

OFFERING MEMORANDUM

Days Inn by Wyndham Cocoa Cruiseport West at I-95/524



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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE X ERA REALTY INC ADVISOR FOR MORE DETAILS.



OFFERING MEMORANDUM

**EXCLUSIVELY
LISTED BY:**

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Executive Summary

01

Summary of Offering/Terms

Investment Overview

Investment Highlights

Surrounding Area Infrastructure



121
TOTAL
ROOMS

± 36,662
BUILDING SF

± 5
ACRES

OFFERING SUMMARY

Address	5600 Hwy 524 , Cocoa, FL 32926
Parcel	24-35-27-00-7
Number	121
Rooms Year	1973
Built Lot Size	5 Acres
Building SF	36,662 SF

Interested Offer

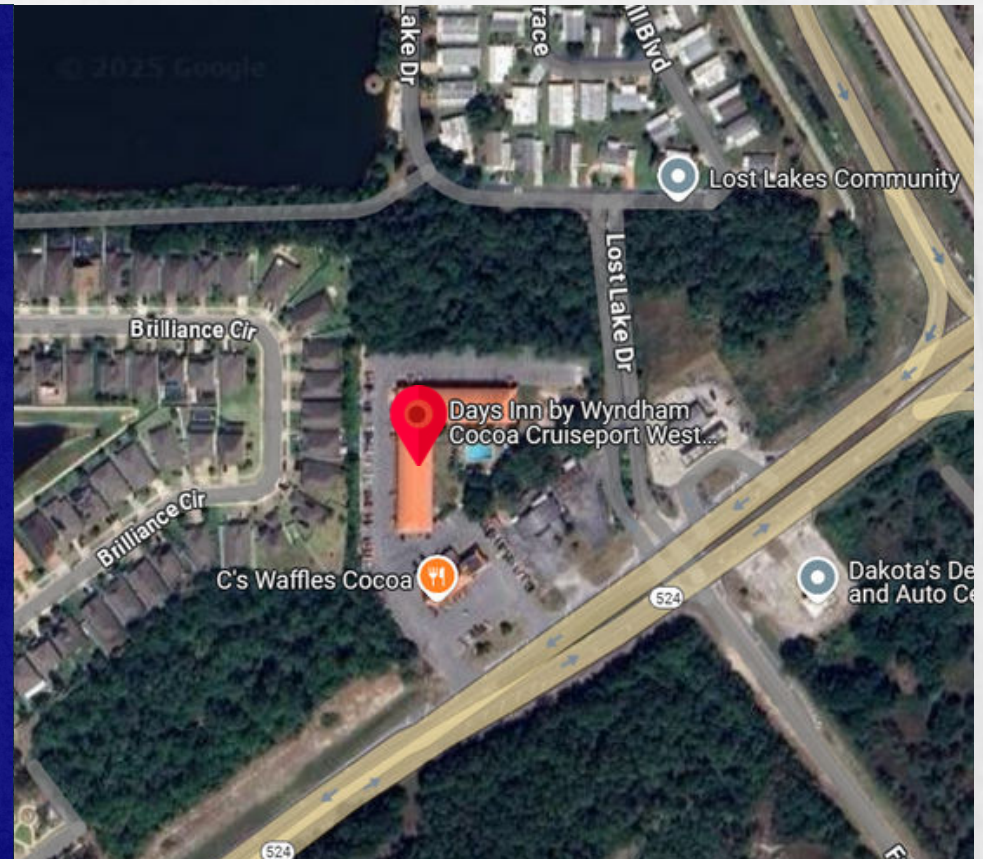
X Era Realty Inc is pleased to exclusively offer for sale the Days Inn by Wyndham Cocoa Cruiseport West at I-95/524 Opportunity. New ownership will be acquiring an asset with a variety of demand generators in the area.

Sales Terms

This property is being offered at \$7,950,000.00.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the X Era Realty Inc listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.



INVESTMENT OVERVIEW

X Era Realty Inc., as the exclusive representative of the seller, is pleased to offer for sale a unique hospitality investment opportunity located near Port Canaveral.

This offering includes a single parcel comprising a fully operational, 121-room exterior corridor hotel. The property currently operates under the Days Inn by Wyndham Cocoa Cruiseport flag and is situated on approximately 5 acres of land with an on-site restaurant tenant to meet the needs of guests.

Strategically positioned to serve cruise and leisure travelers, the hotel presents future ownership with the potential to unlock significant value through the execution of an opportunistic hospitality strategy.

INVESTMENT HIGHLIGHTS

- The offering is positioned strategically within a 13 mile radius of Port Canaveral making it a great Park N Cruise opportunity
- Popular on-site restaurant in lease to serve guests and locals.
- Cocoa Beach Mercado will be opening in Fall 2025. This will feature finely curated restaurants, a courtyard, rooftop bar, and many more entertainment and shopping options.
- Ownership has started a Property Improvement Plan, (PIP) in 2024 with plans to be completed in 2025.
- Days Inn is currently under a franchise agreement with Wyndham.







Section 02

Market Overview

02



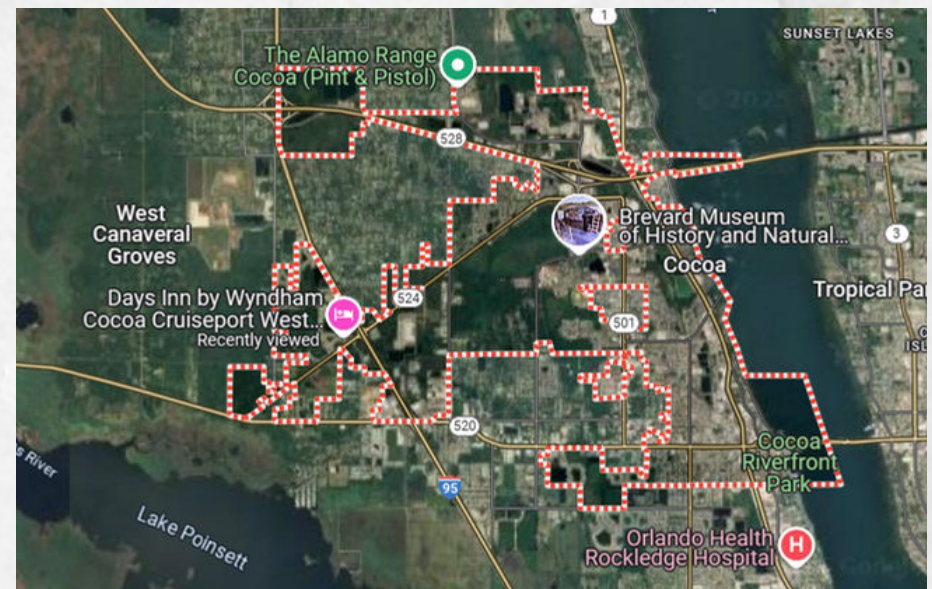
LOCATED NEAR

This offering is located in Cocoa, FL, a city located along the Indian River and the Space Coast of FL. Just minutes from world-famous beaches and Kennedy Space Center, Cocoa blends coastal beauty with a thriving historic downtown full of local shops, art, and culture.

This hotel can accommodate guests in town for the sunshine, space launches, or a laid-back lifestyle. Cocoa is where adventure meets community.

Some of the main attractions that are in close proximity include:

- Kennedy Space Center (15 miles).
- Exploration Tower Port Canaveral (14 miles).
- Bioluminescent Kayaking in the Indian River Lagoon 15-20 miles).
- Port Canaveral Cruise Port (13-15 miles).
- Museum of Dinosaurs and Ancient Cultures (15 miles).



WELCOME TO COCOA, FL

Often considered a gateway to Florida's Space Coast, Cocoa is a vibrant coastal community with history, innovation, and natural beauty at its core. The city sits along the Indian River and is part of the larger Brevard County, which spans over 1,500 square miles along Florida's eastern shoreline. Cocoa's location provides easy access to major destinations like Cape Canaveral, Orlando, and the Atlantic Ocean, making it a strategic hub for residents and businesses alike.

Brevard County is home to over 620,000 residents, with Cocoa contributing approximately 19,000 citizens to the population. The region's economy is supported by aerospace, tourism, and tech industries, thanks in part to the nearby Kennedy Space Center and Port Canaveral. Bordered by rivers and preserves, land availability is shaped by both environmental protections and a focus on sustainable development. Cocoa's rich blend of historic charm, riverfront living, and close-knit community continues to draw new residents and investors seeking a unique Florida lifestyle just minutes from the beach.

TOURISM

Within a 20-mile radius of the Days Inn by Wyndham Cocoa Cruiseport West at I-95/524, travelers can immerse themselves in the rich tapestry of Florida's Space Coast. The iconic Kennedy Space Center offers an awe-inspiring journey through space exploration history. Nearby, the Merritt Island National Wildlife Refuge provides a haven for nature enthusiasts, boasting diverse ecosystems and abundant wildlife. For those seeking coastal charm, Cocoa Beach beckons with its sandy shores and the renowned Cocoa Beach Pier, a hub for dining and entertainment. Historic Cocoa Village invites visitors to stroll through its quaint streets, lined with unique boutiques, art galleries, and the beloved Cocoa Village Playhouse. Golf aficionados can tee off at courses like The Savannahs, while families might enjoy the interactive exhibits at the Brevard Museum of History and Natural Science. This vibrant area seamlessly blends natural beauty, cultural experiences, and recreational activities, making it a captivating destination for all.





**CITY OF
COCOA**

- P PARKING** ↗
- CITY HALL** ↑
- COCOA RIVERFRONT
PARK** ↑
- Historic Cocoa Village**

**SPEED
LIMIT
15**

STOP

STOP

PARKING

Sundae
2 varieties of
Ice Cream & more
than 100 toppings

**HEART
TORE
CLOTHING**

MARKET OVERVIEW - Cocoa, FL



DEMOGRAPHICS

As of 2025, Cocoa, Florida, located in Brevard County, has an estimated population of 20,682, reflecting a steady annual growth rate of approximately 1.9% since 2020. The city's demographic composition is diverse, with approximately 49.9% identifying as White, 24.7% as Black or African American, and 20.9% as Hispanic or Latino. The median age in Cocoa is 45 years, indicating a mature population. Economically, the median household income stands at \$56,553, with a per capita income of \$37,416. The poverty rate is around 9.3%, which is below both state and national averages. Housing data reveals a homeownership rate of 65%, and the median property value has risen to \$182,700, marking a significant increase over recent years. These statistics underscore Cocoa's steady growth and its appeal as a residential community within Florida's Space Coast region.

QUALITY OF LIFE

Cocoa, FL and the broader Space Coast region offer a high quality of life driven by a unique mix of natural beauty, innovation, and affordability. Residents enjoy a laid-back coastal lifestyle with easy access to beaches, rivers, and wildlife preserves, while also benefiting from proximity to high-tech job markets linked to NASA and private space ventures like SpaceX and Blue Origin. The area boasts a lower cost of living compared to other parts of Florida, with growing infrastructure, quality healthcare, and strong educational resources including Eastern Florida State College. A warm climate year-round, a blend of suburban and small-town charm, and abundant recreational opportunities—from kayaking on the Indian River Lagoon to exploring the Kennedy Space Center—make the Space Coast an increasingly attractive place to live, work, and play.

MARKET OVERVIEW - Cocoa, FL & Space Coast



POPULATION

As of 2025, Cocoa, Florida, located in Brevard County, has an estimated population of 20,682, reflecting a steady annual growth rate of approximately 1.9% since 2020. The city's demographic composition is diverse, with approximately 49.9% identifying as White, 24.7% as Black or African American, and 20.9% as Hispanic or Latino. The median age in Cocoa is 45 years, indicating a mature population. Economically, the median household income stands at \$65,656, with a per capita income of \$37,416. The poverty rate is around 9.3%, which is below both state and national averages. Housing data reveals a homeownership rate of 65%, and the median property value has risen to \$182,700, marking a significant increase over recent years. These statistics underscore Cocoa's steady growth and its appeal as a residential community within Florida's Space Coast region.



HOUSEHOLDS

Affordability: Cocoa boasts a cost of living index of 86, making it approximately 14% more affordable than the national average.



INCOME

Median Income: The median household income in Cocoa is \$65,656.



EMPLOYMENT

Major Industries: Key employment sectors include construction, retail trade, and aerospace, with companies like SpaceX operating facilities in the area.
Unemployment Rate: As of the latest data, Cocoa has an unemployment rate of 4.4%.



HOUSING

Housing Costs: The median home value in Cocoa is around \$215,700, significantly lower than Florida's average of \$362,400. Median rent stands at approximately \$1,180 per month.

Homeownership: Approximately 65% of residents own their homes, reflecting a stable housing market.



EDUCATION

Public Schools: Cocoa's public schools have received an "A" rating, indicating strong educational performance.

Higher Education: Institutions like Eastern Florida State College and the University of Central Florida's Cocoa Campus provide local access to higher education opportunities.



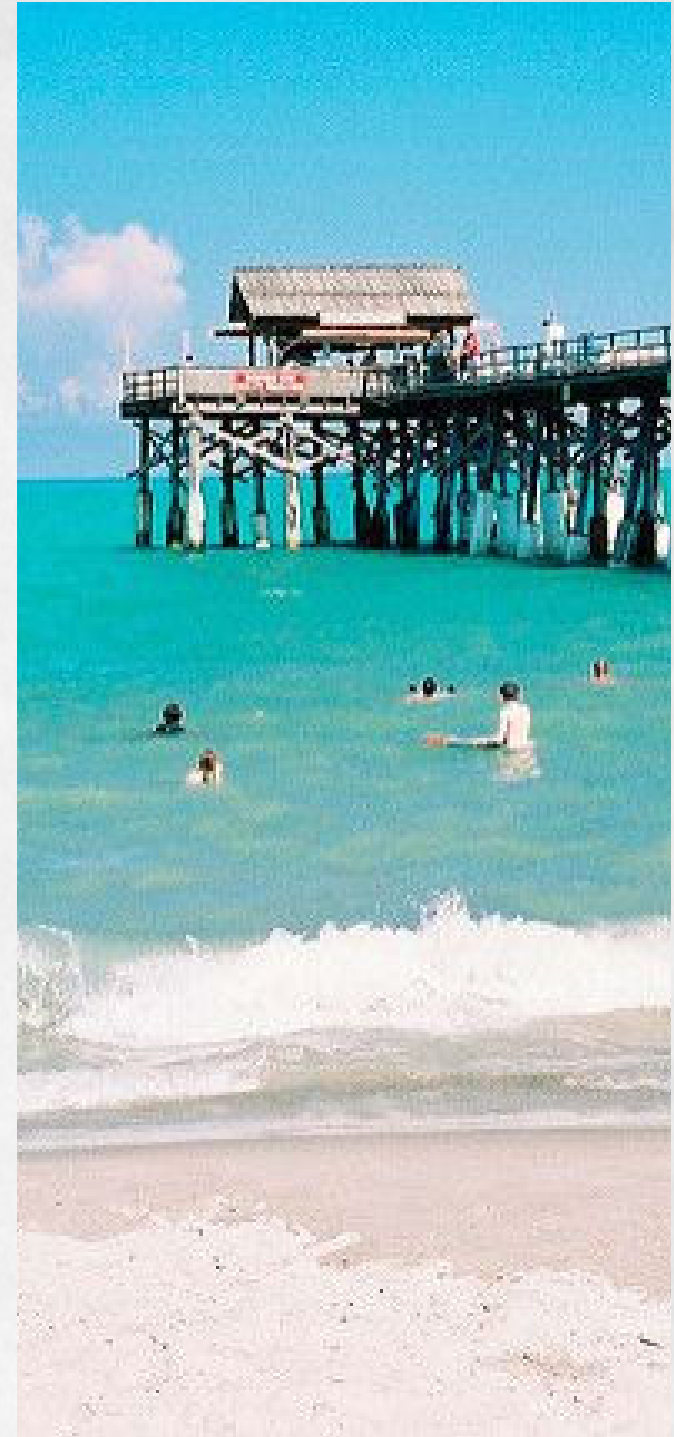
MARKET OVERVIEW - Cocoa, FL

Population

	2 miles	5 miles	10 miles
2020 Population	7,571	44,527	155,181
2024 Population	8,270	47,087	156,377
2029 Population Projection	9,124	51,689	170,311
Annual Growth 2020-2024	2.3%	1.4%	0.2%
Annual Growth 2024-2029	2.1%	2.0%	1.8%
Median Age	50.8	43.7	46.2
Bachelor's Degree or Higher	19%	19%	29%
U.S. Armed Forces	0	58	468

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$85,074	\$71,472	\$91,891
Median Household Income	\$65,656	\$49,065	\$70,244
< \$25,000	815	5,051	11,538
\$25,000 - 50,000	649	4,773	13,073
\$50,000 - 75,000	432	3,008	9,662
\$75,000 - 100,000	381	1,974	8,370
\$100,000 - 125,000	250	1,287	6,767
\$125,000 - 150,000	348	990	5,074
\$150,000 - 200,000	474	1,240	5,279
\$200,000+	144	851	5,085





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