



## PROPERTY DESCRIPTION

Introducing a prime commercial space for lease at 6799 N Atlantic Avenue, Cape Canaveral, FL, 32920. This property offers a spacious layout ideal for retail or office use, boasting expansive windows that flood the interior with natural light. With ample parking and high visibility, it presents an excellent opportunity to establish a thriving business in a sought-after location. Take advantage of this outstanding space to elevate your business and make a lasting impression on your customers or clients.

## LOCATION DESCRIPTION

- Property is located on A1A, the north-south thoroughfare between Ron Jon Surf Shop, World Famous Cocoa Beach Pier, & the 2nd largest cruise passenger terminal in the world. This ideal location is surrounded by National Retail Tenants, restaurants, and numerous hotels. The location is influenced by a strong local market and the tourism industry from cruises, famous beaches, and the space industry.

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$19 SF/yr (\$4.15/sf NN) |
| Available SF:  | 3,772 Acres               |
| Lot Size:      | 0.73 Acres                |
| Building Size: | 3,772 SF                  |

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 1,804    | 13,006   | 39,368   |
| Total Population  | 3,177    | 26,025   | 89,727   |
| Average HH Income | \$60,944 | \$68,789 | \$69,447 |

### BLAKE WILSON

Sales and Leasing Associate  
321.722.0707 x24  
Bwilson@teamlbr.com

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com





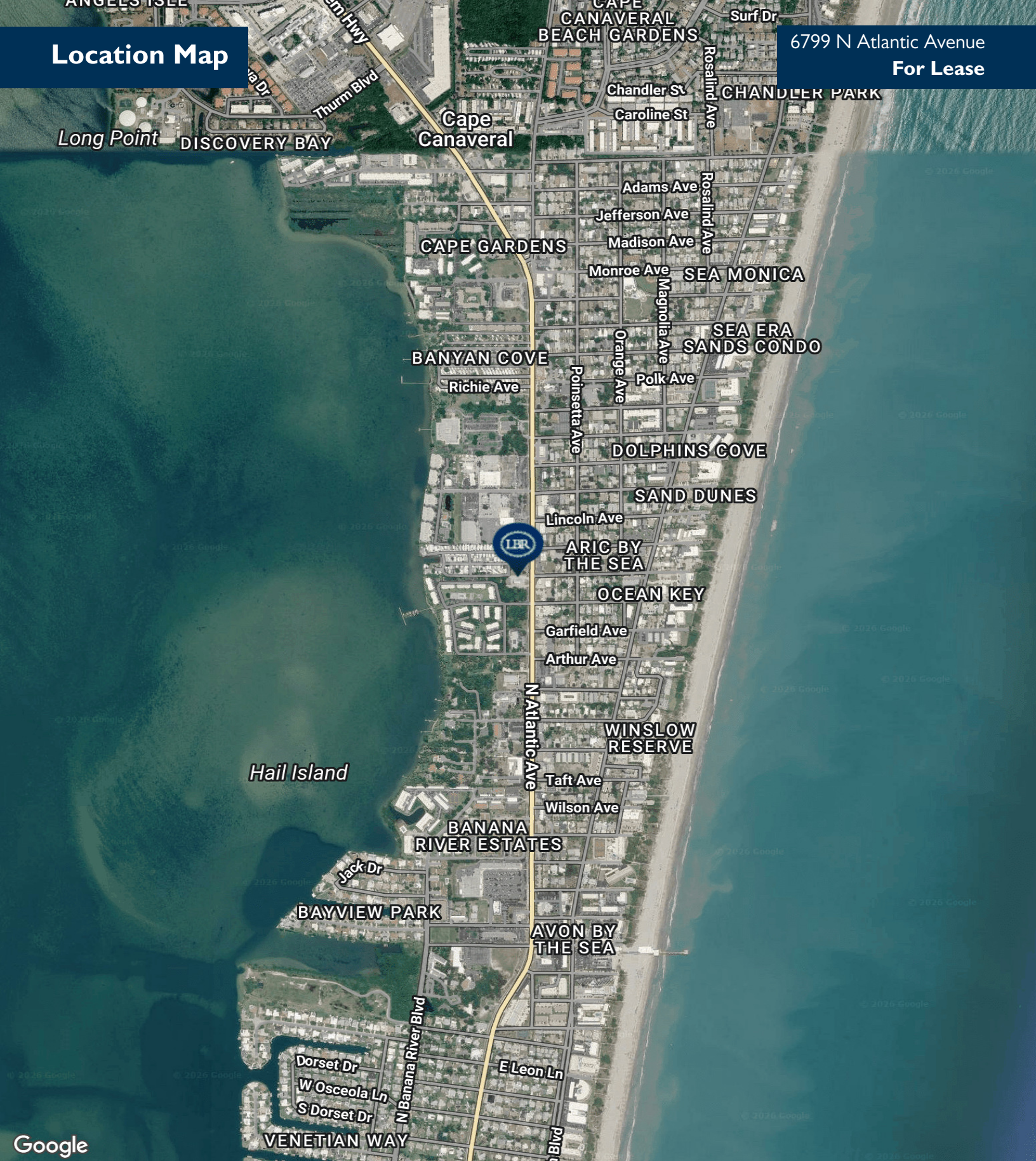
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# Location Map

7799 N Atlantic Avenue  
**For Lease**



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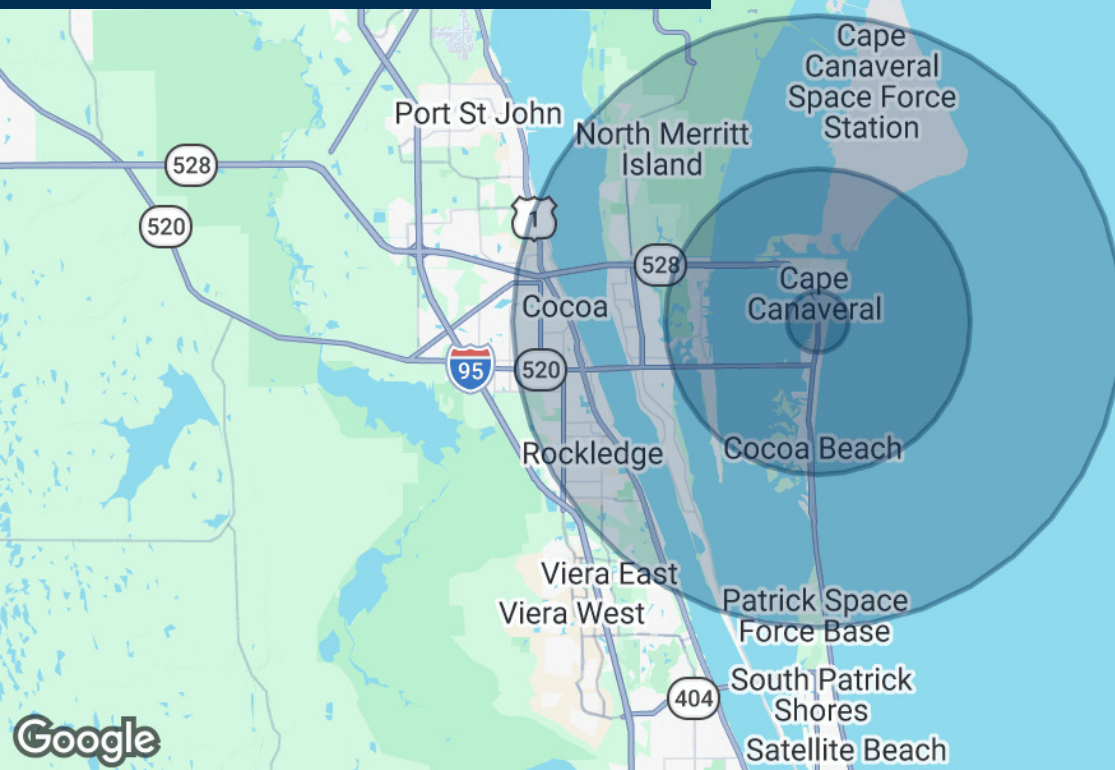
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

# Demographics Map & Report

6799 N Atlantic Avenue  
For Lease



Map data ©2026 Google

| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,177  | 26,025  | 89,727   |
| Average Age          | 51.1   | 50.5    | 46.3     |
| Average Age (Male)   | 52.5   | 52.0    | 46.2     |
| Average Age (Female) | 50.8   | 50.8    | 46.5     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,804     | 13,006    | 39,368    |
| # of Persons per HH | 1.8       | 2.0       | 2.3       |
| Average HH Income   | \$60,944  | \$68,789  | \$69,447  |
| Average House Value | \$234,749 | \$272,751 | \$290,949 |

2020 American Community Survey (ACS)

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