

FOR LEASE

Cape Canaveral Professional Center • 7001 N Atlantic Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:	273 - 500 SF
Lease Rate:	\$16.00 SF/yr (\$3.04/sf NN)
Lot Size:	91,912 SF
Year Built:	1961
Building Size:	22,200 SF
Zoning:	C2
Market:	Brevard
Submarket:	Cape Canaveral

PROPERTY OVERVIEW

Various office layouts, move in ready.

Well maintained property with lush landscaping.

Monument signage available.

Located on Hwy. A1A (N Atlantic Ave.) Minutes from Port Canaveral & 1.6 miles to 520 Causeway.

PROPERTY HIGHLIGHTS

- Built out office spaces
- Various layouts
- Monument signage
- Freight elevator available
- Furniture in some offices
- Many suites move-in ready

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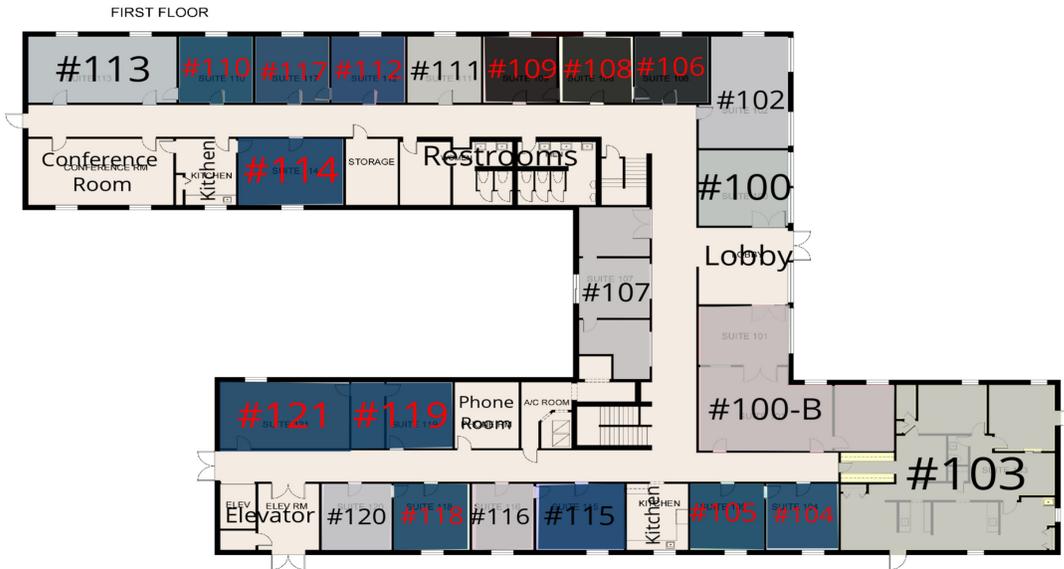
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AVAILABLE SPACES

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LEASE TYPE | \$3.04/sf NN TOTAL SPACE | 273 - 500 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr

CAPE CANAVERAL, FL 32920



UNAVAILABLE AVAILABLE SOON AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#104	Available	273 SF	\$3.04/sf NN	\$16.00 SF/yr
#105	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#106	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#108	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#109	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#110	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#112	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#114	Available	401 SF	\$3.04/sf NN	\$16.00 SF/yr
#115	Available	336 SF	\$3.04/sf NN	\$16.00 SF/yr
#117	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#118	Available	295 SF	\$3.04/sf NN	\$16.00 SF/yr

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SUITE	TENANT	SIZE	TYPE	RATE
#119	Available	381 SF	\$3.04/sf NN	\$16.00 SF/yr
#121	Available	500 SF	\$3.04/sf NN	\$16.00 SF/yr

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ADDITIONAL PHOTOS

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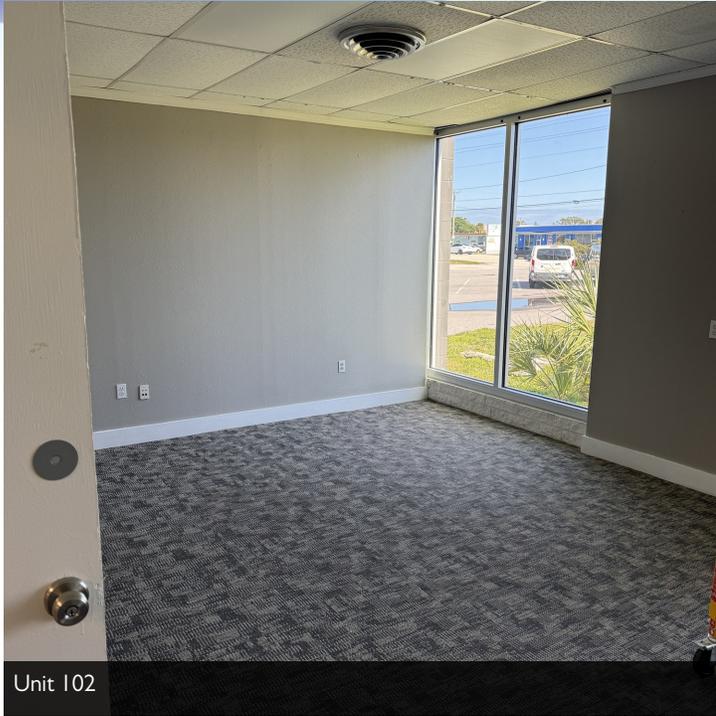
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INTERIOR PHOTOS

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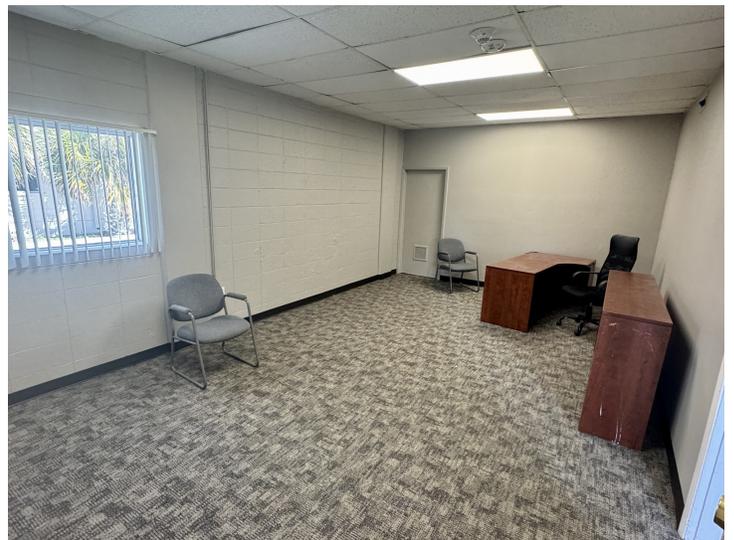
Unit 102



Unit 104



Unit 118



Unit 121

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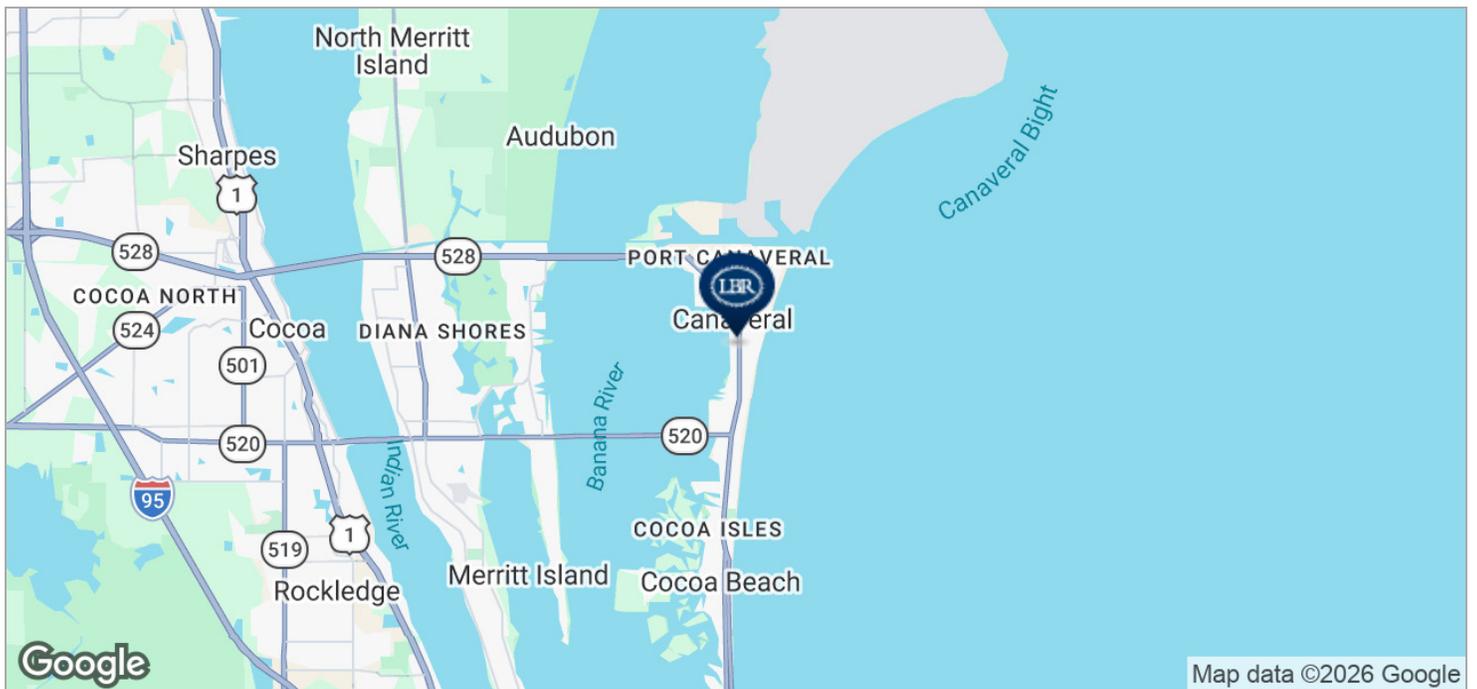
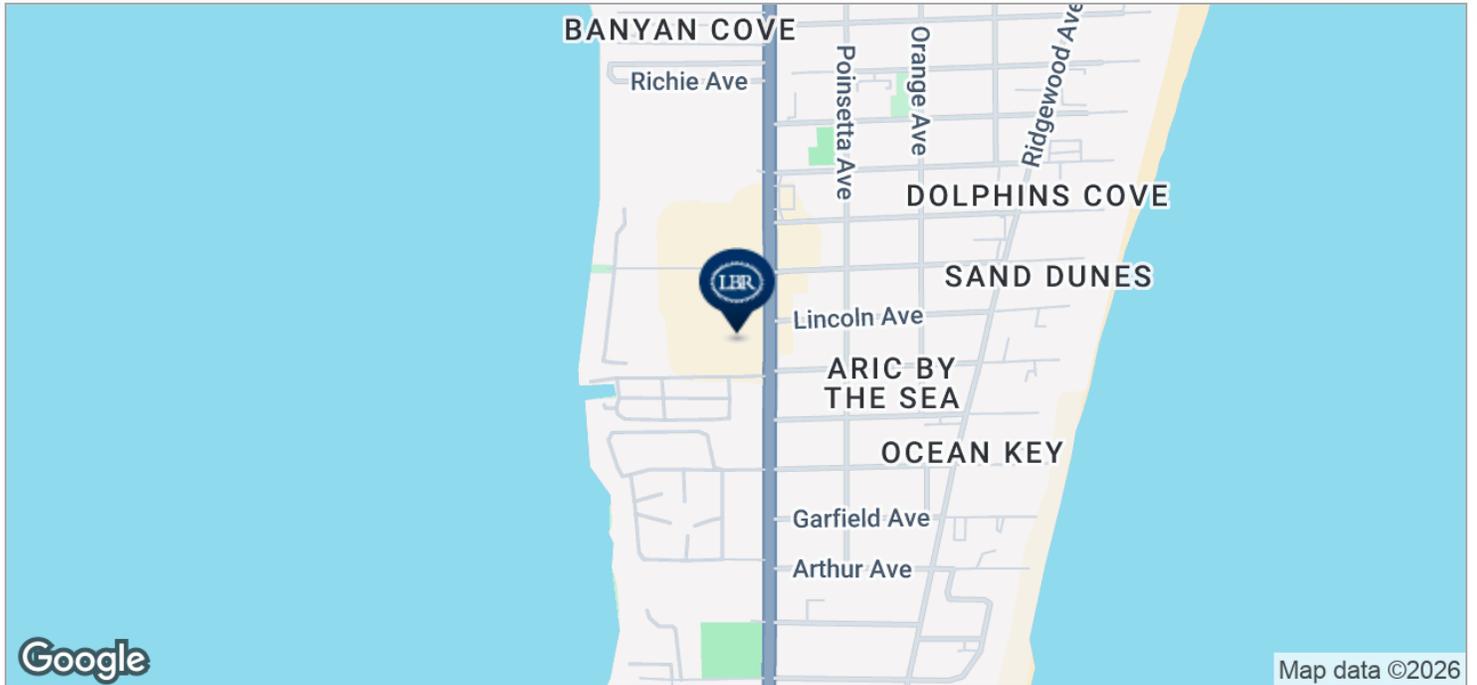
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LOCATION MAPS

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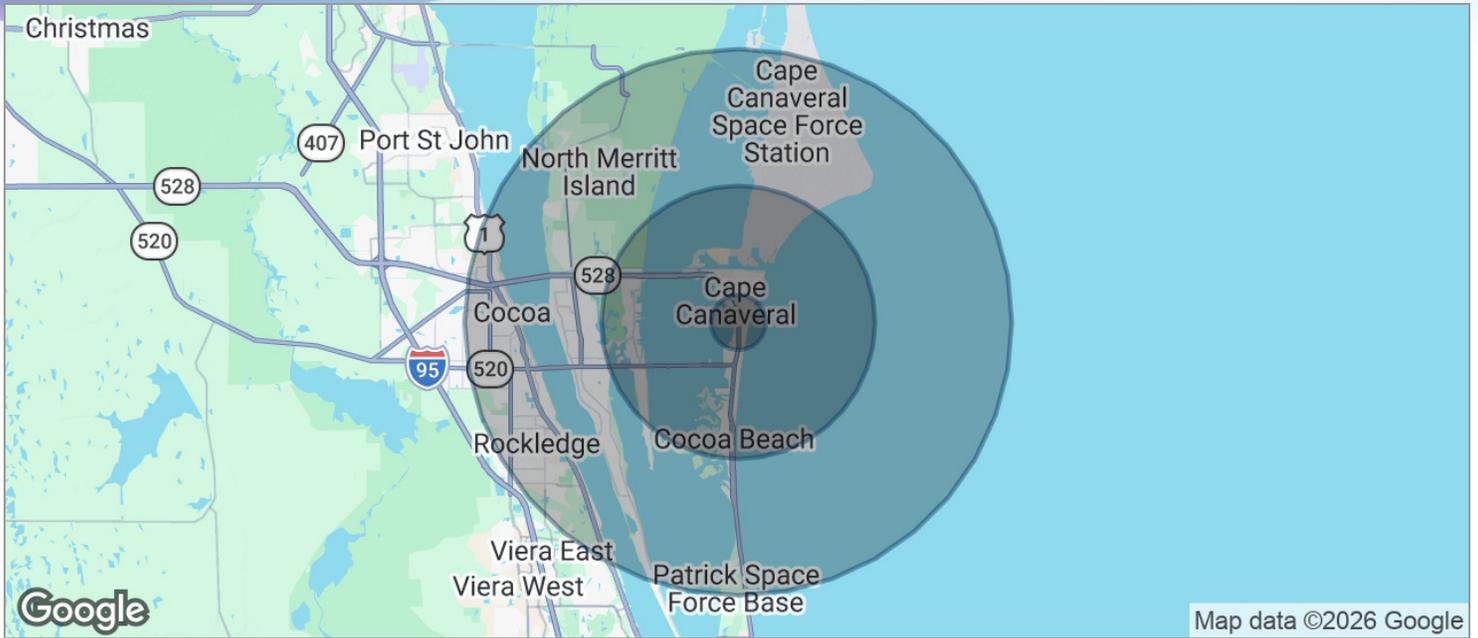
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,309	25,961	88,752
MEDIAN AGE	50.8	50.6	46.4
MEDIAN AGE (MALE)	52.3	52.0	46.4
MEDIAN AGE (FEMALE)	50.5	50.9	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,875	12,987	39,082
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$60,745	\$68,743	\$69,499
AVERAGE HOUSE VALUE	\$229,813	\$272,155	\$292,059

* Demographic data derived from 2020 ACS - US Census

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