

EXECUTIVE SUMMARY

• 240 W Central Blvd Cape Canaveral, FL 32920



OFFERING SUMMARY

Sale Price:	\$2,299,000
Price / SF:	\$326.75
Lot Size:	0.83 Acres
Year Built:	2020
Building Size:	7,036 SF
Zoning:	C2
APN#:	24 3715-00-796

PROPERTY OVERVIEW

Distillery for Sale!
Includes real estate, furniture, fixtures and equipment.
Building has +/-2,000 sf of retail and +/-5,000sf of warehouse space.
30 parking spaces

LOCATION OVERVIEW

Excellent location off US Hwy A1A in Cape Canaveral
Minutes from Port Canaveral, which is one of the busiest cruise terminals in the world with over 4 million passengers annually.

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70 W. Hibiscus Blvd.,
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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.

ADDITIONAL PHOTOS

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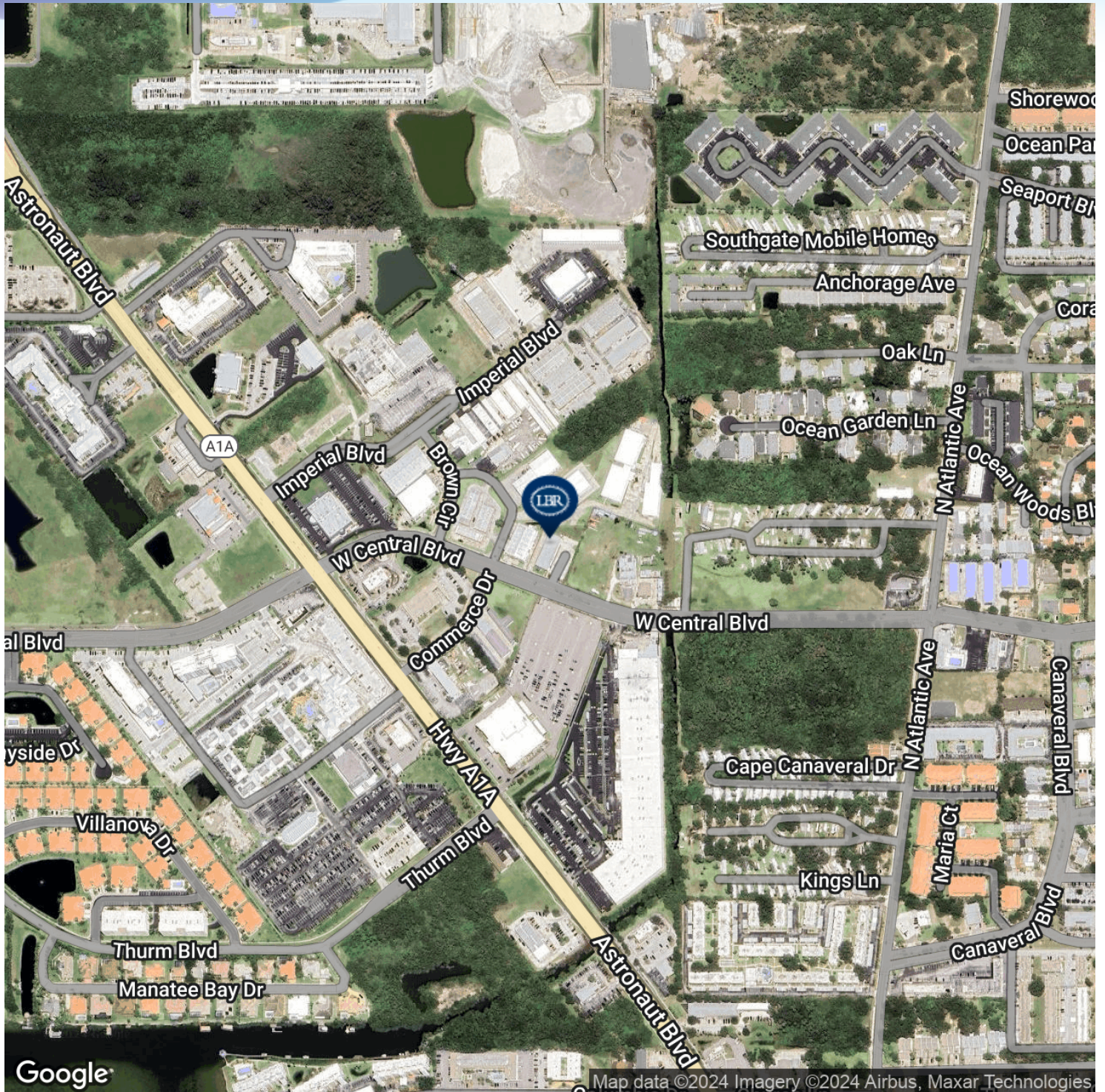
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LOCATION MAP

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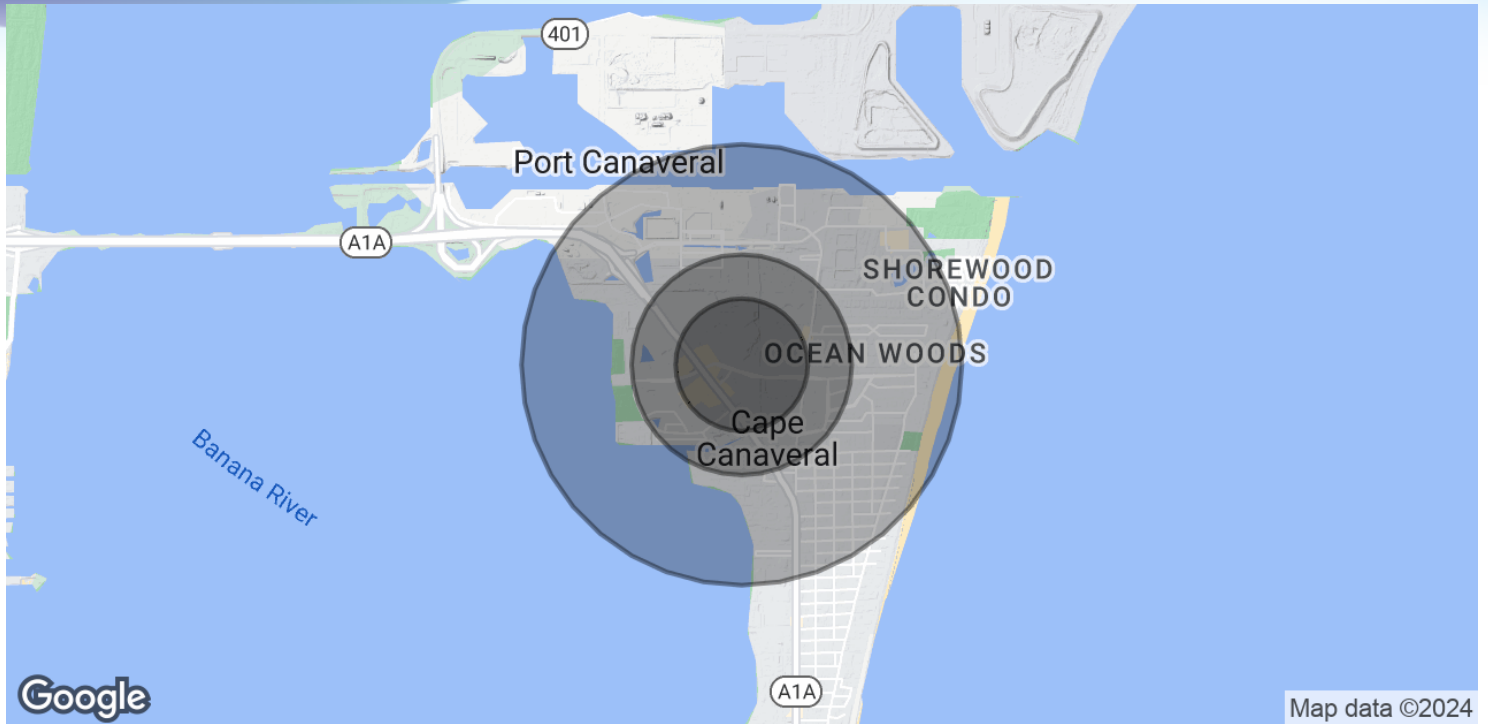
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	635	2,523	7,770
Average Age	56	55	55
Average Age (Male)	55	54	55
Average Age (Female)	56	55	56

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	368	1,442	4,529
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$93,731	\$88,355	\$84,682
Average House Value	\$411,488	\$411,147	\$421,681

Demographics data derived from AlphaMap

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