

Property Summary

Cornerstone Plaza - Publix Anchored
For Lease



VIDEO

PROPERTY DESCRIPTION

There are only a few spaces left to lease at this Publix-anchored neighborhood center.

Great tenant mix! Spaces are being leased up fast!

Second generation restaurant available!

Spaces are clean and ready for your business!

Conveniently located amid residential neighborhoods, directly on A1A (Atlantic Ave.) Less than one mile north of SR 520.

PROPERTY HIGHLIGHTS

- Publix Anchored Plaza
- Well-maintained Property
- Easy Access via A1A (N. Atlantic Ave.).
- Facade Signage
- Surrounded by Residential Neighborhoods
- Busy Tourist Area - one block from Cocoa Beach Pier

OFFERING SUMMARY

Lease Rate:	\$17 - 26 SF/yr (\$6.30/sf NNN)
Available SF:	1,200 - 2,443 SF
Lot Size:	8.33 Acres
Building Size:	69,194 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,162	13,740	42,714
Total Population	2,123	27,661	98,190
Average HH Income	\$71,056	\$68,778	\$69,854

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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.

Additional Photos



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LEASE INFORMATION

Lease Type:	\$6.30/sf NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,443 SF	Lease Rate:	\$17 - \$26 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#103	Available	2,280 SF	\$6.30/sf NNN	\$17.00 - 20.00 SF/yr
#106	Available	1,200 SF	\$6.30/sf NNN	\$17.00 - 20.00 SF/yr
#108	Available	1,220 - 2,443 SF	\$6.30/sf NNN	\$17.00 - 20.00 SF/yr
#109	Available	1,223 - 2,443 SF	\$6.30/sf NNN	\$17.00 - 20.00 SF/yr
#110	Available	1,200 SF	\$6.30/sf NNN	\$26.00 SF/yr
#114	Available	1,200 SF	\$6.30/sf NNN	\$17.00 - 20.00 SF/yr

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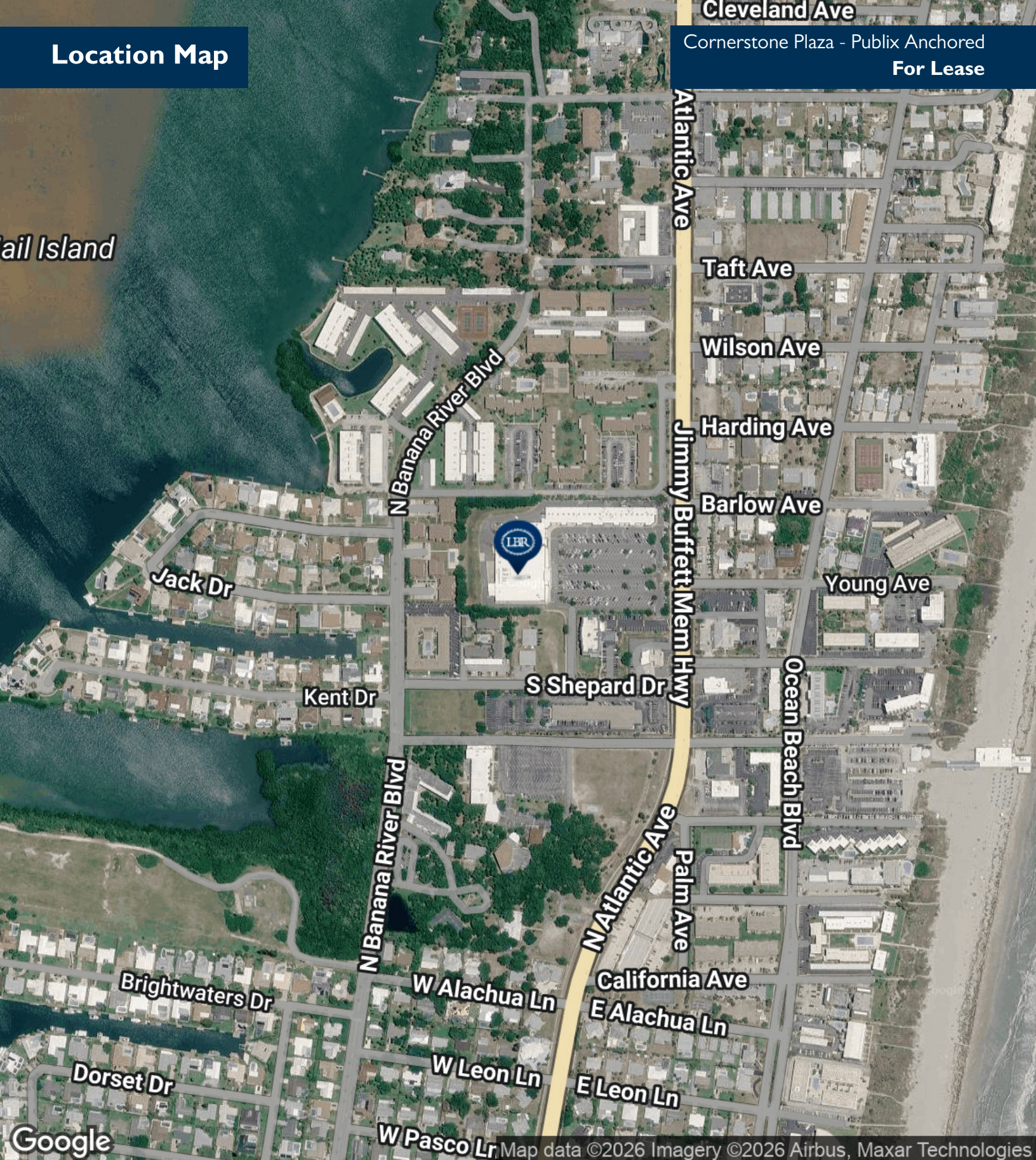


Location Map

Cleveland Ave

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ail Island



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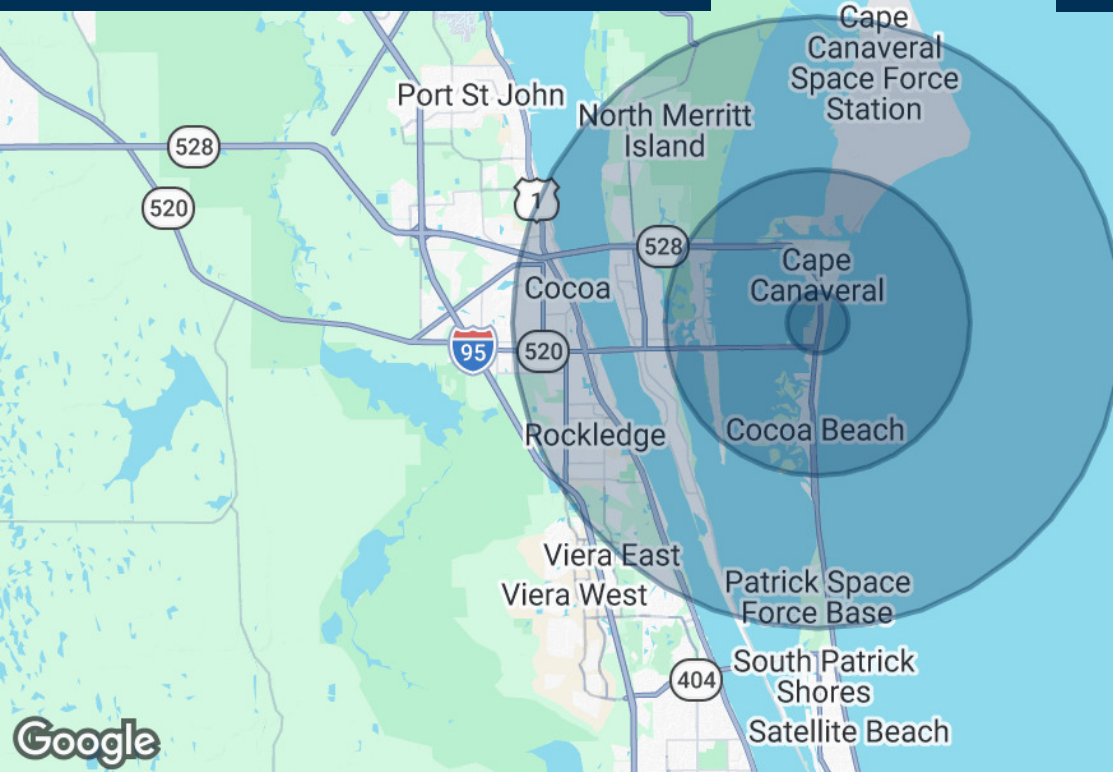
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Demographics Map & Report

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Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,123	27,661	98,190
Average Age	55.5	50.3	46.0
Average Age (Male)	56.3	51.6	45.9
Average Age (Female)	55.3	50.6	46.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,162	13,740	42,714
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$71,056	\$68,778	\$69,854
Average House Value	\$261,968	\$279,387	\$291,135

2020 American Community Survey (ACS)

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