

5240 N ATLANTIC AVE STE 190

COCOA BEACH, FL 32931



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Two retail spaces available at a fully leased shopping center on North Atlantic Avenue in Cocoa Beach. 2,000 SF and 1,500 SF, available individually or combined as a single 3,500 SF block.

Here's the deal: if a tenant takes the entire 3,500 SF, the seller puts \$100,000 toward build-out. That is not a typo.

330 feet of direct frontage on North Atlantic Avenue with 27,180 cars passing daily. This stretch of AIA sits between Port Canaveral, one of the busiest cruise terminals in the world, and the Cocoa Beach tourist core anchored by Ron Jon Surf Shop one mile south. That means this center captures two distinct and consistent traffic streams: cruise passengers and beach tourists, every single day.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (3)
Number of Units:	8
Available SF:	3,500 SF
Lot Size:	77,110 SF
Building Size:	24,320 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	0.6 MILES
Total Households	258	585	778
Total Population	447	1,017	1,356
Average HH Income	\$130,740	\$123,302	\$119,812

Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com

5240 N ATLANTIC AVE STE 190

COCOA BEACH, FL 32931



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Two retail spaces available at a fully leased shopping center on North Atlantic Avenue in Cocoa Beach. 2,000 SF and 1,500 SF, available individually or combined as a single 3,500 SF block.

Here's the deal: if a tenant takes the entire 3,500 SF, the seller puts \$100,000 toward build-out. That is not a typo.

330 feet of direct frontage on North Atlantic Avenue with 27,180 cars passing daily. This stretch of AIA sits between Port Canaveral, one of the busiest cruise terminals in the world, and the Cocoa Beach tourist core anchored by Ron Jon Surf Shop one mile south. That means this center captures two distinct and consistent traffic streams: cruise passengers and beach tourists, every single day.

Built in 2008. 20,300 SF center, fully leased except for these two units. Parking ratio of 26.86 per 1,000 SF plus additional rear parking. Retail and restaurant use both permitted. Full signed and sealed restaurant plans already exist. The unit includes a 20-ton A/C and an in-ground grease trap. The infrastructure is done.

\$24.00/SF/YR NNN | 2,000 SF | 1,500 SF | 3,500 SF combined

\$100,000 build-out credit available on full parcel lease.

LOCATION DESCRIPTION

Situated at 5240 North Atlantic Avenue, this center sits between Port Canaveral to the north and the Cocoa Beach tourist core to the south, capturing two reliable customer bases without depending on either one exclusively. Port Canaveral is one of the busiest cruise terminals in the world, and this corridor is directly in that path. Ron Jon Surf Shop anchors the main retail district approximately one mile south, with 27,180 vehicles passing this location daily across 330 feet of direct AIA frontage.

Owner

CASSANDRA HARTFORD

321.300.4773

cassandra@reachcommercialre.com

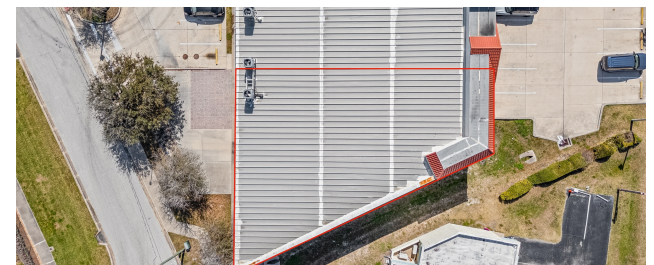
REACH Commercial Real Estate
reachcommercialre.com

5240 N ATLANTIC AVE STE 190

COCOA BEACH, FL 32931



RETAIL PROPERTY FOR LEASE



Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

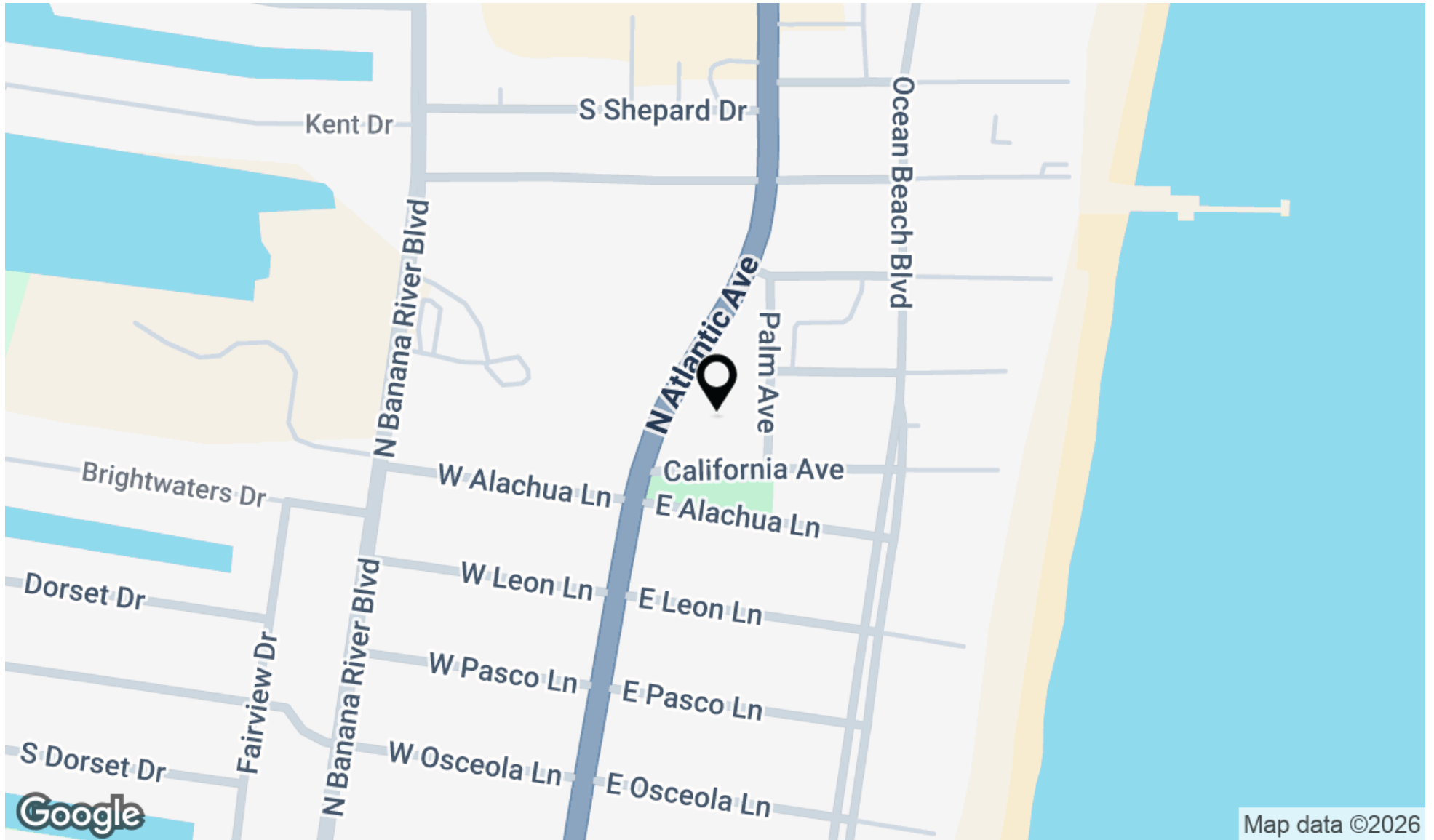
REACH Commercial Real Estate
reachcommercialre.com



5240 N ATLANTIC AVE STE 190

COCOA BEACH, FL 32931

RETAIL PROPERTY FOR LEASE



Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com



5240 N ATLANTIC AVE STE 190

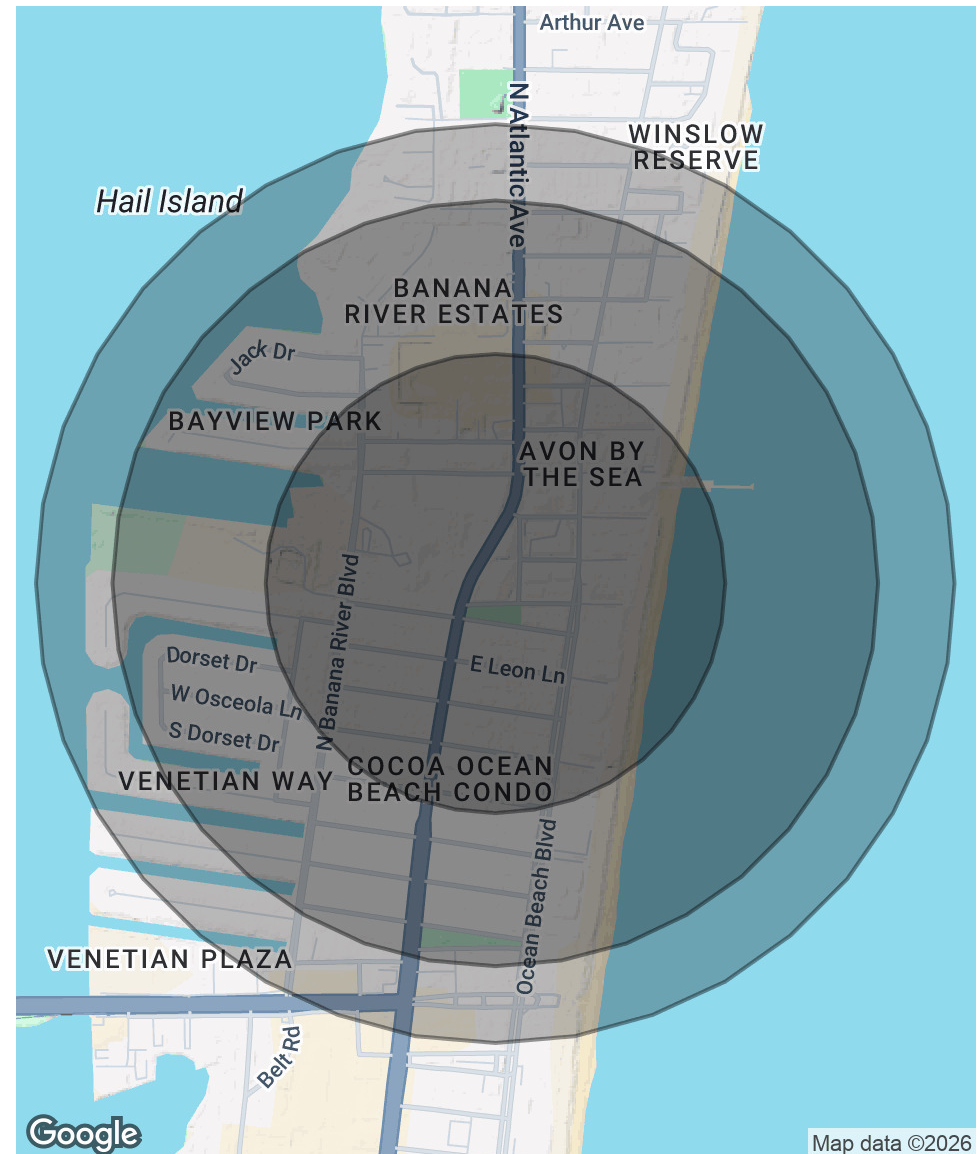
COCOA BEACH, FL 32931

RETAIL PROPERTY FOR LEASE

POPULATION	0.3 MILES	0.5 MILES	0.6 MILES
Total Population	447	1,017	1,356
Average Age	52.3	53.7	54.5
Average Age (Male)	51.1	52.8	53.8
Average Age (Female)	54.8	55.0	55.3

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	0.6 MILES
Total Households	258	585	778
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$130,740	\$123,302	\$119,812
Average House Value	\$637,740	\$591,791	\$568,363

2023 American Community Survey (ACS)



Owner
CASSANDRA HARTFORD
 321.300.4773
 cassandra@reachcommercialre.com

REACH Commercial Real Estate
 reachcommercialre.com