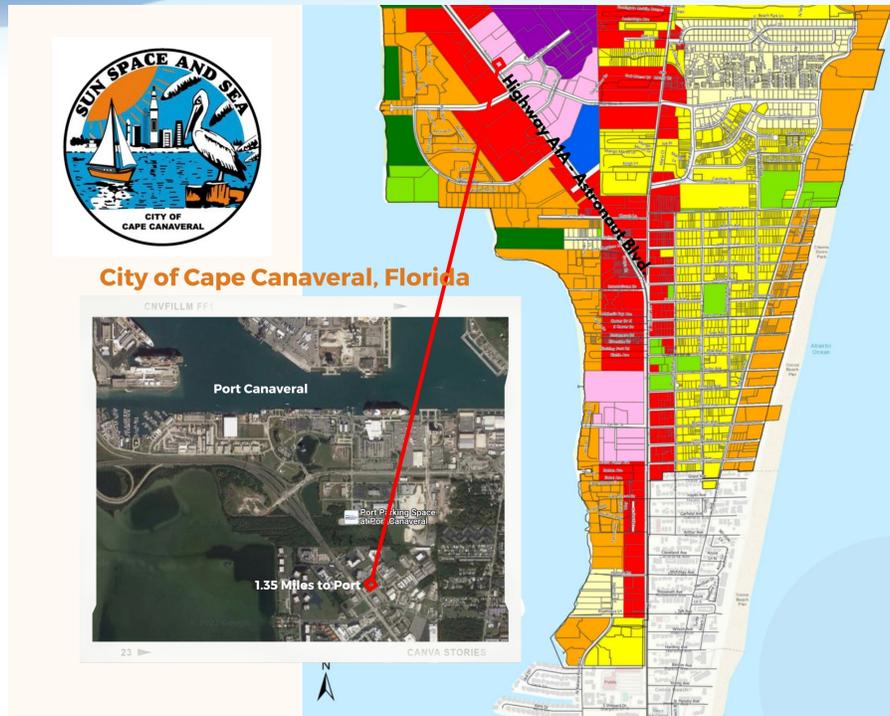


# EXECUTIVE SUMMARY

Astronaut Boulevard • Address Not Disclosed Cape Canaveral, FL



## OFFERING SUMMARY

**Sale Price:** \$4,250,000

**Price / Acre:** \$1,660,156

**Lot Size:** 2.56 Acres

**Zoning:** CU

## PROPERTY OVERVIEW

This property is zoned for a hotel of at least 150 rooms falling within an AIA Economic Overlay District. Restaurant and Retail are other suitable uses.

## LOCATION OVERVIEW

This 2.56 acres is located only 1.35 miles from Port Canaveral, on Hwy. A1A, which considered the Gateway to the City of Cape Canaveral.

The Space Coast offers the right operating climate for business by combining low operating costs, aggressive and targeted incentives, and a coveted workforce. It is where quality of life soars among a strong diversified economy.

Space Coast - Top Rankings:

- Most highly concentrated high-tech economy in Florida – Milken Institute, 2019
- Second highest performing large city in the U.S. – Milken Institute, 2021
- Third best wage growth in the U.S. – Milken Institute, 2021
- Top Business Location of Large Workforce States

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

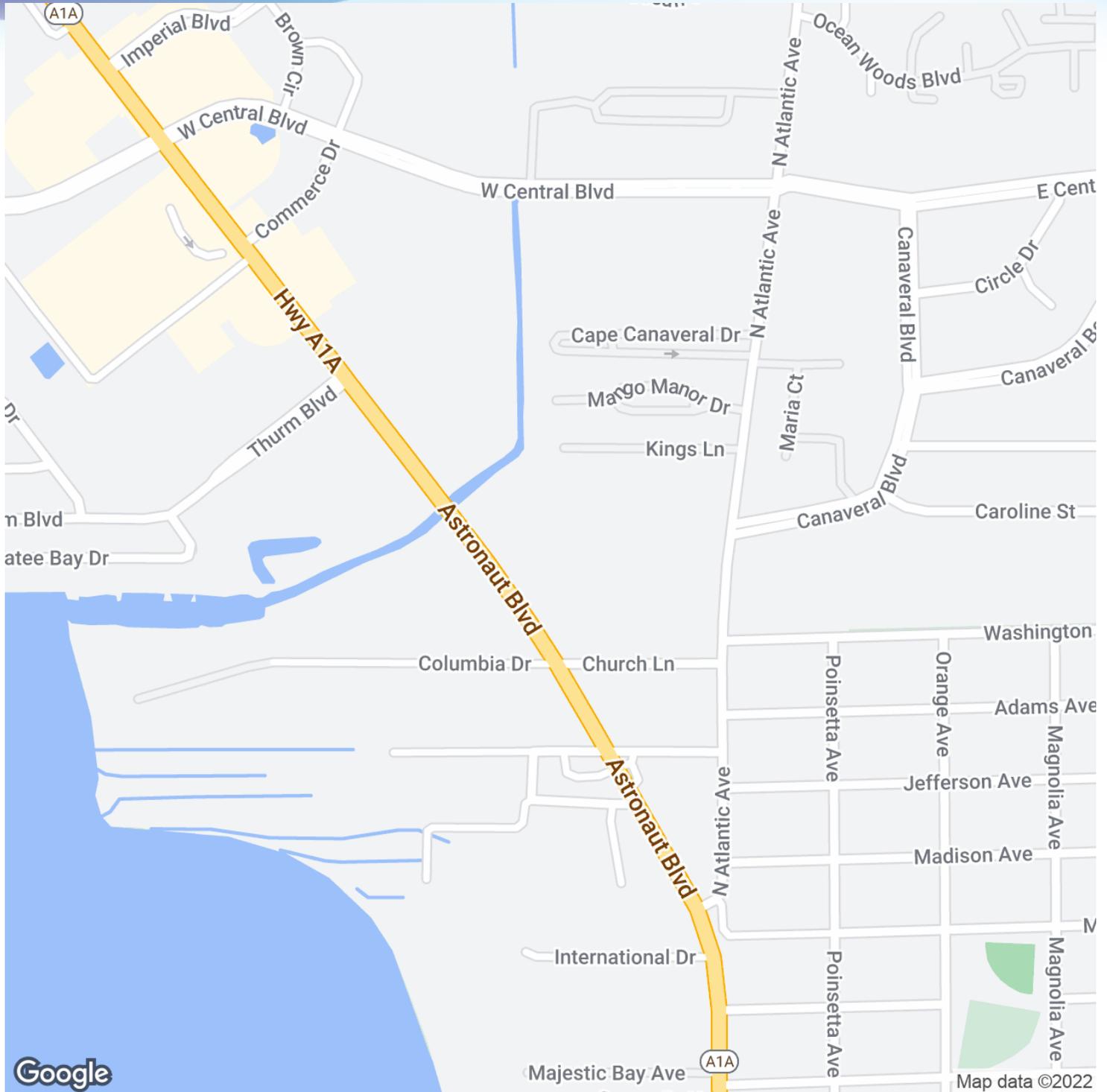
### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAP

Astronaut Boulevard • Address Not Disclosed Cape Canaveral, FL



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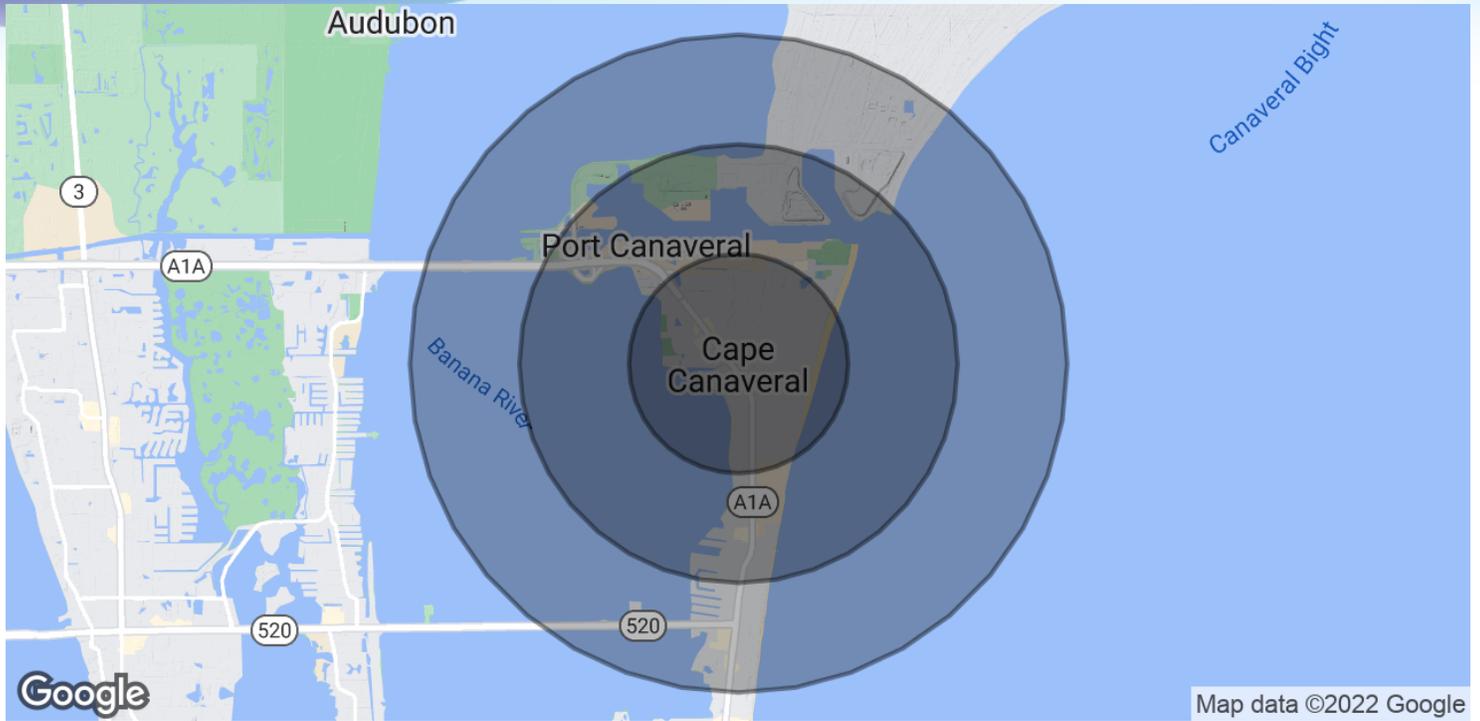
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# DEMOGRAPHICS MAP & REPORT

Astronaut Boulevard • Address Not Disclosed Cape Canaveral, FL



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,979	11,182	15,104
Average Age	57.8	57.6	57.3
Average Age (Male)	57.1	57.2	56.7
Average Age (Female)	60.5	58.8	58.3

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	4,804	9,752	12,945
# of Persons per HH	1.2	1.1	1.2
Average HH Income	\$49,075	\$48,973	\$52,041
Average House Value	\$270,375	\$285,206	\$293,039

\* Demographic data derived from 2020 ACS - US Census

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# FY 21/22 MANAGEMENT METRICS

OCTOBER 1, 2021 - JULY 31, 2022



**ECONOMIC  
DEVELOPMENT  
COMMISSION**  
FLORIDA'S SPACE COAST

## SECURING BREVARD'S ECONOMIC FUTURE

**EDC CAPITAL  
INVESTMENT and  
NEW & RETAINED JOBS**  
(SINCE 2010)

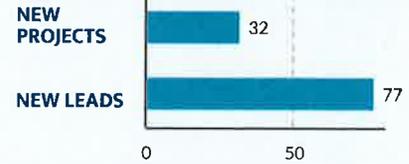
**\$1.9B**  
**18,687 JOBS**

## RECRUITMENT AND RETENTION (YTD)

### EXISTING INDUSTRY ACTIVITY

GENERAL ASSISTANCE **72**  
BUSINESS ADVISOR MEETINGS **42**  
VALUE OF BUSINESS ADVISOR SERVICES **\$171,645**

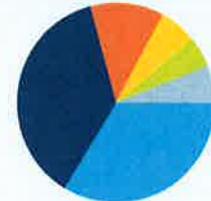
### PROJECT ACTIVITY



### PROJECTS & LEADS BY INDUSTRY



- Aerospace (33.62%)
- Manufacturer (37.07%)
- Service Provider (12.07%)
- Distributor (6.03%)
- High-Tech (5.17%)
- Other (6.03%)



## INVESTMENT (YTD)

### INVESTOR ACTIVITY

NEW & UPGRADED	25	\$109,250
RENEWED	125	\$650,812

TOTAL GOAL: \$685,000

### PROGRAM SPONSORSHIPS

**\$56,300**

TOTAL GOAL: \$35,000

### COMPLETION RATE

**84%**

GOAL: 80%  
SINCE 2016

### CPT STUDENTS

**623**

SINCE 2016

**59%**

OF STUDENTS  
NEW TO MFG  
GOAL 50%

### CPT CAREER TOURS

**88**

SINCE 2016

### EARNED MEDIA\* (YTD)

VALUE **\$3,260,413**

Goal: \$55,000

EARNED MEDIA STORIES **214**

Goal: 100

POSITIVE  
RATING



**100%**  
Goal: 95%

\*Source: TrendKite Digital PR Platform

### SOCIAL MEDIA & WEBSITES (YTD)

#### ACCOUNT LIKES / FOLLOWS

FACEBOOK	3,685
TWITTER	1,008
INSTAGRAM	1,183
LINKEDIN	1,509
TOTAL	7,385

TOTAL LIKES GOAL  
**7,500**

#### TOTAL REACH

**280,804**  
Goal: 2 M

#### TOTAL WEBSITE VISITS

**23,405**

Goal: 50,000

**1,954**

TOTAL VISITS  
LIVE BIG CAREER  
PAGE

TOTAL GOAL: 25,000



## SPACE COAST ADVANTAGES

PALM BAY - MELBOURNE -  
TITUSVILLE MSA RANKINGS



ECONOMIC  
DEVELOPMENT  
COMMISSION  
FLORIDA'S SPACE COAST

### QUALITY OF LIFE

**#10:** Top high-tech GDP concentration in the U.S.

**Milken Institute, 2022**

**#18:** Melbourne ranked best place to live in the U.S., #3 in Florida

**U.S. News & World Report, 2022**

**#4:** Melbourne named best place to retire in the U.S.

**U.S. News & World Report, 2022**

### MILITARY



SPACE COAST RANKED A

**GREAT AMERICAN  
DEFENSE COMMUNITY**

The Association of Defense  
Communities (ADC), 2022

### EDUCATION

**TOP 75:** Westshore Junior/Senior High School named best high school in the U.S., and #4 in Florida

**U.S. News & World Report, 2022**

**TOP 75:** Manatee Elementary School named best Florida elementary school

**U.S. News & World Report, 2022**

**TOP 100:** Florida Preparatory Academy named best private high school in Florida

**Niche, 2022**

**TOP 200:** Florida Institute of Technology ranked among best undergraduate engineering programs with doctorate opportunities

**U.S. News & World Report, 2021**

### ECONOMIC VITALITY

# #2

Fastest growing tech sector in the U.S.

**Bureau of Labor Statistics  
Quarterly Census of Employment  
and Wages data, 2022**

**#5:** Best performing large city in the U.S.

**Milken Institute, 2022**

**#7:** Best job growth in the U.S.

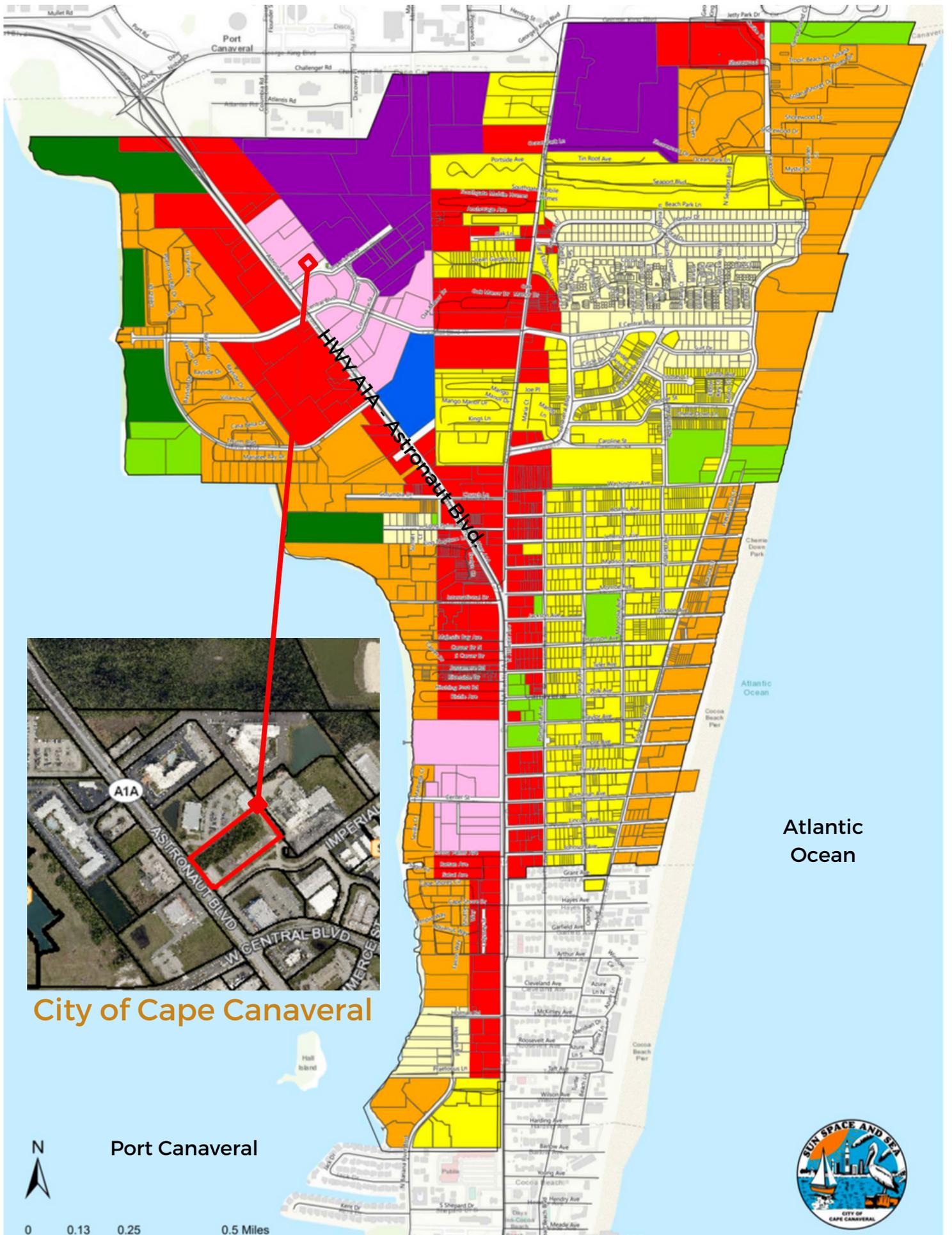
**Milken Institute, 2022**

**#8:** Best wage growth in the U.S.

**Milken Institute, 2022**

**#4:** Space Coast ranked top large city where manufacturing thrives in the U.S.

**AdvisorSmith, 2021**



**City of Cape Canaveral**



Port Canaveral

0 0.13 0.25 0.5 Miles



## PORT CANAVERAL CLOSES BUDGET YEAR WITH RECORD RESULTS, BOOSTED BY CRUISE COMEBACK

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The MSC Meraviglia arrives at Port Canaveral for one of its sailings.

The final numbers are in, and Port Canaveral reported record-setting revenue for the 2021 -22 budget year that ended Sept. 30.

Revenue was \$128.06 million, which was 17.3% over what the port had been projecting before the

budget year beginning October 2021. At that time, the port expected revenue to come in at \$109.15 million.

In comparison, the port had operating revenue of \$34.55million in the 2020-21 budget year and \$67.10 million in the 2019-20 budget year.

Cruise operations were disrupted during parts of those budget years because of COVID-19.

Cruise-related revenue was particularly strong in the just-ended 2021-22 budget year, as the port recovered from a 16½-month cruise shutdown because of COVID-19 from mid-March 2020 to July 31, 2021.

The port's operating expenses for 2020-21 were \$97.26 million, leaving an operating profit of \$30.79 million.

When non-operating revenue (including federal American Rescue Plan Act funding) and capital contributions (including federal and state grants) are added to the mix, Port Canaveral had a positive change in net position of \$82.67 million. The port will use the money for upcoming capital projects.

Port Canaveral Chief Executive Officer John Murray said cruise ships based at Port Canaveral now are sailing at 100% to 135% of their double-occupancy capacity.

Disney Cruise Line is at the higher end of that range, Murray said, since many of its customers are families with younger children, and book cabins that can accommodate three or four passengers. Plus Disney has a popular new ship, the Wish, based at Port Canaveral.

In all, the port ended its budget year with \$72.86 million in cruise revenue, plus \$26.15 million in cruise-related parking revenue.

"The year ended up quite successfully, considering how we started at the tail end of the pandemic," Murray told Canaveral Port Authority commissioners at their meeting on Wednesday.

Other revenue categories included:

- Cargo, \$18.48 million.
- Leases, \$4.49 million.
- Recreation, \$4.06 million.
- Misc., \$2.01 million.

Every revenue category exceeded the budgeted amounts.

Port Canaveral Chief Financial Officer Michael Poole said the previous operating revenue record was \$106.51 million, set in fiscal 2018-19, the last previous budget year of uninterrupted cruise operations.

The \$128.06 million in operating revenue for 2021-22 is "a sizable increase" from the previous record, Poole noted. Poole said, in every month from March through September, there were more than 300,000 cruise passengers getting on or off ships at Port Canaveral.

And there were 10 consecutive weeks this summer when passenger counts topped 100,000.

### **Cargo sets record, too**

Poole said the port's cargo revenue of \$18.48 million also set a record.

Total cargo tonnage in 2021-22 was 6.57 million, which was up 26.3% from the 2020-21 budget year, when cargo tonnage was 5.20 million.

Poole said fuel, lumber and granite were among the leaders in cargo gains.

There were 553 cargo ship calls during the 2021-22 budget year, up from 489 in fiscal 2020-21.

Poole said Port Canaveral is receiving its \$72 million in federal ARPA funding over a three-year period. It received about \$15 million in the 2020-21 budget year and about \$42 million in the 2021-22 budget year. The remaining \$15 million will come in the current 2022-23 budget year that began Oct. 1.

In commenting on the financial numbers, Canaveral Port Authority Chairman Jerry Allender said: "We can say 'happy days are here again' with the money coming in."

Poole said he also is optimistic about the new budget year.

He is projecting 2022-23 revenue of \$153.96 million, 909 cruise ship calls, and 5.8 million passenger movements of people getting on or off the cruise ships.

The comparable numbers for 2021-22 were \$128.06 million in revenue, 792 cruise ship calls and 4.07 million passenger movements.

"We're very bullish" for the new budget year, Poole said.

### **New cruise ships coming**

Among the ships coming to Port Canaveral in the first

quarter of the new budget year:

**Oct. 31:** The Carnival Magic returned for the winter season. It is the fourth Carnival ship at the port.

**Nov. 6:** The Royal Caribbean Jewel of the Seas arrives for the winter season, and will be Port Canaveral's fourth Royal Caribbean ship.

**Nov. 13:** The Royal Caribbean Wonder of the Seas arrives. It will be replacing the Harmony of the Seas. The Wonder of the Seas is the largest and newest ship in the Royal Caribbean fleet. It's also the largest ship in the world today.

**Nov. 19:** The Norwegian Escape returns.

**Dec. 11:** The Norwegian Prima arrives for the winter season. The Prima is a new ship that debuted in August. Port Canaveral is the world's second-busiest cruise port, behind Miami, based on passenger counts.

Port Canaveral is the world's second-busiest cruise port, behind Miami, based on passenger counts.

Port Canaveral has five cruise brands with ships based there — Carnival, Disney, MSC, Norwegian and Royal Caribbean.

In addition, Victory Casino Cruises offers twice-daily gambling excursions from Port Canaveral from Wednesdays through Sundays.

### **Hattaway honored at final meeting**

Canaveral Port Authority Commissioner and Secretary/Treasurer Robyn Hattaway was recognized at the end of her final meeting as commissioner on Wednesday.

Hattaway, an attorney, chose not to run for reelection for a second four-term term this year. Instead, Hattaway ran in a Republican primary in Florida House District 30, but lost to Chase Tramont.

Allender lauded Hattaway for "her knowledge, her insight, the contributions that she's made to the operation of the port in general, as well as on the financial side. I wish her the best in whatever future endeavors she might decide to go to."

Port Commissioner Micah Loyd told Hattaway that "it's been a pleasure serving with you, and I'm glad that we've had this opportunity. So thank you for all your service."

Port Authority Vice Chair Kevin Markey said Hattaway "really is a committed public servant. She worked hard at her job."

"Thanks for all the hard work here," Commissioner Wayne Justice told Hattaway.

Hattaway noted in her closing remarks that her four years as a port commissioner "have been not at all what I expected," as it was punctuated by the COVID-19-related cruise industry shutdown.

"We've been through an international pandemic, and we've come out stronger and grown in the process," Hattaway said. "We've added a cruise terminal and approved an aquarium, and just amazing things have come out of this last four years. It has been an honor and a privilege."

Hattaway thanked port management, staff, port ambassadors and her fellow commissioners.

"It has been a pleasure and an honor to serve with all of you," Hattaway told the other commissioners, citing their civility and their professionalism. "So thank you for the opportunity."

Replacing Hattaway as port commissioner will be Fritz VanVolkenburgh, who will take office at the Port Authority's next meeting on Dec. 7.

VanVolkenburgh is the chief of staff for District 2 Brevard County Commission office. He previously worked as a finance manager for Brevard County, internal auditor for the Brevard County clerk of court, assistant state attorney in the 18th Judicial Circuit in Brevard County, management consultant for Deloitte Consulting and bank operations officer for Barnett Bank.

VanVolkenburgh was unopposed in the 2022 election, as were Allender and Justice. All are Republicans, as are Loyd and Markey.

**Dave Berman is business editor at  
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