



PRIME RETAIL AND OFFICE PROPERTY **FOR LEASE**

2003 N ATLANTIC AVE

Cocoa Beach, FL 32931

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
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LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

Cocoa Bch Office/ Medical

2003 N Atlantic Ave
For Lease



PROPERTY DESCRIPTION

FOR LEASE

One Available Unit

Unit B +/- 2050 sf / Current Buildout Medical

Building Signage / Pylon Signage

No Restaurants , Coffee Shops , Smoke Shops, Arcades

LOCATION DESCRIPTION

Situated directly on Highway A1A, on an outparcel of Publix Anchored Banana River Square

Cozy Coastal Community, Home of World Famous Ron Jon's Surf Shop , Cocoa Beach Pier, and Gateway to Kennedy Space Center

Vital Tourism Spot for Family-Friendly Activities, on the Space Coast

Property is South of SR 520 Causeway, Connecting to Cocoa Village and Merritt Island, and SR 528 Connecting to Orlando

Create your Ideal Space Now - Medical, Professional Office

Or Select Retail

Call to Discuss Your Ideal Layout for Your Business

Adjacent Unit is Florida Eye, Brevard County's Largest Eye Care Center

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OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (NNN)
Number of Units:	3
Available SF:	2,050 SF
Lot Size:	37,664 SF
Building Size:	8,366 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,079	2,298
Total Population	946	1,911	4,118
Average HH Income	\$117,861	\$115,341	\$109,205

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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Outparcel at Publix Anchor Shopping Center / Signalized Intersection



Unit B - Middle Space Former Medical Buildout



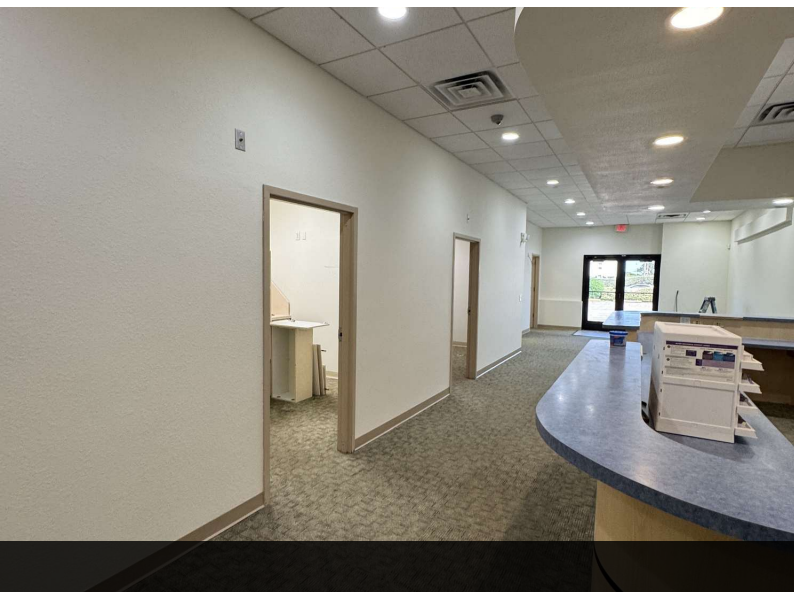
Ample Parking



Break Area. Multiple Exam Rooms.



Pylon Signage and Building Signage Available



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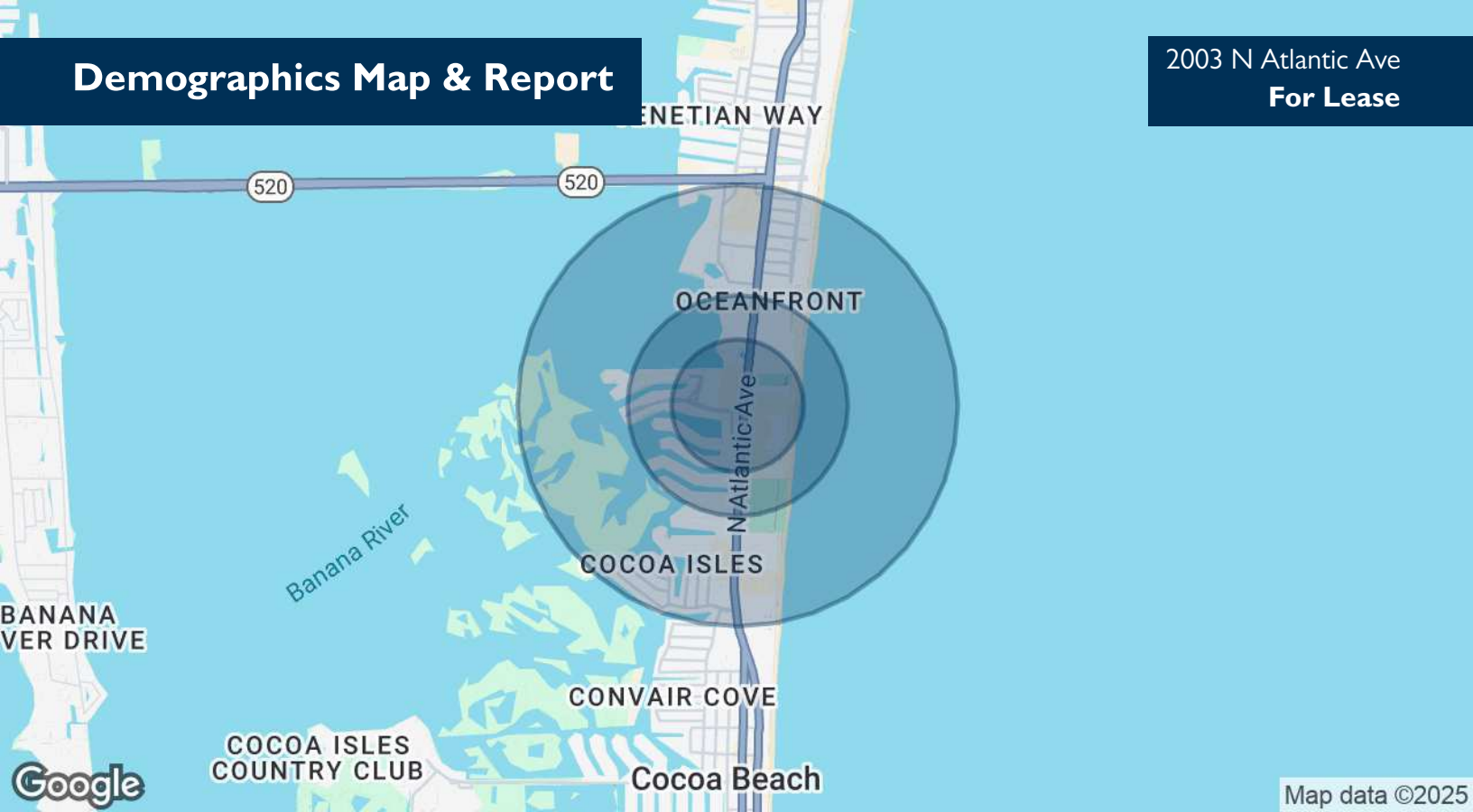
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Demographics Map & Report

2003 N Atlantic Ave
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	946	1,911	4,118
Average Age	63	62	62
Average Age (Male)	63	62	61
Average Age (Female)	64	63	62

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,079	2,298
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$117,861	\$115,341	\$109,205
Average House Value	\$615,128	\$613,485	\$600,352

Demographics data derived from AlphaMap

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