

# EXECUTIVE SUMMARY

• 1980 N Atlantic Ave 409 & 411 Cocoa Beach, FL 32931



## OFFERING SUMMARY

**Sale Price:** \$58,000

**Price / SF:** \$97.64

**Lot Size:** 0.0 Acres

**Condo Size:** 594 SF

**Zoning:** CT-1

**APN#:** 25-37-03-CL\*-13A.79

## PROPERTY OVERVIEW

Great fourth-floor location in the Iconic Cape Royal Office Complex. The best known and easiest to find location in Cocoa Beach! Beautiful reception and waiting area, as well as three offices with ocean views.

## LOCATION OVERVIEW

Located right on Atlantic Ave (A1A) in Cocoa Beach just south of Publix and Sidney Fischer Park

### JEFF CHESTINE

Retail Associate  
321.722.0707 X22  
jchestine@teamlbr.com

### ROB BECKNER

Principal  
321.722.0707 X11  
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### Lightle Beckner Robison

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70 W. Hibiscus Blvd.,  
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# ADDITIONAL PHOTOS

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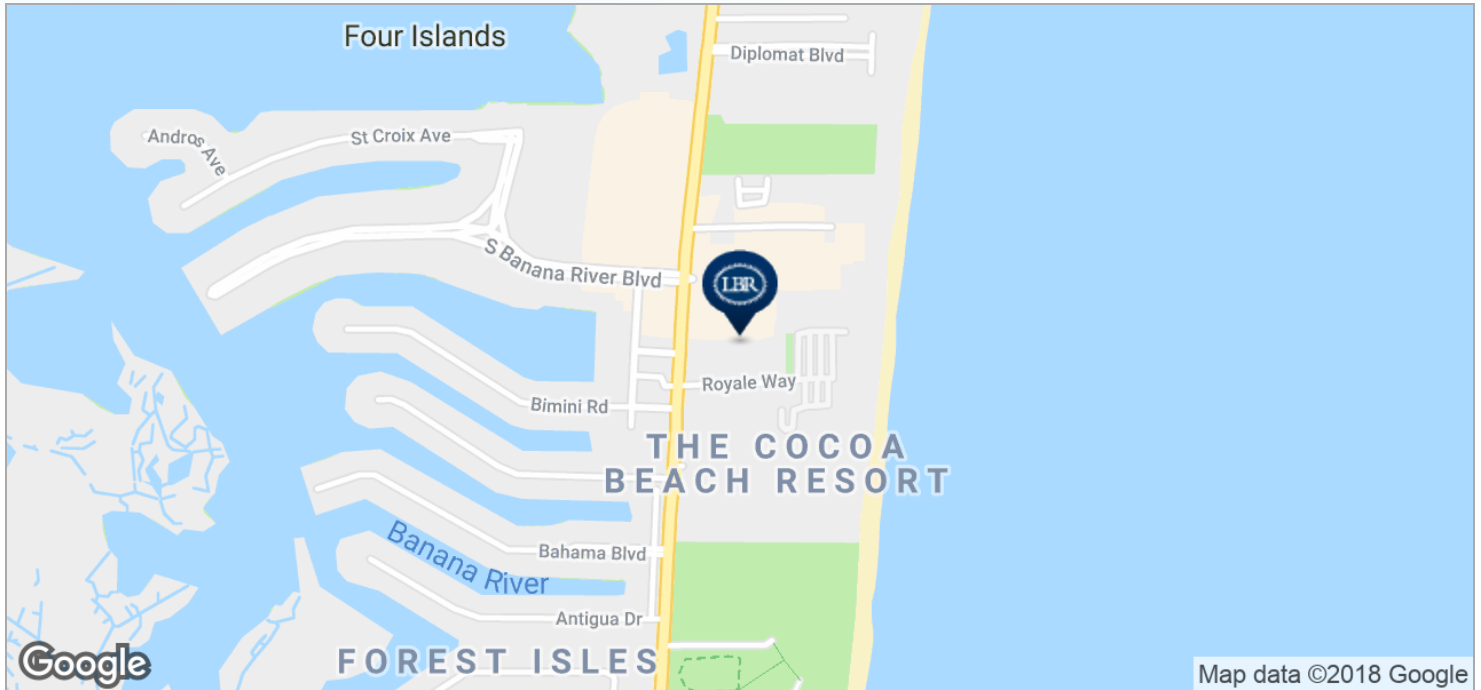
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# LOCATION MAPS

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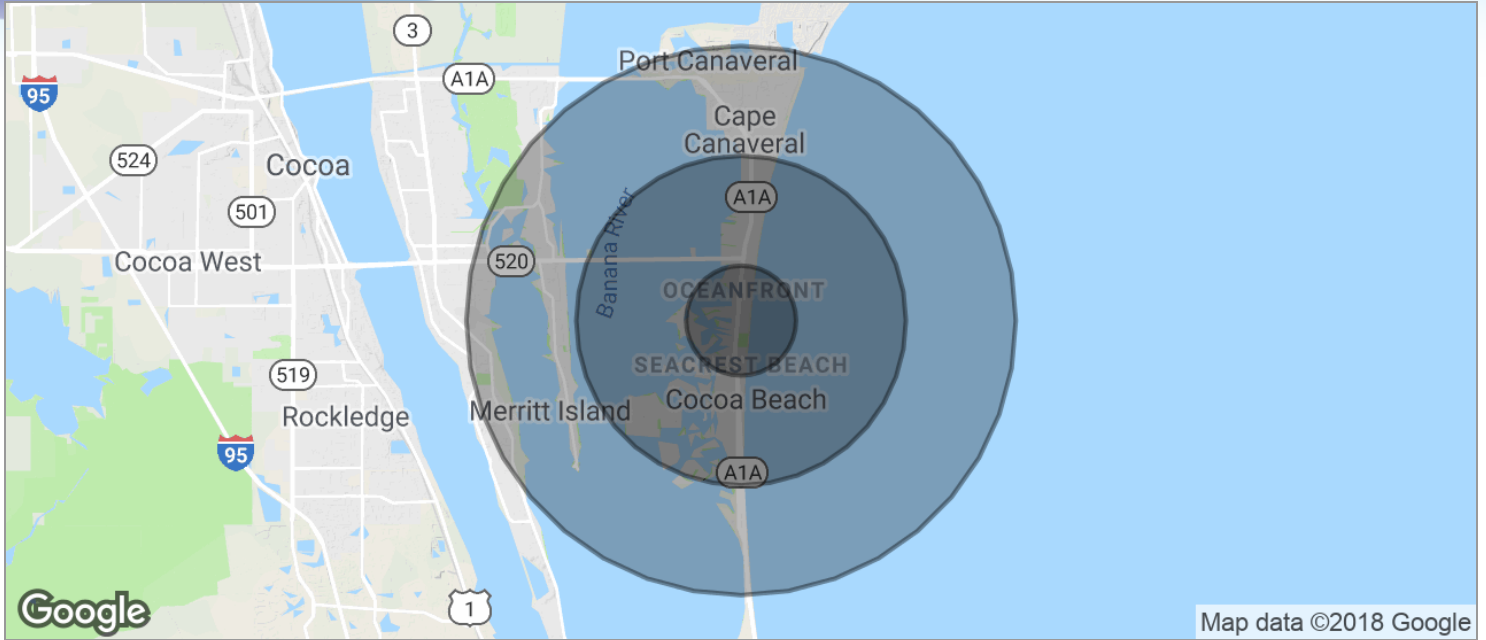
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,030	10,792	30,265
MEDIAN AGE	60.4	54.8	50.2
MEDIAN AGE (MALE)	60.9	55.6	51.5
MEDIAN AGE (FEMALE)	60.1	54.3	50.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,124	5,643	14,966
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$68,737	\$71,152	\$69,312
AVERAGE HOUSE VALUE		\$274,442	\$296,394

\* Demographic data derived from 2010 US Census

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