



OFFERING MEMORANDUM

304 HIGHWAY A1A, SATELLITE BEACH





EXCLUSIVELY
LISTED BY



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OFFERING MEMORANDUM

304 HIGHWAY A1A, SATELLITE BEACH, FL

ABOUT THE SPACE COAST

ABOUT THE SPACE COAST

WHY 304 HWY A1A, SATELLITE BEACH, FL

Tourism

Brevard County, aka the Space Coast, attracts around 3 million visitors annually. In 2023, tourism generated a total economic impact of \$4.6 billion, with direct visitor spending reaching approximately \$2.95 billion. The county's tourism industry also supported 46,000 jobs, contributing to \$1.5 billion in local wages, underscoring the sector's importance to Brevard's economic landscape.

Salaries

Average salaries for aerospace positions in Brevard County are high, with the overall aerospace sector offering around \$95,000

Population Growth

Brevard County's population has shown steady growth over recent years. Between 2018 and 2023, the county added approximately 49,192 new residents, reflecting an increase of about 8.27%

SPACECOAST
FL | 5

1ST

IN HIGH-TECH GDP
CONCENTRATION
In Florida

#4

Florida ranks #4 In the state
tax climate index, following
Alaska, Wyoming & South
Dakota

46

MILES FROM
MCO International AIRPORT
ORLANDO, FLORIDA

LOCATION OVERVIEW

Patrick Space Force Base

Lockheed Martin

NORTH VIEW
SPACECOAST

7

Skyview Plaza

Hwy A1A



US-1

Eastern Florida State College

Viera Hospital

Pineda Causeway

LOCATION OVERVIEW

WEST VIEW
SPACECOAST | 8



HealthFirst Regional Medical Center

Eau Gallie

US-1

LOCATION OVERVIEW

SOUTH
SPACECOAST FL 9

Hwy A1A



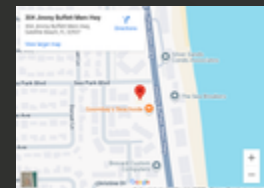
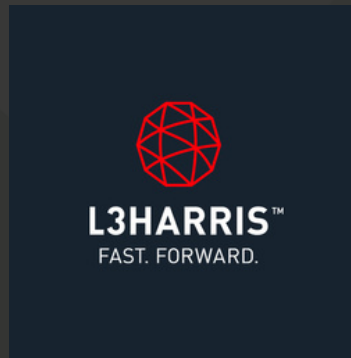
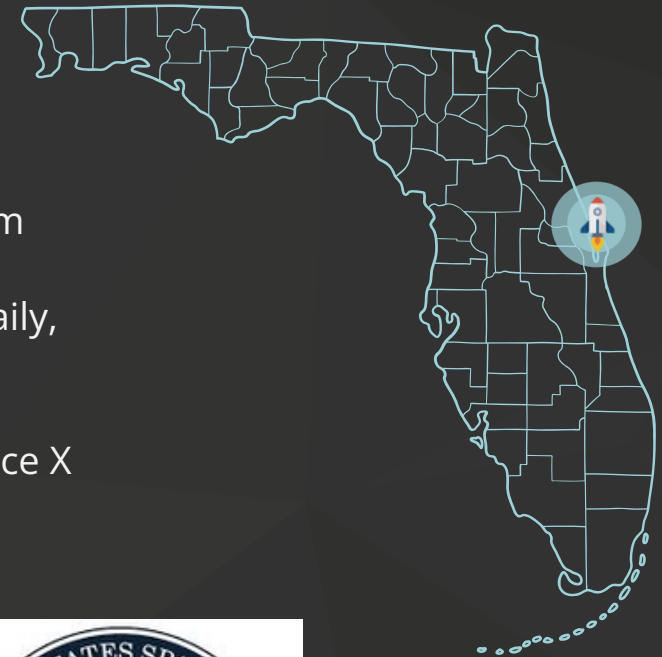
OFFERING MEMORANDUM

304 HWY A1A, SATELLITE BEACH FL

PROPERTY OVERVIEW

304 HWY A1A SATELLITE BEACH, FL

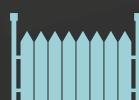
This 0.68 acre property is located directly on Highway A1A, across from the Atlantic Ocean. Its perfectly positioned to capture the booming Space Coast economy and tourist traffic. With 21,500+ cars passing daily, envision a thriving business catering to high-tech employees from companies like Lockheed Martin, Boeing, L3Harris, and Northrop Grumman, alongside space industry leaders such as Space Force, Space X and Blue Origins, and the huge tourism industry featuring the #1 Port Canaveral right up the street..



ADDRESS
304 Hwy A1A
Satellite Beach,
FL 32937



GLA
2,291 SF



LOT SIZE
0.68 AC



**YEAR BUILT /
RENOVATED**
1965 / 2017



**TRAFFIC
COUNT**
21,500 VPD |
HIGHWAY A1A

OFFERING MEMORANDUM

304 HWY A1A, SATELLITE BEACH FL

OFFERING SUMMARY

OFFERING SUMMARY

\$970,000

OFFERED AT

0.68

ACRES

BU-1

ZONING

2,945 SF

BLG TOTAL SQ FT

HIGHLIGHTS

PRIME LOCATION:

Corner lot located on the newly named Jimmy Buffet Highway

Environmental studies have been completed.

SAR - Site Assessment Report completed,

NFAP - No Further Action Proposed Report completed.

FUTURE LAND USE

The BU-1 general retail commercial zoning classification encompasses land devoted to general retail shopping, offices and personal services to serve the needs of the community.

FUTURE LAND USE POSSIBILITIES

- Restaurants.
- Resort Dwellings
- Tourist efficiencies and hotels and motels.
- Professional offices and office buildings
- [Click here for complete list.](#)

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SATELLITE BEACH, FL | 13



OFFERING MEMORANDUM

SPACECOAST FL

MAJOR EMPLOYERS

• PORT CANAVERAL

Port Canaveral plays a substantial role in Brevard County's economy, contributing significantly to job creation, economic output, and tax revenue. In 2023, Port Canaveral generated a Brevard County economic impact of 17,038 jobs, delivering \$759.8 million in wages, primarily through cruise tourism, which generated around \$2 billion in local spending (growth up 58% since 2018)

• TECH INDUSTRY

- Patrick Space Force Base has a total employment of over 13,000
- L3Harris Technologies - Approximately 7,000 jobs, specializing in communications and defense systems.
- Northrop Grumman - Employs around 3,000, focusing on aerospace and defense.
- Space X Employing 3000+ and growing Starlink and NASA contracts continue to Ramp up

• HEALTHCARE

Health First employs about 8,500 across hospitals and clinics.