



EXCLUSIVELY
LISTED BY

NICK
FARINELLA

JEFF & JAMA
PORTER

JEFF PORTER | 321.213-2263
JAMA PORTER | 321-960-2154
TEAM@J2PORTERTEAM.COM
LICENSE: FL #SL3417552 #SL3456167

Nick Farinella



DENOV
REALTY

Garrett Bell | Broker of Record | License:
#BK1059928

OFFERING SUMMARY

\$1,599,000
OFFERED AT

0.34 AC

SITE AREA

14,810

LAND SF

TC

TOWNCENTER
ZONING

HIGHLIGHTS

DOWNTOWN COCOA BEACH CORNER:

- Northwest corner of South Atlantic Avenue (SR A1A) and South 1st Street in the downtown core. The site sits beachside, with the Atlantic Ocean beyond the buildings to the east, surrounded by established restaurants, shops and the City's downtown public parking garage.

APPROXIMATELY 100 FEET OF A1A FRONTAGE:

- Two platted lots with approximately 100 feet of frontage on Atlantic Avenue/A1A and approximately 150 feet of depth along South 1st Street.

TOWNCENTER REDEVELOPMENT ZONING:

- A downtown-oriented district recognizing commercial, mixed-use, residential and parking-related uses, with a Redevelopment future land use designation. Buyer to verify.

USES PERMITTED BY RIGHT:

- Restaurant, stores and services, professional offices, multifamily, mixed-use development and a parking garage as a primary use are listed for Towncenter under LDC Section 2-33.

VACANT LAND, NO TENANT IN PLACE:

- Unimproved land with no tenant in occupancy, giving a buyer a clear starting point for site planning, entitlement work and design.

THREE DEVELOPMENT PATHS:

- Active commercial frontage, parking-led development or a mixed-use project.

PRELIMINARY INCOME MODEL:

- A conceptual 10,500 SF commercial program with 83 to 123 structured parking spaces models estimated NOI of \$388,859 to \$481,919 per year, before development and ownership costs.

CONCEPT RENDERINGS INCLUDED:

- Dining, retail courtyard and multi-level mixed-use concepts illustrate the options.

MULTIPLE BUYER PROFILES:

- Suited to a restaurant or hospitality operator, mixed-use developer or parking investor.

COCOA BEACH, FL | 02



78 S ATLANTIC AVENUE COCOA BEACH, FL

This approximately 14,810-square-foot (0.34-acre) vacant commercial site holds the northwest corner of South Atlantic Avenue (SR A1A) and South 1st Street in downtown Cocoa Beach. Two platted lots provide approximately 100 feet of A1A frontage and 150 feet of depth. The property carries Towncenter Redevelopment District zoning with a Redevelopment future land use designation, a framework that recognizes restaurant, retail, office, residential, mixed-use and parking garage uses. Neighbors include Foxtail Coffee, Coconuts on the Beach and the City's downtown parking garage, with the beach a short walk east.



ZONING & LAND USE

TOWNCENTER ZONING DISTRICT

45 FT*

HEIGHT REFERENCE

100 FT

A1A FRONTAGE

14,810

LAND SF

150 FT

LOT DEPTH



LAND USE FRAMEWORK

TOWNCENTER REDEVELOPMENT DISTRICT:

- Downtown-oriented zoning recognizing commercial, mixed-use, residential and parking-related applications. Principal and special-exception uses remain subject to the City's use table (LDC Section 2-33) and all applicable standards.

REDEVELOPMENT FUTURE LAND USE:

- Supports reinvestment and redevelopment within the established downtown area. Final density, intensity and use must be confirmed under the Comprehensive Plan.

PERMITTED BY RIGHT, COMMERCIAL:

- Restaurant, stores and services (limited and general), professional offices, art studio, indoor recreational facility and bed-and-breakfast establishment, subject to applicable standards.

PERMITTED BY RIGHT, RESIDENTIAL AND MIXED-USE:

- Multifamily dwellings of all types, live/work and work/live units, and mixed-use development combining commercial, residential and parking.

PARKING AS A PRIMARY USE:

- A parking garage is listed as a primary use, and structured parking may also be incorporated into an approved mixed-use development.

*HEIGHT REFERENCE:

- 45 feet is a current-code planning reference; buyer to verify the applicable standard.

SPECIAL-EXCEPTION USES:

- Transient lodging, drive-through facilities, large-format stores, institutional uses and outdoor recreational facilities may be allowed only after special-exception approval.

ACCESS:

- Atlantic Avenue/A1A access may require coordination with the City and FDOT.

BUYER VERIFICATION:

- Marketing summary, not a zoning opinion. Obtain written zoning verification from the City.

COCOA BEACH, FL | 04



PHOTO GALLERY



78 S. ATLANTIC AVENUE COCOA BEACH, FL

RETAIL TODAY. PARKING TOMORROW. DINING WITH A VIEW.



FIRST FLOOR - RETAIL / COMMERCIAL



SECOND FLOOR - COVERED PARKING



THIRD FLOOR - COVERED PARKING



SITE PLAN (CONCEPT) - THREE-LEVEL MIXED USE



A Brighter Cocoa Beach Tomorrow

CONCEPTUAL RENDERING - FOR ILLUSTRATIVE PURPOSES ONLY
SUBJECT TO CITY APPROVAL AND FINAL DESIGN

Live. Dine. Park. Enjoy.

COCOA BEACH

PROJECT HIGHLIGHTS

- 1st Floor Retail / Commercial**
Shops, coffee, services and dining
- 2nd Floor Covered Structured Parking**
Dedicated parking level
- 3rd Floor Covered Structured Parking**
Dedicated parking level

45 FT

Within 45' Height Limit
(Current Code) - buyer to verify

LOCATION

Prime Downtown Cocoa Beach
location near beach and attractions

VALUE

Flexible redevelopment and
investment potential

PEOPLE
PLACES
PARKING
PROGRESS

78 S. ATLANTIC AVENUE

COCOA BEACH, FL

RETAIL TODAY. PARKING TOMORROW. DINING WITH A VIEW.



Live. Dine. Park. Enjoy.

COCOA BEACH

PROJECT HIGHLIGHTS

- 1 **1st Floor**
Retail / Commercial
Shops, coffee, services and dining
- 2 **2nd Floor**
Covered Structured Parking
Dedicated parking level
- 3 **3rd Floor**
Covered Structured Parking
Dedicated parking level
- 4 **4th Floor**
Open-Air Parking Deck
Additional rooftop parking capacity

45 FT

Within 45' Height Limit
(Current Code) - buyer to verify

LOCATION

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Cocoa Beach Tomorrow

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PEOPLE
PLACES
PARKING
PROGRESS

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