

# EXECUTIVE SUMMARY

• 6710 N Atlantic Ave Cape Canaveral, FL 32920



## OFFERING SUMMARY

**Available SF:** 2,100 SF

**Lease Rate:** \$25.00 SF/yr  
(\$6.00/sf NNN)

**Lot Size:** 0.55 Acres

**Year Built:** 1990

**Building Size:** 5,264 SF

**Zoning:** BUI

## PROPERTY OVERVIEW

Second Generation Restaurant Available  
Kitchen has existing hood, walk in and grease trap  
Monument and building signage  
Excellent location along busy SR - A1A  
Traffic Count: 33,500 AADT (2023)

## LOCATION OVERVIEW

Property located on SR-A1A, the north south thoroughfare.  
Just south of The world's busiest cruise port, Port Canaveral with 6.8 million cruise passengers in 2023 and just to the north of Cocoa Beach which is home to Ron Jon Surf shops, Cocoa Beach pier, and drives both Brevard local and tourist traffic alike.

With multiple hotels, residential development, and commercial growth... the Port Canaveral / Cocoa Beach corridor continues to become more dynamic and an excellent market for retail & restaurants.

### J. BLAKE ROBISON

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# ADDITIONAL PHOTOS

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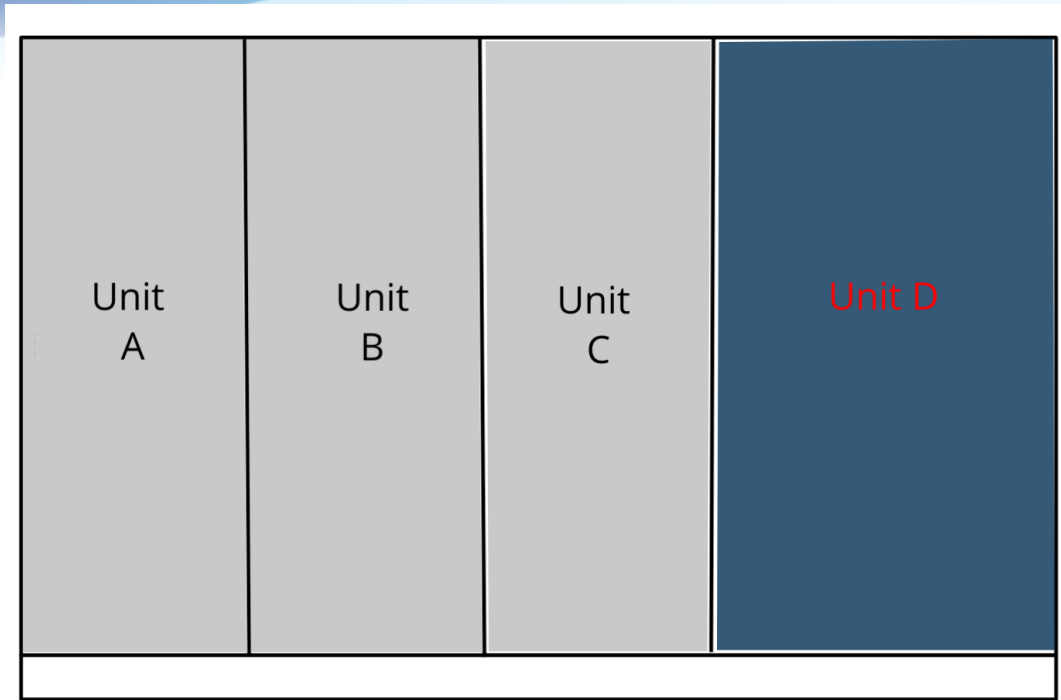
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# PLANS

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## LEASE INFORMATION

Lease Type: \$6.00/sf NNN Lease Term: Negotiable  
Total Space: 2,100 SF Lease Rate: \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
Unit D	2,100 SF	\$6.00/sf NNN	\$25.00 SF/yr

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# LOCATION MAP

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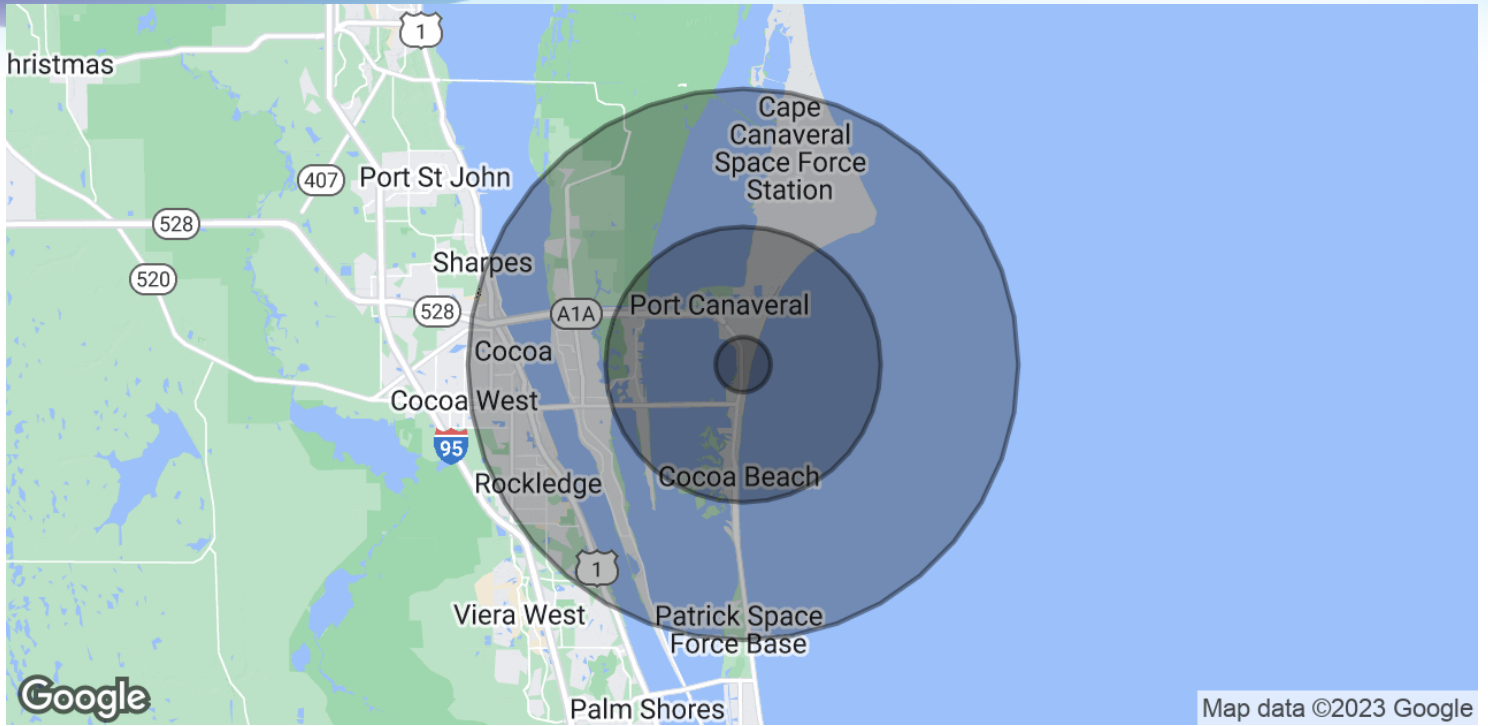
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# DEMOGRAPHICS MAP & REPORT

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Map data ©2023 Google

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,065	31,194	118,118
Average Age	54.8	55.6	48.0
Average Age (Male)	54.7	54.9	46.9
Average Age (Female)	54.8	55.7	48.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,603	22,833	64,121
# of Persons per HH	1.1	1.4	1.8
Average HH Income	\$44,985	\$61,590	\$66,753
Average House Value	\$306,542	\$299,675	\$264,908

\* Demographic data derived from 2020 ACS - US Census

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