

Premier Commercial Opportunity at Port Canaveral

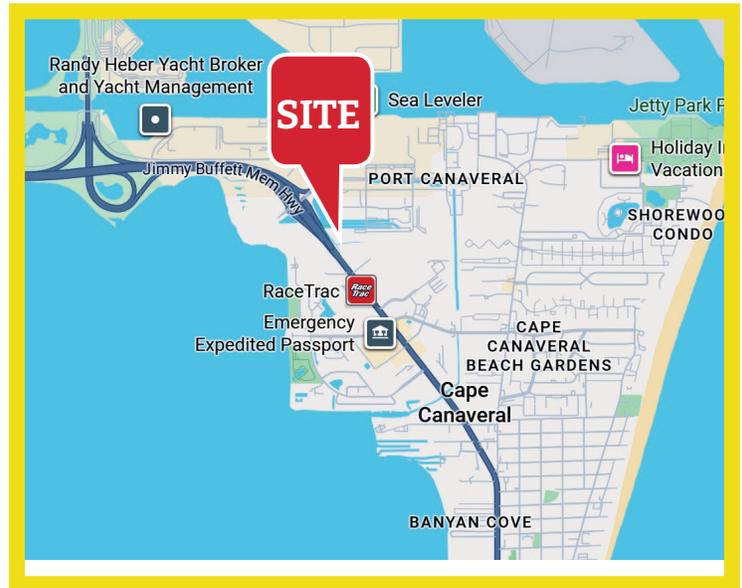
At the Epicenter of One of the World's Largest Cruise Ports



ADDRESS	BLDG SIZE	LOT SIZE	ZONING	PRICE
9010 Astronaut Blvd Cape Canaveral, FL 32920	4,628 SF Square Feet	0.39 AC Acres	C1 Commercial	\$1,650,000

Property Highlights:

- ✔ Prime Commercial Site Adjacent to Port Canaveral
- ✔ Astronaut Blvd Frontage | 35,000 Vehicles Per Day
- ✔ Surrounded by 9 Hotels Within Walking Distance
- ✔ Positioned in Florida's High-Growth Cruise & Tourism Corridor
- ✔ High-Demand C1 Commercial Zoning
- ✔ 4,628 SF Two-Story Flex / Warehouse Building
- ✔ Strong Tourism, Maritime & Hospitality Synergy



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9010 Astronaut Blvd, Cape Canaveral, FL 32920



Summary

PRICE:	\$1,650,000
TYPE:	Warehouse
BLDG SIZE:	4,628 SF
Zoning:	C1

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	16,870	39,917	142,319
Avg Household Income:	\$81,066	\$94,148	\$90,522
2029 Household Projection:	9,775	21,514	64,920



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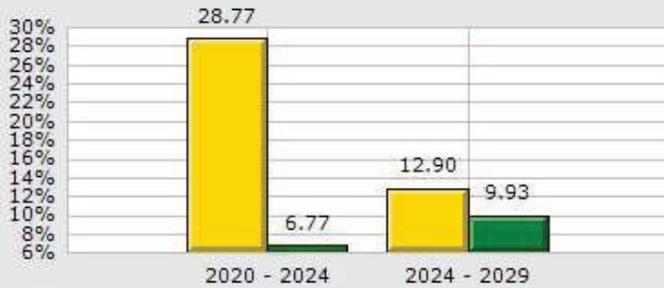


Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	16,870		39,917		142,319	
2024 Estimate	14,797		35,356		128,915	
2020 Census	10,606		27,457		117,570	
Growth 2024 - 2029	14.01%		12.90%		10.40%	
Growth 2020 - 2024	39.52%		28.77%		9.65%	
2024 Population by Hispanic Origin	1,030		2,513		13,461	
2024 Population	14,797		35,356		128,915	
White	12,880	87.04%	30,834	87.21%	97,649	75.75%
Black	296	2.00%	532	1.50%	12,150	9.42%
Am. Indian & Alaskan	57	0.39%	117	0.33%	552	0.43%
Asian	212	1.43%	620	1.75%	2,429	1.88%
Hawaiian & Pacific Island	10	0.07%	32	0.09%	174	0.13%
Other	1,342	9.07%	3,221	9.11%	15,962	12.38%
U.S. Armed Forces	10		132		673	
Households						
2029 Projection	9,775		21,514		64,920	
2024 Estimate	8,586		19,012		58,702	
2020 Census	6,194		14,427		52,636	
Growth 2024 - 2029	13.85%		13.16%		10.59%	
Growth 2020 - 2024	38.62%		31.78%		11.52%	
Owner Occupied	4,685	54.57%	12,857	67.63%	39,499	67.29%
Renter Occupied	3,901	45.43%	6,155	32.37%	19,203	32.71%
2024 Households by HH Income						
Income: <\$25,000	1,672	19.47%	3,163	16.64%	11,272	19.20%
Income: \$25,000 - \$50,000	1,970	22.94%	3,772	19.84%	12,125	20.66%
Income: \$50,000 - \$75,000	1,284	14.95%	2,659	13.99%	8,373	14.26%
Income: \$75,000 - \$100,000	1,256	14.63%	2,522	13.26%	7,148	12.18%
Income: \$100,000 - \$125,000	904	10.53%	2,286	12.02%	6,205	10.57%
Income: \$125,000 - \$150,000	536	6.24%	1,627	8.56%	4,587	7.81%
Income: \$150,000 - \$200,000	523	6.09%	1,425	7.49%	4,255	7.25%
Income: \$200,000+	443	5.16%	1,559	8.20%	4,737	8.07%
2024 Avg Household Income	\$81,066		\$94,148		\$90,522	
2024 Med Household Income	\$64,202		\$74,178		\$67,821	

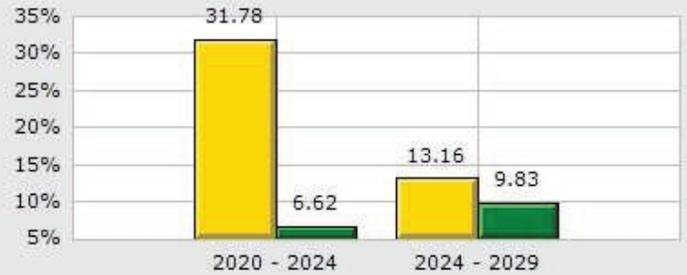
Demographic Market Comparison Report

5 Mile
County

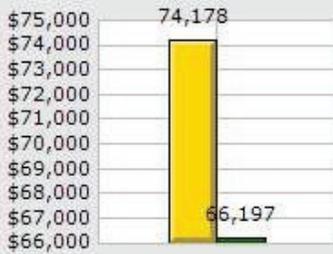
Population Growth



Household Growth



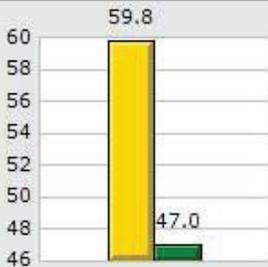
2024 Med Household Inc



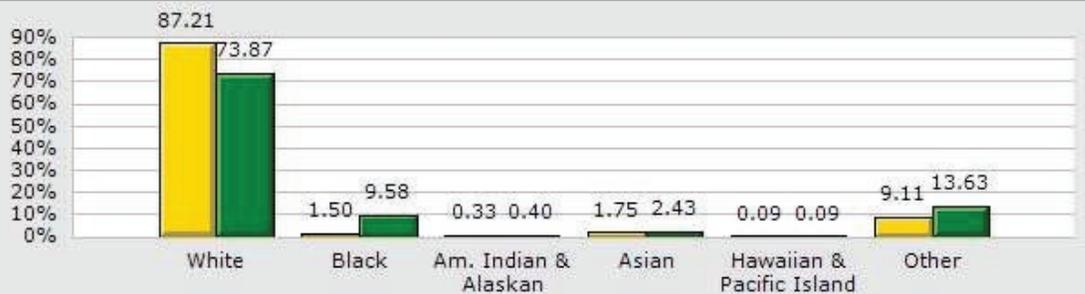
2024 Households by Household Income



2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

