

# EXECUTIVE SUMMARY

• 5900 N Atlantic Ave Cocoa Beach, FL 32931



## OFFERING SUMMARY

**Available SF:** 0.51 Acres

**Lease Rate:** Negotiable

**Lot Size:** 0.05 Acres

**Zoning:** BUI

## PROPERTY OVERVIEW

Excellent corner property in Cocoa Beach  
Ground Lease or BTS opportunity  
Plans completed for a Quick Service Restaurant

## LOCATION OVERVIEW

N Atlantic Ave and Harding Ave Corner Lot  
Excellent position to Port Canaveral - Voted Best US Cruise Homeport of 2023  
Traffic Counts: 33,500 AADT (22)

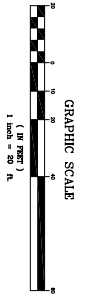
## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
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## Lightle Beckner Robison, Inc.

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

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# FDOT NOTES

1. All work performed under the FDOT Right-of-Way shall be in accordance with the Florida Department of Transportation (FDOT) Standard Plans Index 700-1000, Specifications for Road and Bridge Construction and the 2017 Florida Recommendation Manual.
2. All pavement markings pertaining to FDOT proposed driveway connection shall be in accordance with the FDOT Right-of-Way and proposed driveway connection shall be in accordance with FDOT Standard Plans Index 700-1000.
3. All based pavement markings shall be installed within the FDOT Right-of-Way and proposed driveway connection shall be in accordance with FDOT Standard Plans Index 700-1000.
4. All excavations within 10 feet of the front lines and center line shall be marked with 18" x 24" x 36" orange plastic safety cones at the end of the work day.
5. Contractor shall install FDOT two wheel in advance and set up pre-construction monitoring prior to starting work on FDOT Right-of-Way.
6. All traffic control devices used in a block before work can start.
7. Maintenance of Traffic to be approved by a FDOT certified Work Traffic Supervisor.
8. Engineer's Certification together with a Safety Plan are required to be submitted within 30 days of construction within FDOT Right-of-Way.
9. The contractor shall be responsible for any damage to FDOT facilities.
10. The contractor shall be responsible for any damage to FDOT Right-of-Way and FDOT property that is not the responsibility of the contractor.
11. Soil all proposed areas within FDOT Right-of-Way that are disturbed by construction per FDOT Standard Plans Index 730-010.
12. All excavations to be repaired and replaced from 18" to 36" and less than 36" depth.
13. All excavations to be repaired and replaced from 36" to 48" depth.
14. All excavations to be repaired and replaced from 48" to 60" depth.
15. All excavations to be repaired and replaced from 60" to 72" depth.
16. The contractor shall be responsible for any damage to FDOT facilities.
17. The contractor shall be responsible for any damage to FDOT property that is not the responsibility of the contractor.
18. All existing areas within the FDOT Right-of-Way shall be maintained by watering and seeding.
19. Contractor's Certificate of Insurance shall be submitted to the FDOT within 30 days of construction.
20. The contractor shall be responsible for any damage to FDOT facilities.
21. The contractor shall be responsible for any damage to FDOT property that is not the responsibility of the contractor.
22. The contractor shall be responsible for any damage to FDOT facilities.
23. The contractor shall be responsible for any damage to FDOT property that is not the responsibility of the contractor.
24. The contractor shall be responsible for any damage to FDOT facilities.
25. The contractor shall be responsible for any damage to FDOT property that is not the responsibility of the contractor.

FOR UNDERSTANDING THAT THEY WILL BE FULLY RESPONSIBLE TO REPAIR/REPLACE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE REPLACED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES EVEN IF THE FDOT COMMENTS BELOW ARE NOT COMPREHENSIVE AND DO NOT COVER EVERY ONE OF THE CHANGES REQUESTED.

Please note: If the permitted construction poses a current, potential safety, or operational problem, that endangers the health, safety, or welfare of the public, the owner / permittee, will be responsible for all costs associated with the required modification per FDOT guidelines.

**R.K. ENGINEERING AND ASSOCIATES OF BREWARD, INC.**  
 CONSULTING ENGINEERING AND LAND PLANNING

3206 S. HOBBS AVE., UNIT 70  
 BREWARD, FL 32909  
 PHONE: (407) 544-7466  
 FAX: (407) 544-7466  
 EMAIL: rkdesign@rkdesign.com

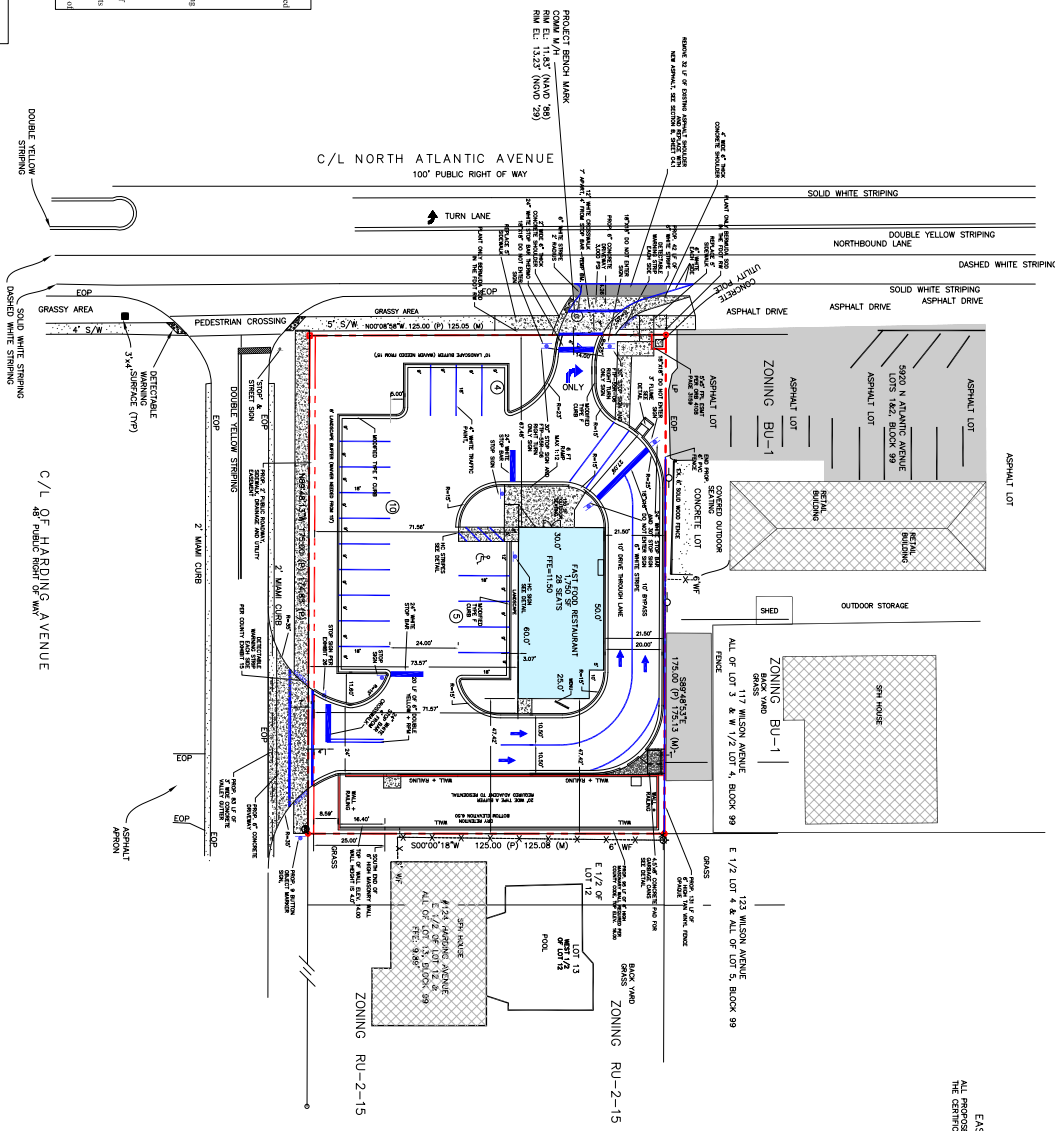
PROJECT NO. CA #27334  
 DATE: 1-16-24

**5900 N ATLANTIC AVE**  
 BREWARD COUNTY, FL

**SITE PLAN AND PAVEMENT MARKING**  
**AND SIGNAGE PLAN**

NO.	DATE	DESCRIPTION	APPROVED BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

C 21



EASEMENT NOTE  
 ALL PROPOSED EASEMENTS SHALL BE RECORDED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

# ADDITIONAL PHOTOS

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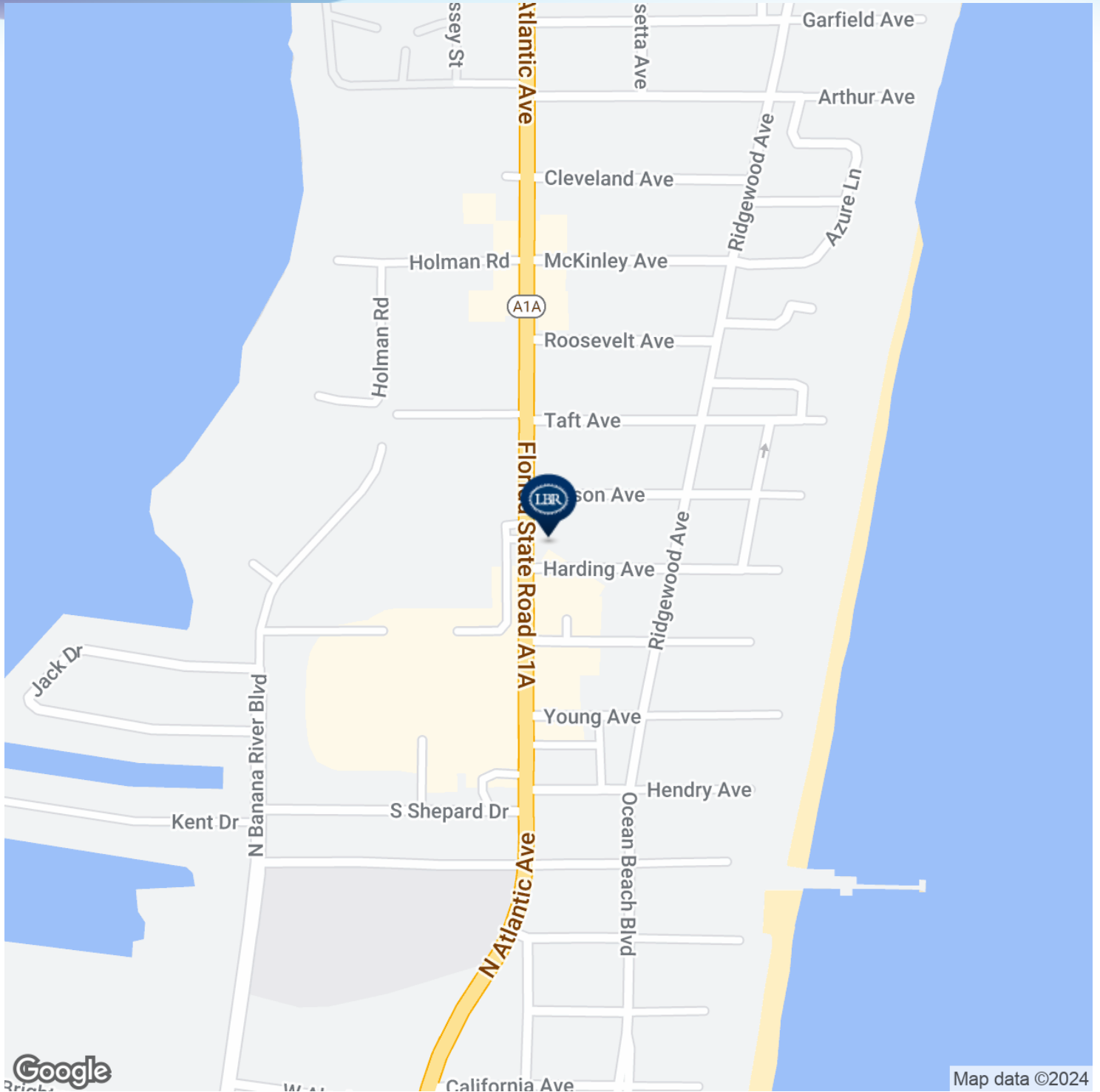
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# LOCATION MAP

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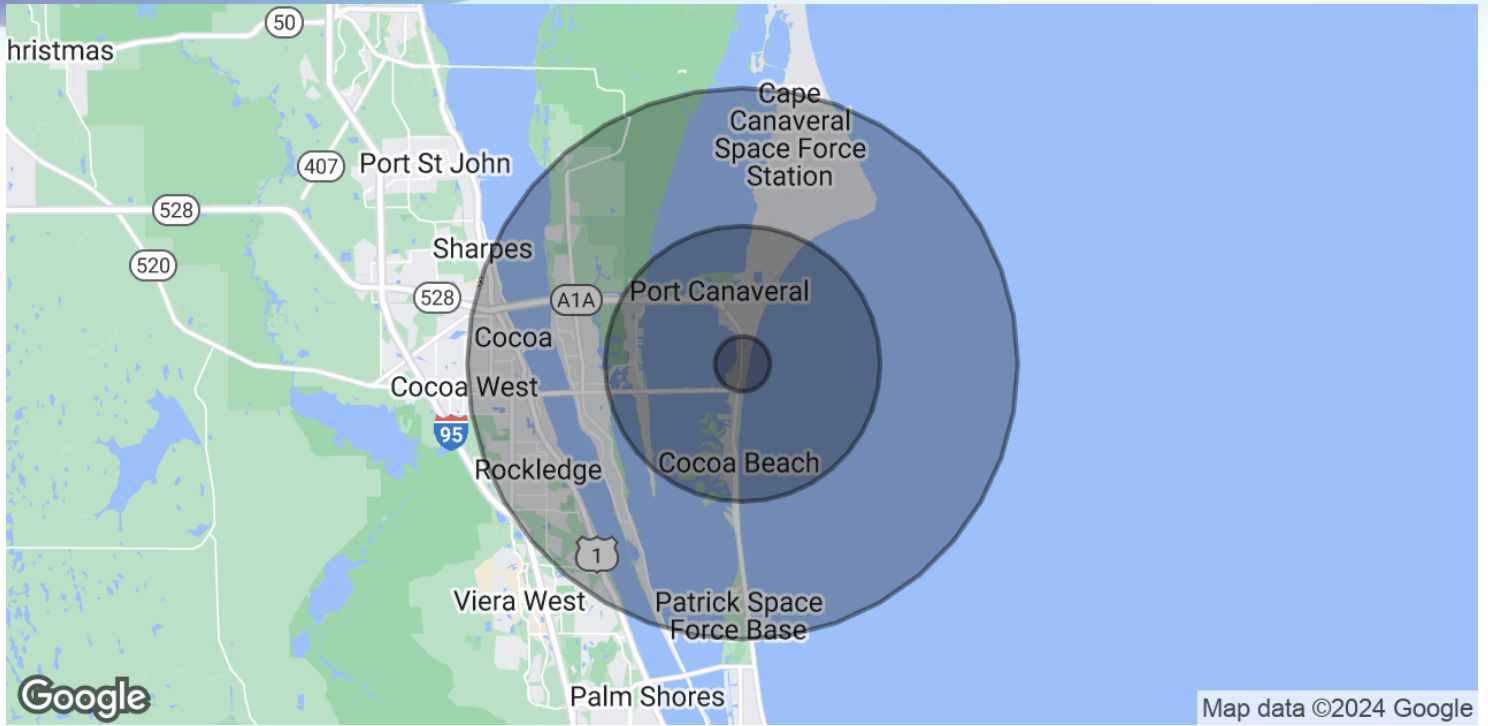
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# DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,713	32,497	123,568
Average Age	55.5	55.6	48.0
Average Age (Male)	55.8	54.9	46.9
Average Age (Female)	53.9	55.5	48.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,381	23,624	66,765
# of Persons per HH	1.1	1.4	1.9
Average HH Income	\$50,199	\$61,824	\$67,339
Average House Value	\$330,305	\$302,370	\$265,319

\* Demographic data derived from 2020 ACS - US Census

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