

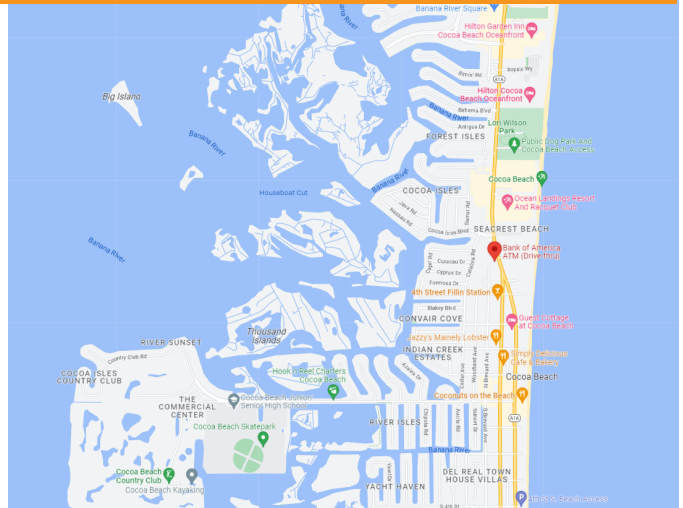
## RESTAURANT SPACE FOR LEASE

# A1A PLAZA

655 N Atlantic Ave., Cocoa Beach, FL 32931



- Restaurant Suite Available for Lease!
- 4,148 SF Suite with Large Dining Area, Large Kitchen, 2 Multi Stall Restrooms, Area for Bar, Walk In Cooler, Hood, Grease Trap
- Owner is Open to Alternative Uses for the Space! Indoor Playground, Banquet Room, Fitness, and More
- High Traffic N Atlantic Ave (A1A) in Cocoa Beach
- Dunkin Donuts Outparcel, Dollar General and Many Other Nearby Retailers Bringing Traffic and Visibility
- 28,500 Daily Traffic Counts
- \$12/SF/YR plus \$5.21/SF/YR NNN



[JMREALESTATE.COM](http://JMREALESTATE.COM)

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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	4,077	13,188	36,109
2027 Pop Projection	4,339	14,082	38,554
Growth 2022-2027	1.3%	1.4%	1.4%
Median Age	62.2	61.4	56.3
Bachelor's or Higher	42%	41%	37%
Average Income	\$101,476	\$91,700	\$91,270



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