

FOR LEASE

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



OFFERING SUMMARY

Available SF:	384 - 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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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

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

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

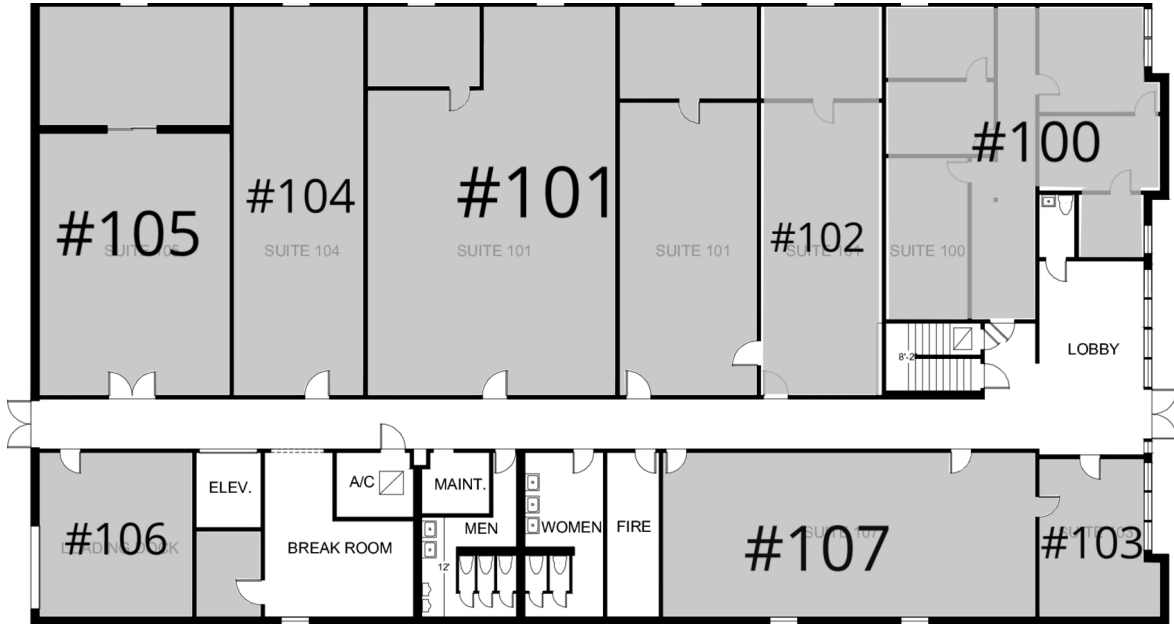
321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

AVAILABLE SPACES

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

LEASE TYPE | \$3.04/NN TOTAL SPACE | 384 - 1,482 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr



SUITE	TENANT	SIZE	TYPE	RATE
-------	--------	------	------	------

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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

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.

AVAILABLE SPACES

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

LEASE TYPE | \$3.04/NN

TOTAL SPACE | 384 - 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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

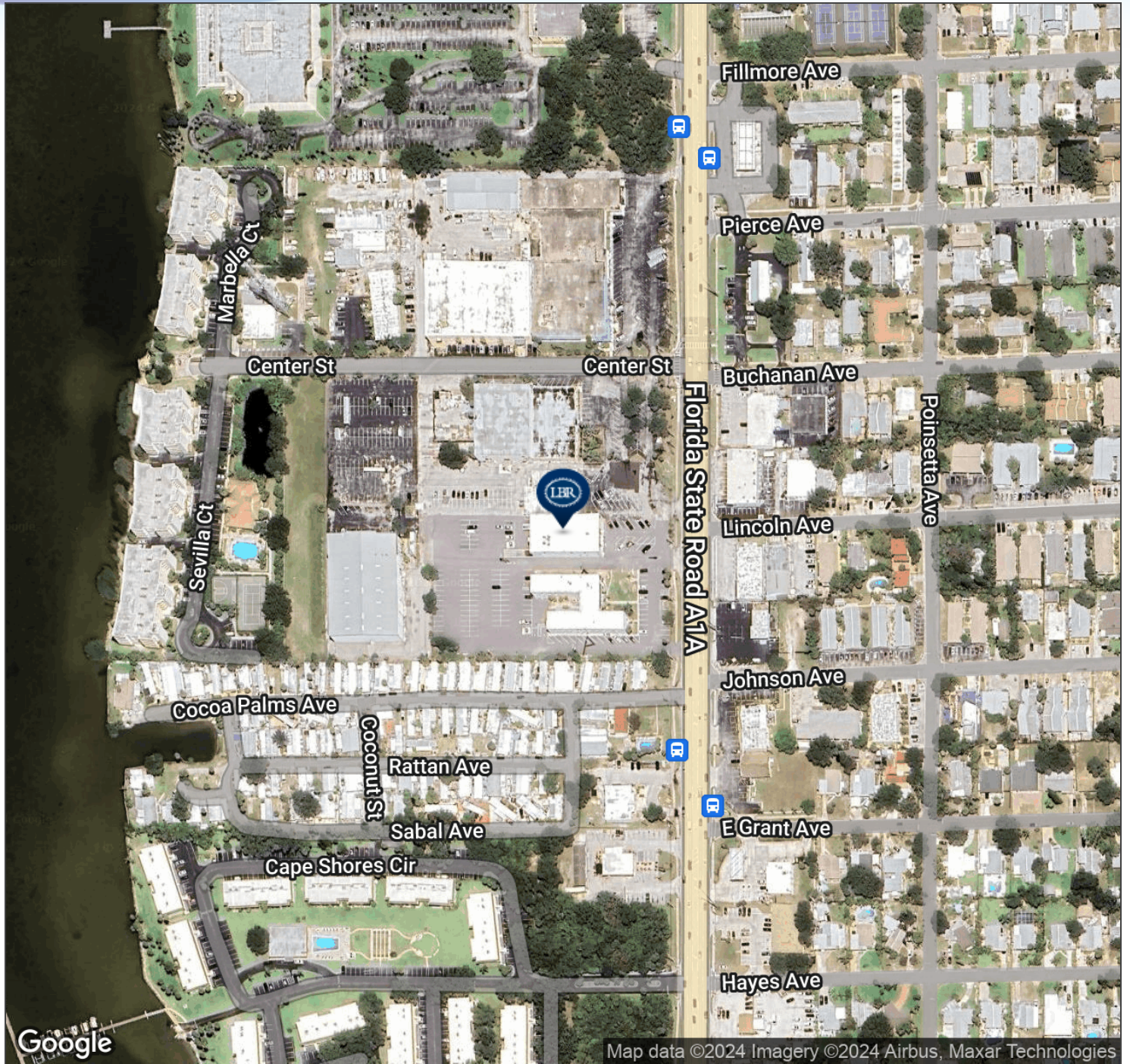
Lightle Beckner Robison, Inc.

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

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.

AERIAL MAP

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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

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.

LOCATION MAPS

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

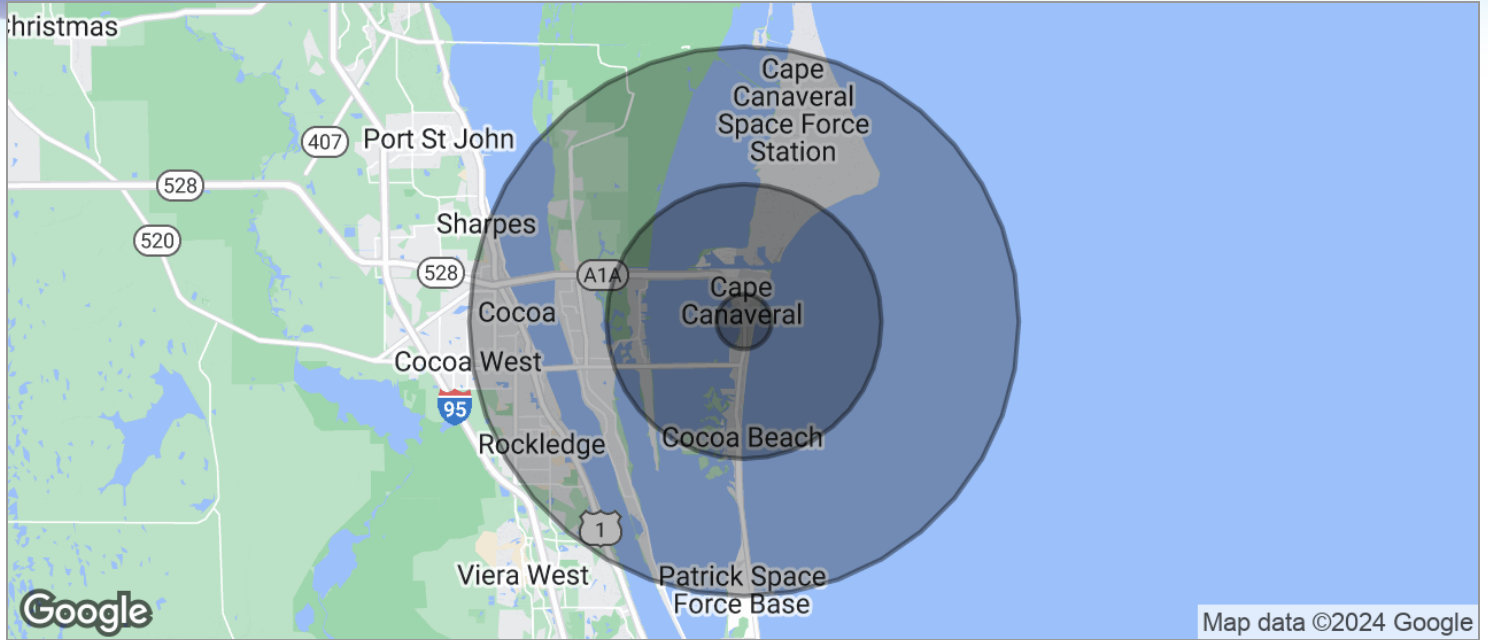
Lightle Beckner Robison, Inc.

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

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.

DEMOGRAPHICS MAP

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



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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

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

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.