

Property Summary

Riverview Center
For Lease



PROPERTY DESCRIPTION

Two-story commercial office building.

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

PROPERTY HIGHLIGHTS

- Built-out office spaces
- Various layouts
- Common area restrooms and break areas
- Ample parking
- Well-maintained property
- Freight elevator available
- Furniture in some offices
- Many suites move-in ready

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$16.00 SF/yr (\$3.04/sf NN) |
| Available SF: | 383 - 1,482 SF |
| Lot Size: | 1.02 Acres |
| Building Size: | 20,646 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,893 | 12,850 | 38,485 |
| Total Population | 3,346 | 25,670 | 87,566 |
| Average HH Income | \$60,663 | \$68,730 | \$69,524 |

JEFFERY T. ROBISON, CCIM

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

Riverview Center
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Lobby



Unit 203

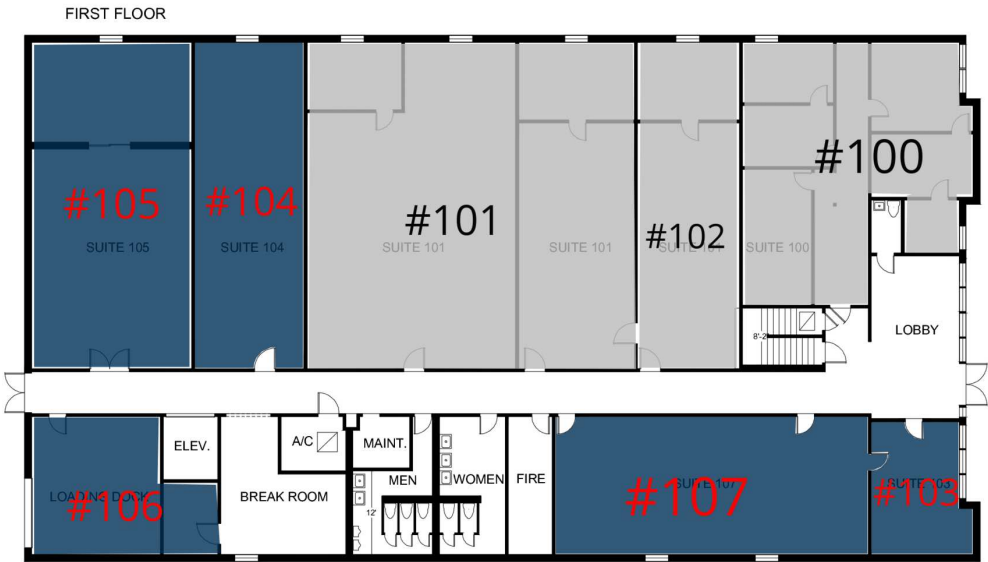
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7011 NORTH ATLANTIC AVE.
CAPE CANAVERAL, FL 32920



LEGEND

Available

Unavailable

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------|
| Lease Type: | \$3.04/sf NN | Lease Term: | Negotiable |
| Total Space: | 383 - 1,482 SF | Lease Rate: | \$16.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|----------|--------------|---------------|
| #103 | Available | 383 SF | \$3.04/sf NN | \$16.00 SF/yr |
| #104 | Available | 997 SF | \$3.04/sf NN | \$16.00 SF/yr |
| #105 | Available | 1,476 SF | \$3.04/sf NN | \$16.00 SF/yr |
| #106 | Available | 533 SF | \$3.04/sf NN | \$16.00 SF/yr |
| #107 | Available | 1,221 SF | \$3.04/sf NN | \$16.00 SF/yr |

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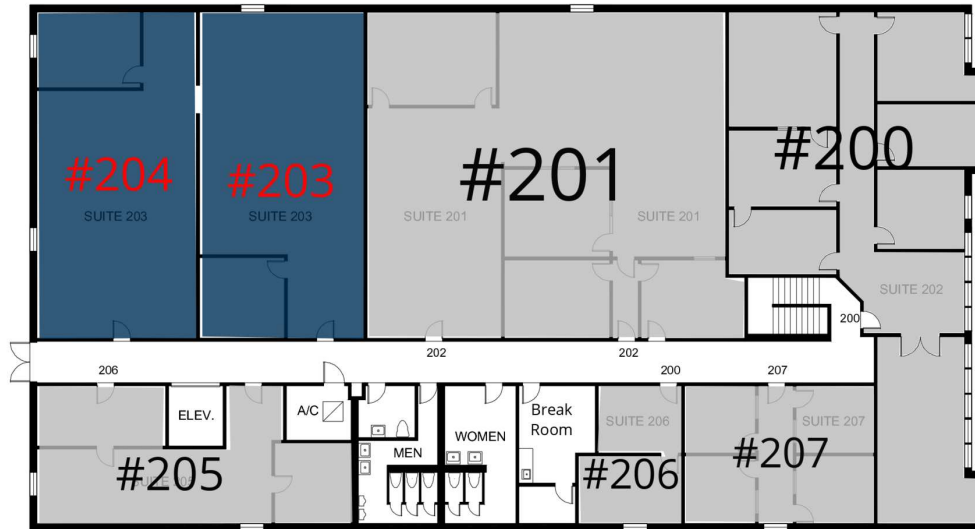
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SECOND FLOOR



LEGEND

Available
Unavailable

LEASE INFORMATION

| | | | |
|--------------|----------------|-------------|---------------|
| Lease Type: | \$3.04/sf NN | Lease Term: | Negotiable |
| Total Space: | 383 - 1,482 SF | Lease Rate: | \$16.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE |
|-------|-----------|----------|--------------|---------------|
| #203 | Available | 1,482 SF | \$3.04/sf NN | \$16.00 SF/yr |
| #204 | Available | 1,460 SF | \$3.04/sf NN | \$16.00 SF/yr |

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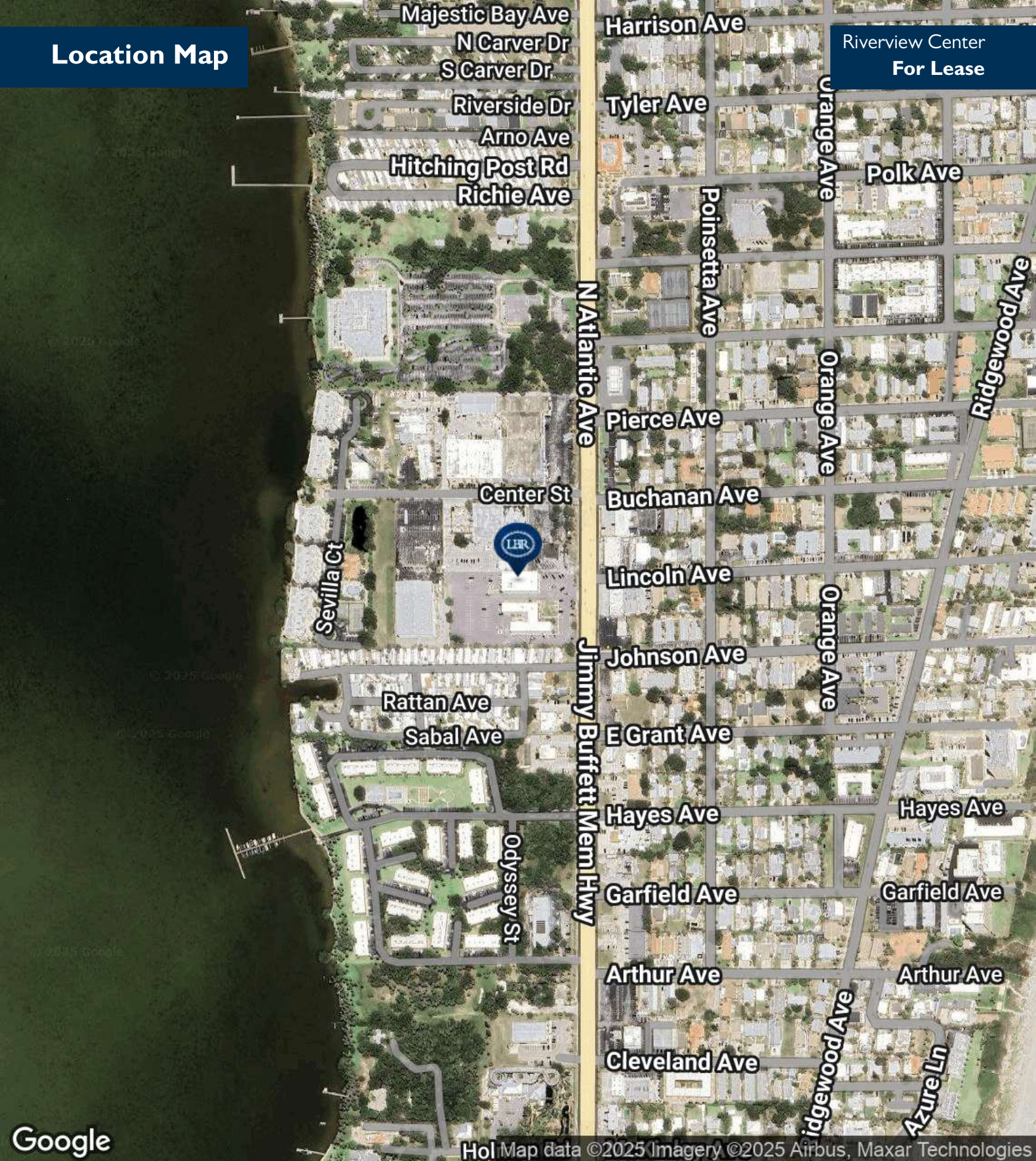
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Location Map

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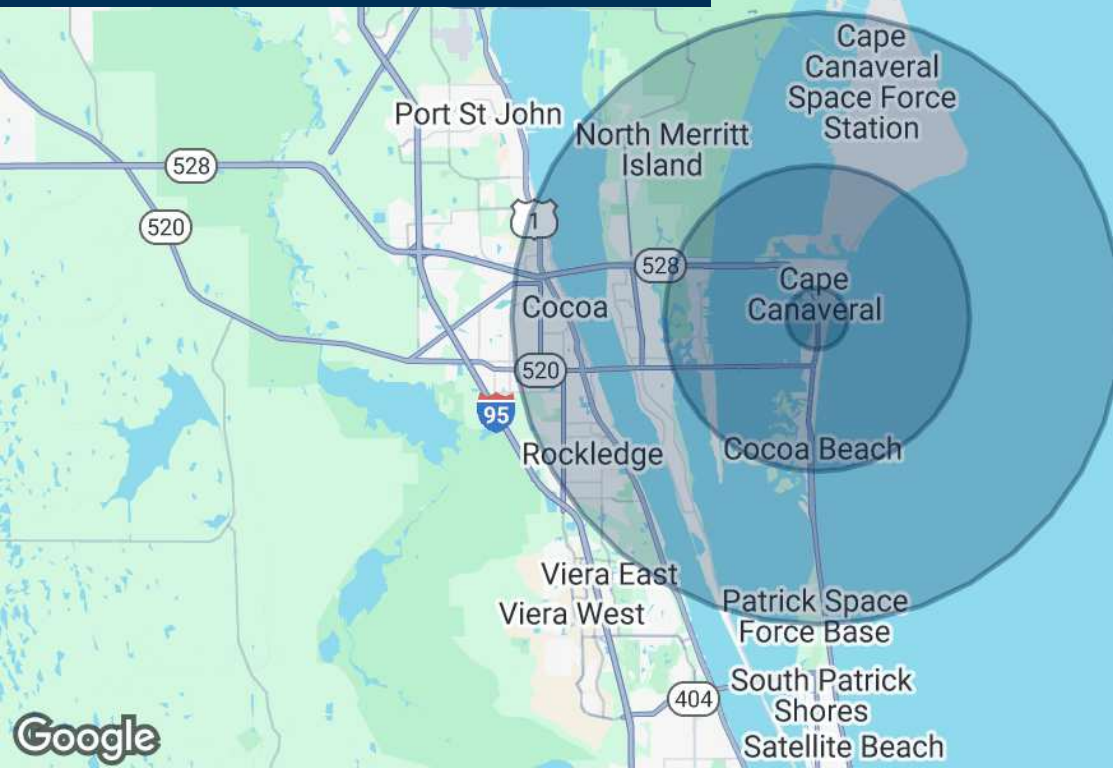
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Demographics Map & Report

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Map data ©2025 Google

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 3,346 | 25,670 | 87,566 |
| Average Age | 50.7 | 50.6 | 46.4 |
| Average Age (Male) | 52.3 | 52.0 | 46.3 |
| Average Age (Female) | 50.4 | 50.9 | 46.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,893 | 12,850 | 38,485 |
| # of Persons per HH | 1.8 | 2.0 | 2.3 |
| Average HH Income | \$60,663 | \$68,730 | \$69,524 |
| Average House Value | \$228,493 | \$272,327 | \$291,771 |

2020 American Community Survey (ACS)

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