

# RETAIL SPACE FOR LEASE

Cornerstone Plaza - Publix Anchored • 5645 N Atlantic Ave Cocoa Beach, FL 32931



## OFFERING SUMMARY

<b>Available SF:</b>	1,200 - 2,443 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	8.33 Acres
<b>Year Built:</b>	2004
<b>Building Size:</b>	69,194 SF
<b>Zoning:</b>	CN
<b>Market:</b>	Brevard
<b>Submarket:</b>	Cape Canaveral

## PROPERTY OVERVIEW

There are only a few spaces left to lease at this Publix-anchored neighborhood center.

Great tenant mix! Spaces are being leased up fast!

Spaces are clean and ready for your business!

Easy access via AIA (N. Atlantic Ave.).

Ample parking.

Conveniently located amid residential neighborhoods, directly on AIA (Atlantic Ave.) Less than one mile north of SR 520.

## LOCATION OVERVIEW

Directly on AIA (Atlantic Ave.) Less than one mile north of SR 520

### JEFFERY T. ROBISON, CCIM

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# ADDITIONAL PHOTOS

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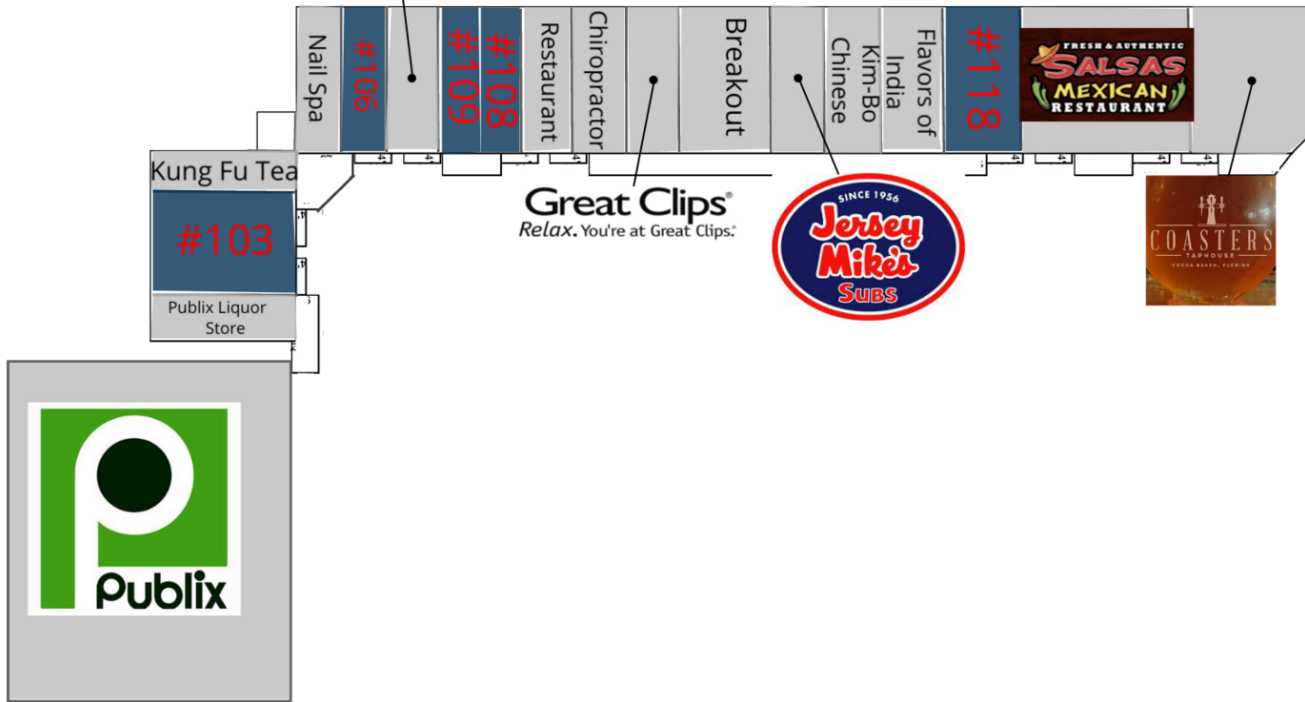
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# PLANS

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## Cornerstone Plaza



### LEGEND

Available

Unavailable

### LEASE INFORMATION

Lease Type:	\$6.50/sf NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,443 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#103	Available	2,280 SF	\$6.50/sf NNN	Negotiable

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SUITE	TENANT	SIZE	TYPE	RATE
#106	Available	1,200 SF	\$6.50/sf NNN	Negotiable
#108	Available	1,220 - 2,443 SF	\$6.50/sf NNN	Negotiable
#109	Available	1,223 - 2,443 SF	\$6.50/sf NNN	Negotiable
#118	Available	1,800 SF	\$6.50/sf NNN	Negotiable

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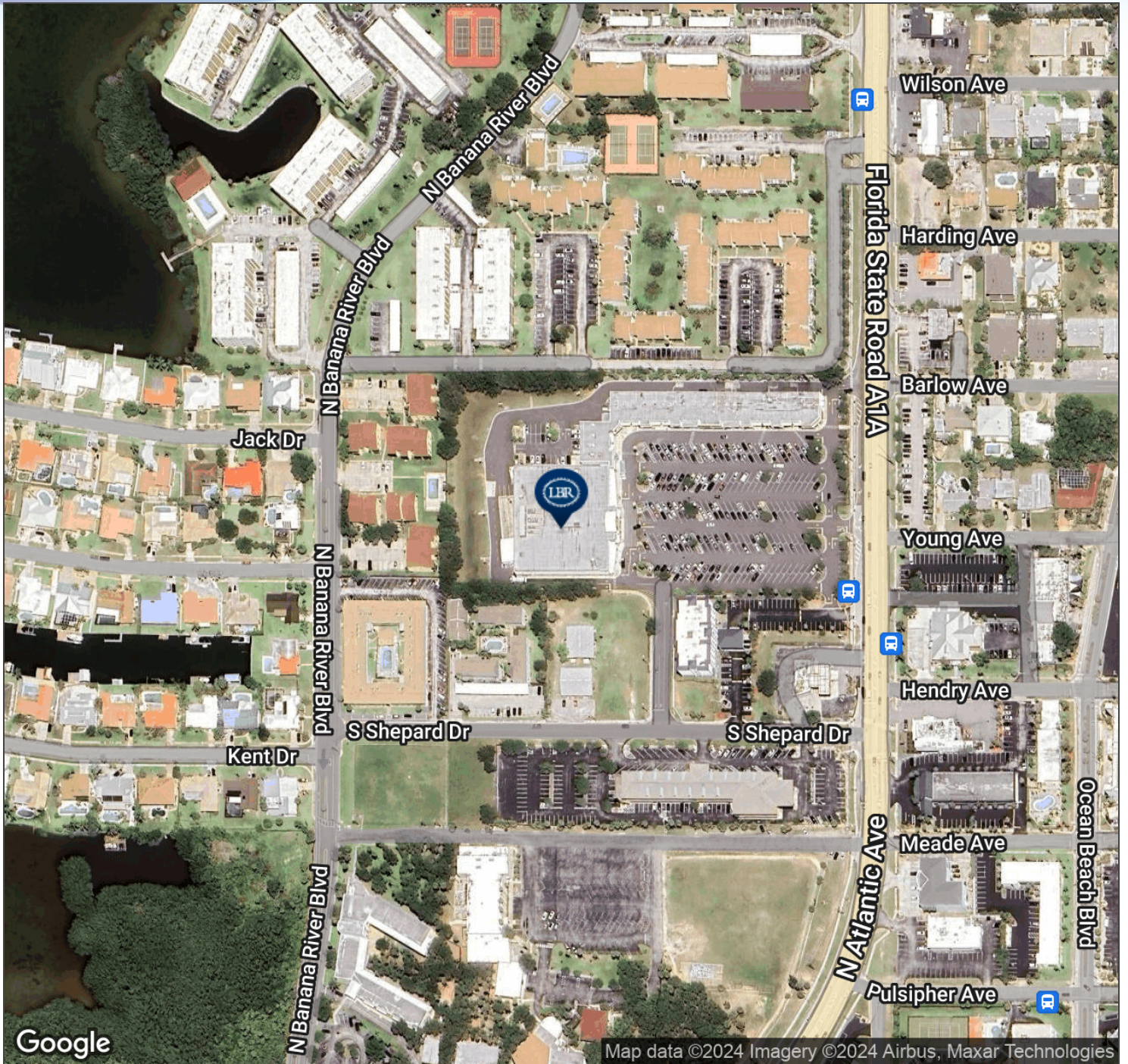
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# AERIAL MAP

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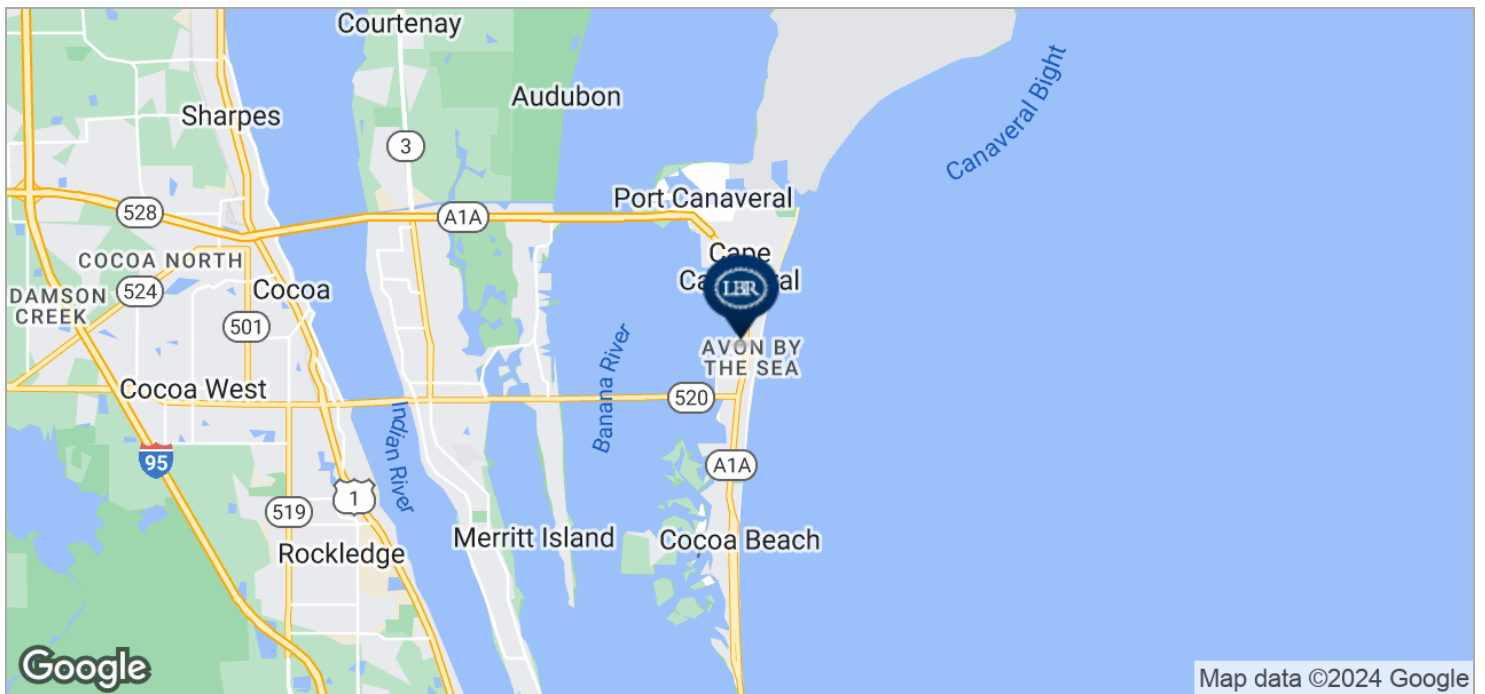
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# LOCATION MAPS

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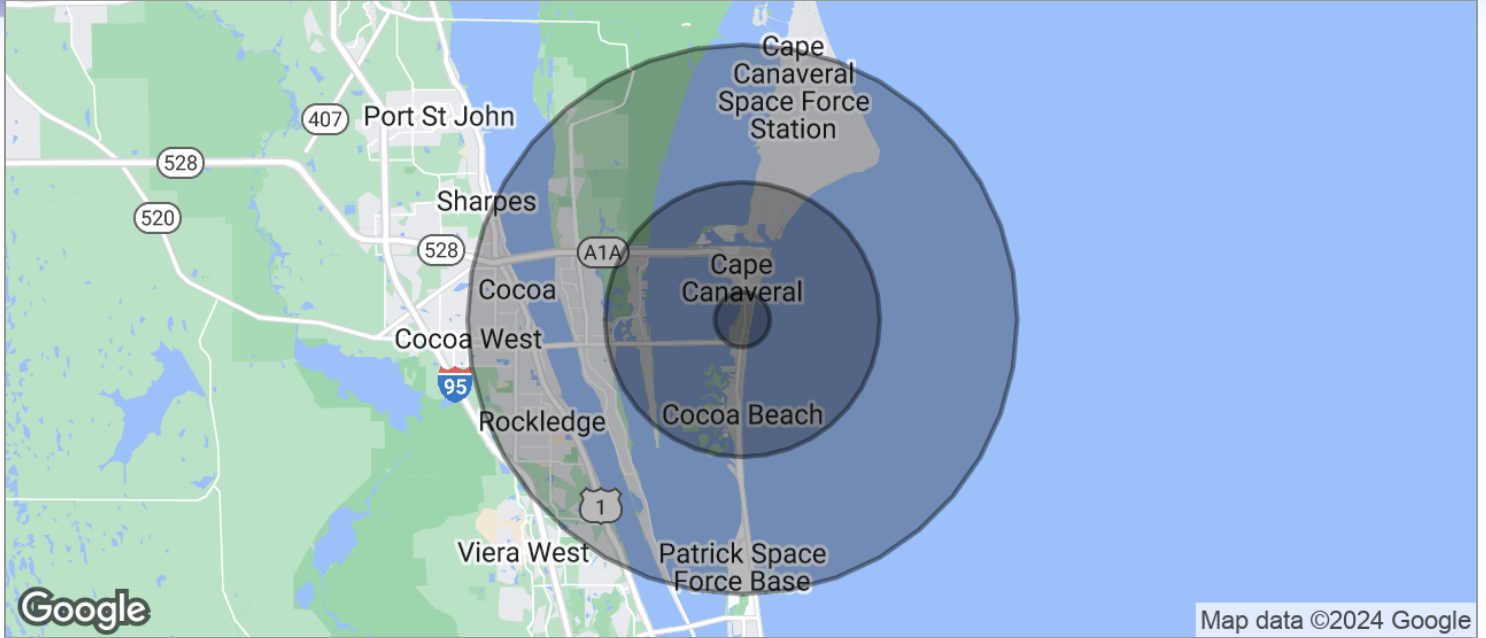
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,123	27,661	98,190
MEDIAN AGE	55.5	50.3	46.0
MEDIAN AGE (MALE)	56.3	51.6	45.9
MEDIAN AGE (FEMALE)	55.3	50.6	46.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	1,162	13,740	42,714
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$71,056	\$68,778	\$69,854
AVERAGE HOUSE VALUE	\$261,968	\$279,387	\$291,135

\* Demographic data derived from 2020 ACS - US Census

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