Swimming, Cross country, Track & field, Tennis, Golf, Lacrosse