



PROPERTY DESCRIPTION

Introducing 7980 North Atlantic Avenue, a prime investment opportunity in Cape Canaveral, FL. This 12,277 SF office building, boasting a classic 1964 construction, showcases timeless appeal and potential for value appreciation. Zoned R-2, this property offers versatility for office or office building development. With versatile space and a strategic location, this property presents an attractive proposition for investors seeking to capitalize on the burgeoning commercial real estate market in the Cape Canaveral area. Don't miss the chance to secure a promising investment in this sought-after location.

LOCATION DESCRIPTION

Strategically located in a high-traffic corridor of Cape Canaveral, the property benefits from exceptional regional access and proximity to Brevard County's strongest economic and tourism drivers. The site is positioned minutes from Port Canaveral—the busiest cruise port in the world—and adjacent to Cocoa Beach, one of the county's most heavily trafficked coastal destinations. This convergence of tourism, maritime commerce, and aerospace-related employment supports consistent daytime population and strong service-sector demand.

The surrounding submarket continues to experience sustained growth fueled by port expansion, cruise line investment, and the ongoing presence of aerospace and defense employers throughout the Space Coast. These factors contribute to long-term tenant demand and stable occupancy trends. With limited availability of well-located office and flex product near the beachside corridor, the property is well positioned to attract both owner-users and investors seeking durable cash flow and appreciation potential in a supply-constrained coastal market.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	0.57 Acres
Building Size:	12,277 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,300	8,314	14,749
Total Population	9,022	14,280	27,748
Average HH Income	\$84,824	\$89,967	\$103,944

ROB BECKNER, SIOR

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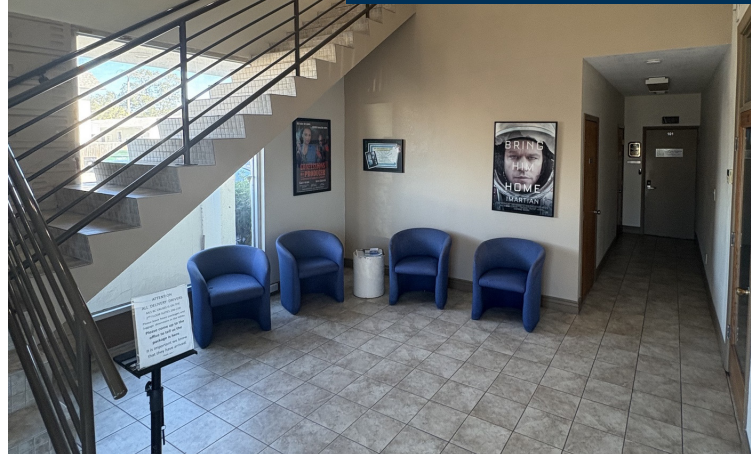
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Additional Photos

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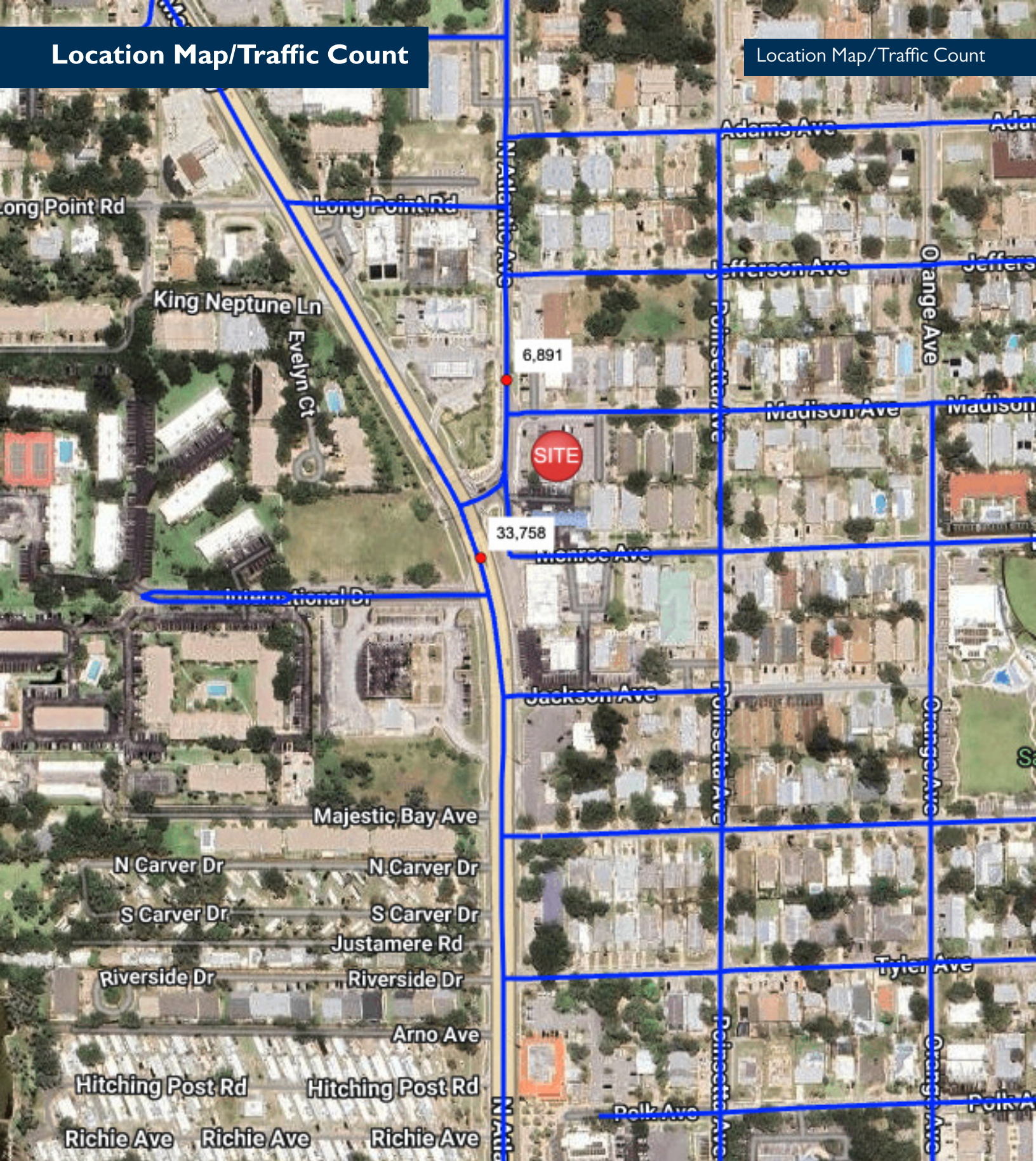
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map/Traffic Count

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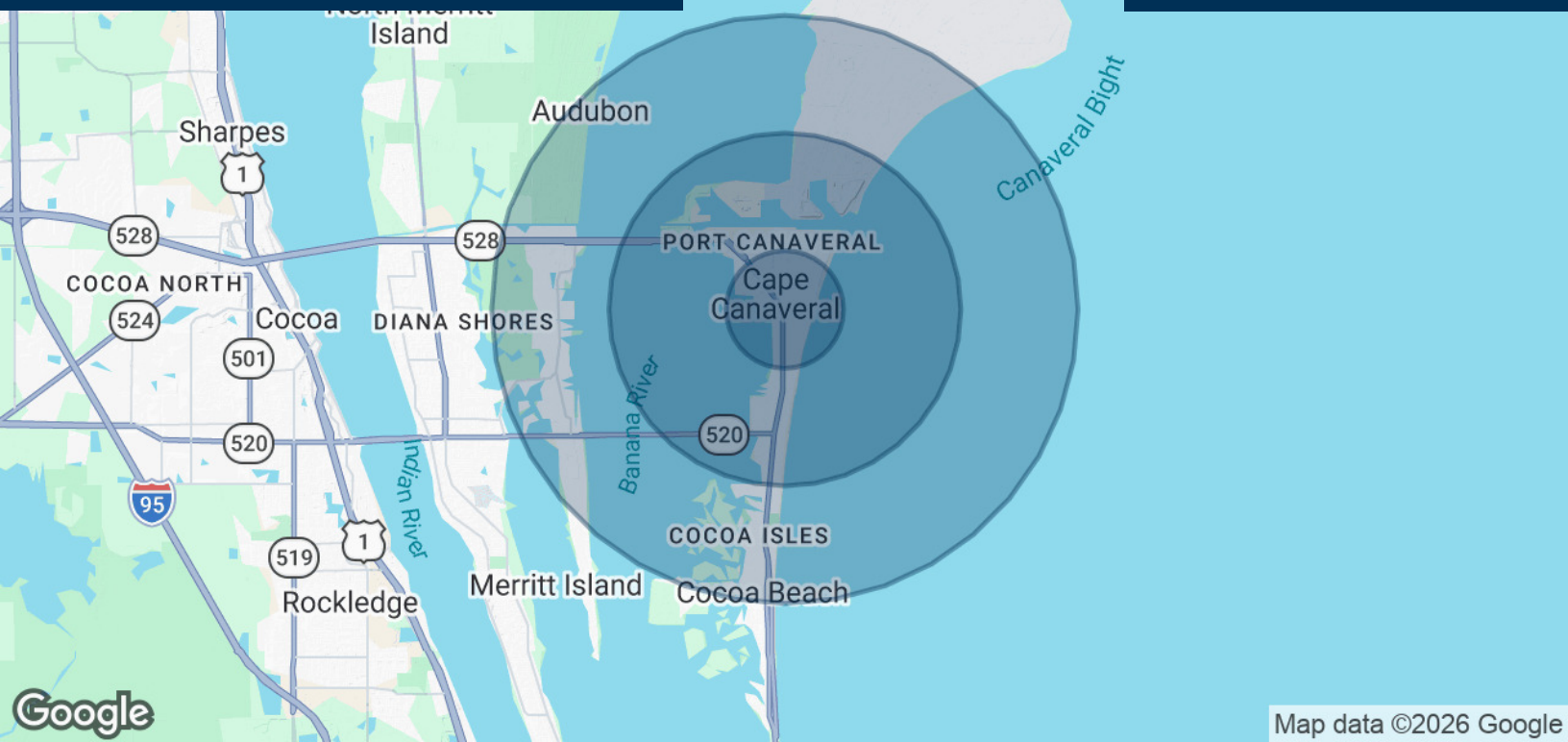
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,022	14,280	27,748
Average Age	55	57	55
Average Age (Male)	55	56	54
Average Age (Female)	55	57	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,300	8,314	14,749
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$84,824	\$89,967	\$103,944
Average House Value	\$438,097	\$461,907	\$477,935

2020 American Community Survey (ACS)

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