

Cooper Commons



SEC 17-92 and N. Pine Meadow Dr. • DeBary, FL



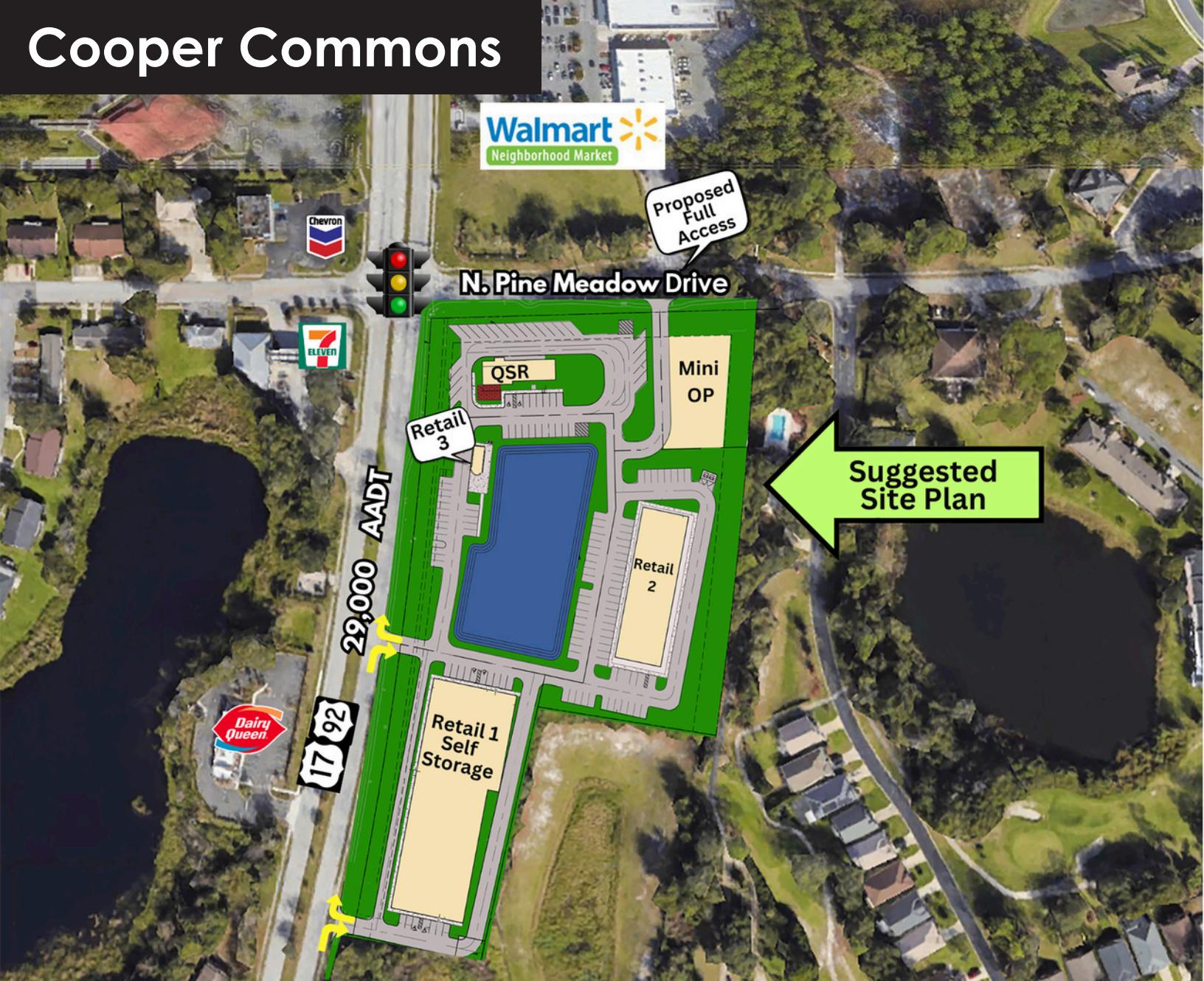
Prime Commercial Property Available!

Seeking QSR, Self-Storage, Coffee, Ice Cream, Retail Sales

- Located at a high-traffic major N/S thoroughfare
- 880 feet of highway frontage
- Excellent access and visibility
- Minutes from I-4
- Surrounded by affluent, established neighborhoods
- Situated in a rapidly growing trade area
- Strong daytime population in the area
- Limited available opportunities in the market

Demographics	1 Mile	3 Miles	5 Miles
2024 Population	8,762	36,967	89,416
2029 Projected Pop.	9,296	39,923	96,650
2024 Avg. HH Inc.	\$125,695	\$109,136	\$107,010
2024 Households	3,656	14,908	37,062
2024 Daytime Pop.	5,132	25,524	52,209

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LOT	ACREAGE	SIZE	STATUS
RETAIL 1	±03.8 AC	±100,000 SF	AVAILABLE
RETAIL 2	±1.85 AC	12,250 SF	AVAILABLE/WILL DIVIDE
RETAIL 3	± .02 AC	582 SF	AVAILABLE
QSR	±1.62 AC	3,487 SF	AVAILABLE
MINI OP	±0.61	TBD	AVAILABLE



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