

FOR LEASE

Riverview Center • 7011 N Atlantic Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:	383 - 1,482 SF
Lease Rate:	\$16.00 SF/yr (\$3.04/NN)
Lot Size:	1.02 Acres
Year Built:	1962
Building Size:	20,646 SF
Zoning:	C2
Market:	Brevard
Submarket:	Cape Canaveral

PROPERTY OVERVIEW

Two-story commercial office building.

Located directly on Hwy A1A (N Atlantic Ave). Minutes from Port Canaveral and 1.6 miles to 520 Causeway.

PROPERTY HIGHLIGHTS

- Built-out office spaces
- Various layouts
- Common area restrooms and break areas
- Ample parking
- Well-maintained property
- Freight elevator available
- Furniture in some offices

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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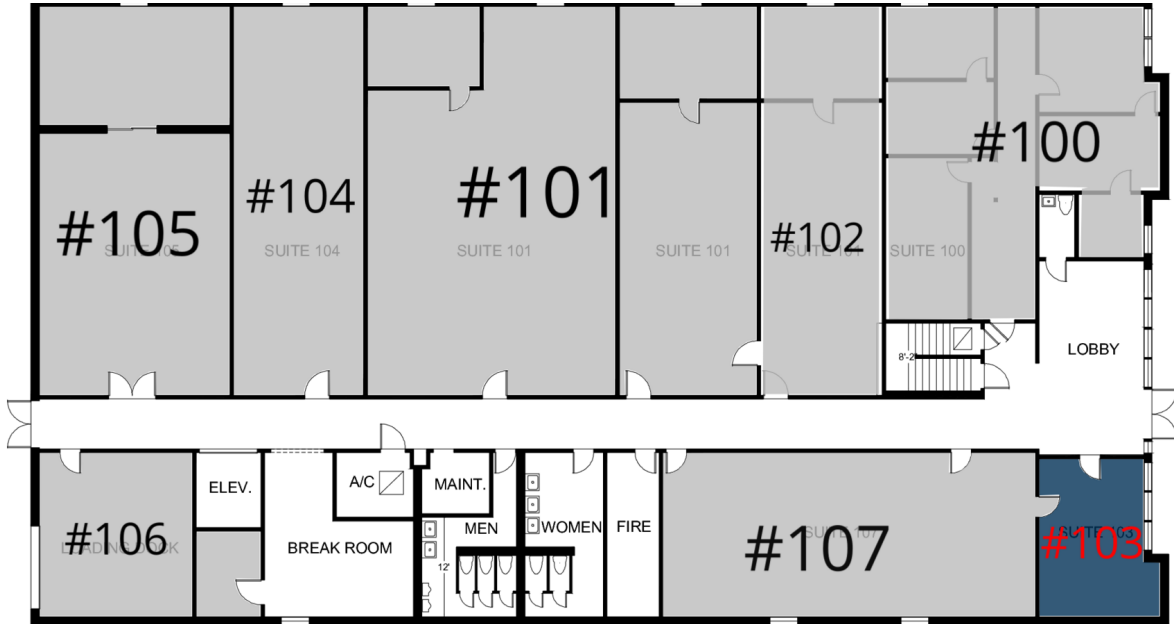
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AVAILABLE SPACES

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LEASE TYPE | \$3.04/NN TOTAL SPACE | 383 - 1,482 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#103	Available	383 SF	\$3.04/NN	\$16.00 SF/yr

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AVAILABLE SPACES

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LEASE TYPE | \$3.04/NN

TOTAL SPACE | 383 - 1,482 SF

LEASE TERM | Negotiable

LEASE RATE | \$16.00 SF/yr

7011 NORTH ATLANTIC AVE.
CAPE CANAVERAL, FL 32920



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#203	Available	1,482 SF	\$3.04/NN	\$16.00 SF/yr
#205	Available	1,042 SF	\$3.04/NN	\$16.00 SF/yr
#206	Available	384 SF	\$3.04/NN	\$16.00 SF/yr
#207	Available	741 SF	\$3.04/NN	\$16.00 SF/yr

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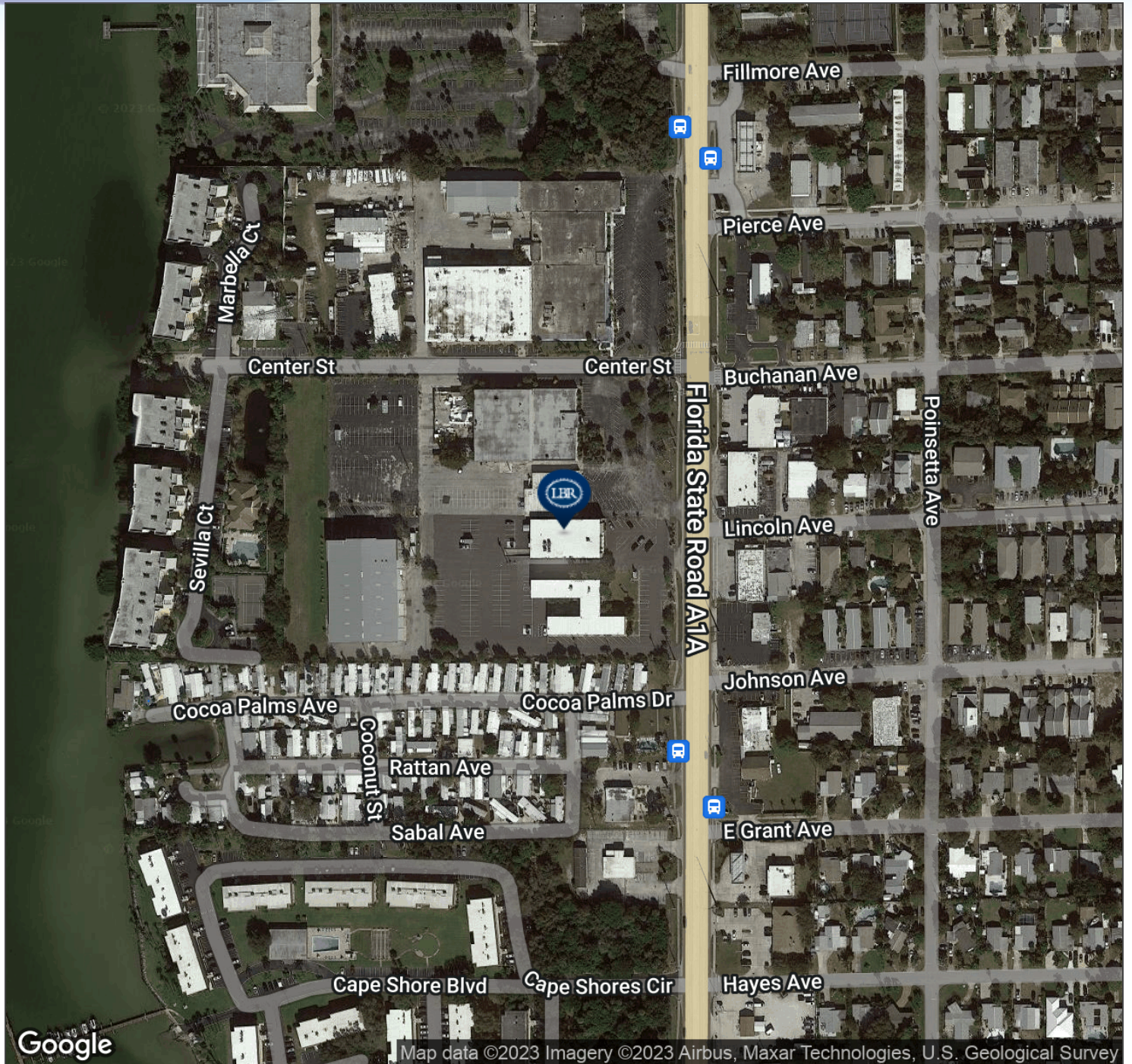
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AERIAL MAP

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LOCATION MAPS

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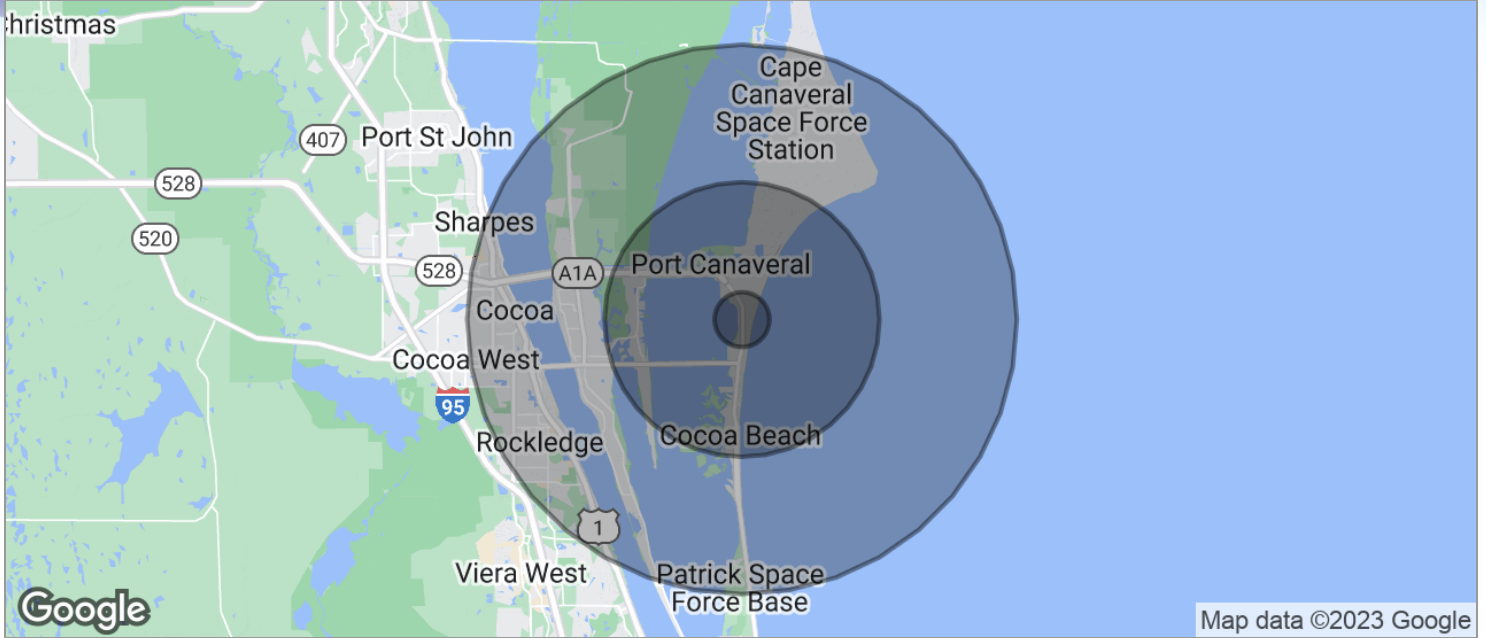
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,346	25,670	87,566
MEDIAN AGE	50.7	50.6	46.4
MEDIAN AGE (MALE)	52.3	52.0	46.3
MEDIAN AGE (FEMALE)	50.4	50.9	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,893	12,850	38,485
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$60,663	\$68,730	\$69,524
AVERAGE HOUSE VALUE	\$228,493	\$272,327	\$291,771

* Demographic data derived from 2020 ACS - US Census

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