

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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

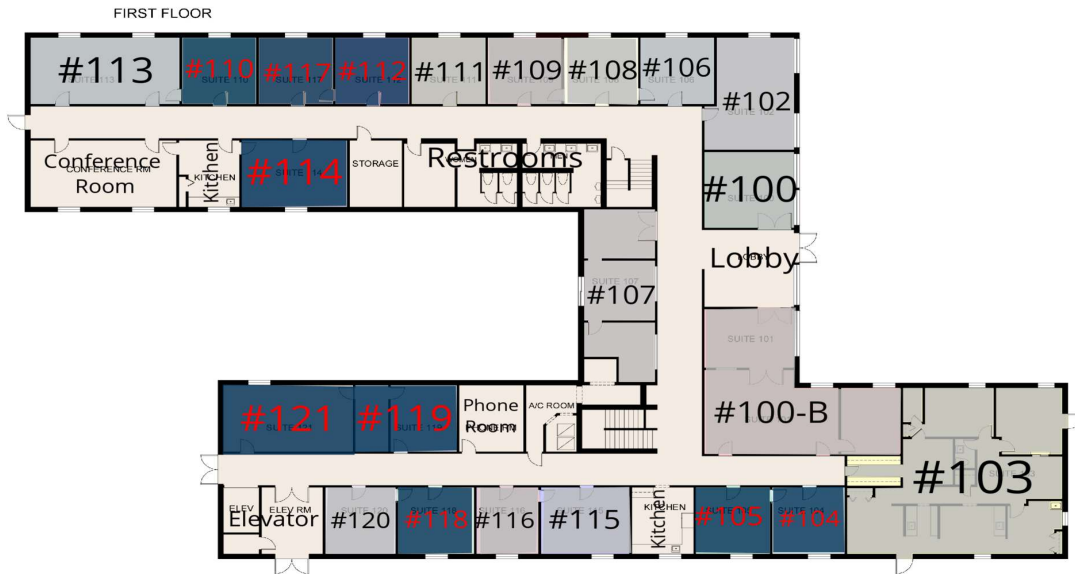
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

AVAILABLE SPACES

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

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

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
#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
#117	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#118	Available	295 SF	\$3.04/sf NN	\$16.00 SF/yr
#119	Available	381 SF	\$3.04/sf NN	\$16.00 SF/yr
#121	Available	500 SF	\$3.04/sf NN	\$16.00 SF/yr

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

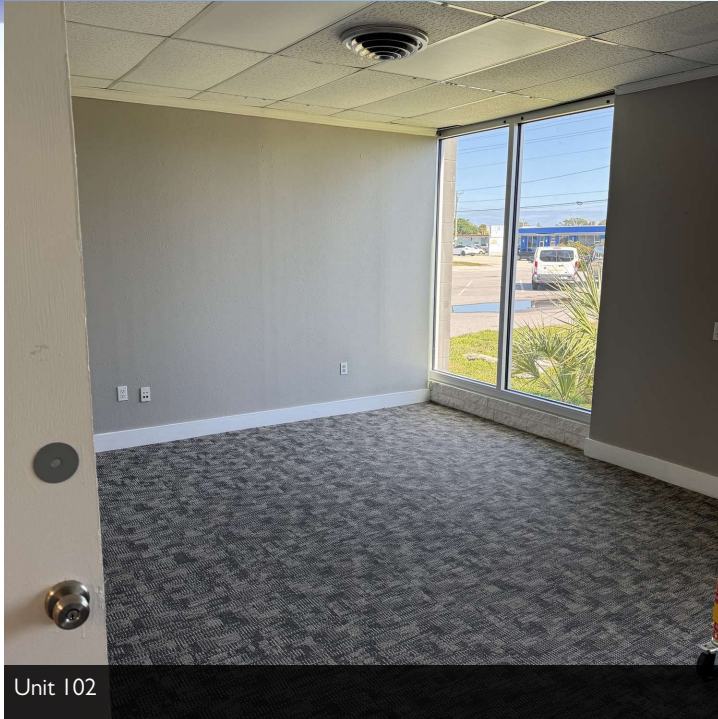
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

INTERIOR PHOTOS

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



Unit 102



Unit 104



Unit 118



Unit 121

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

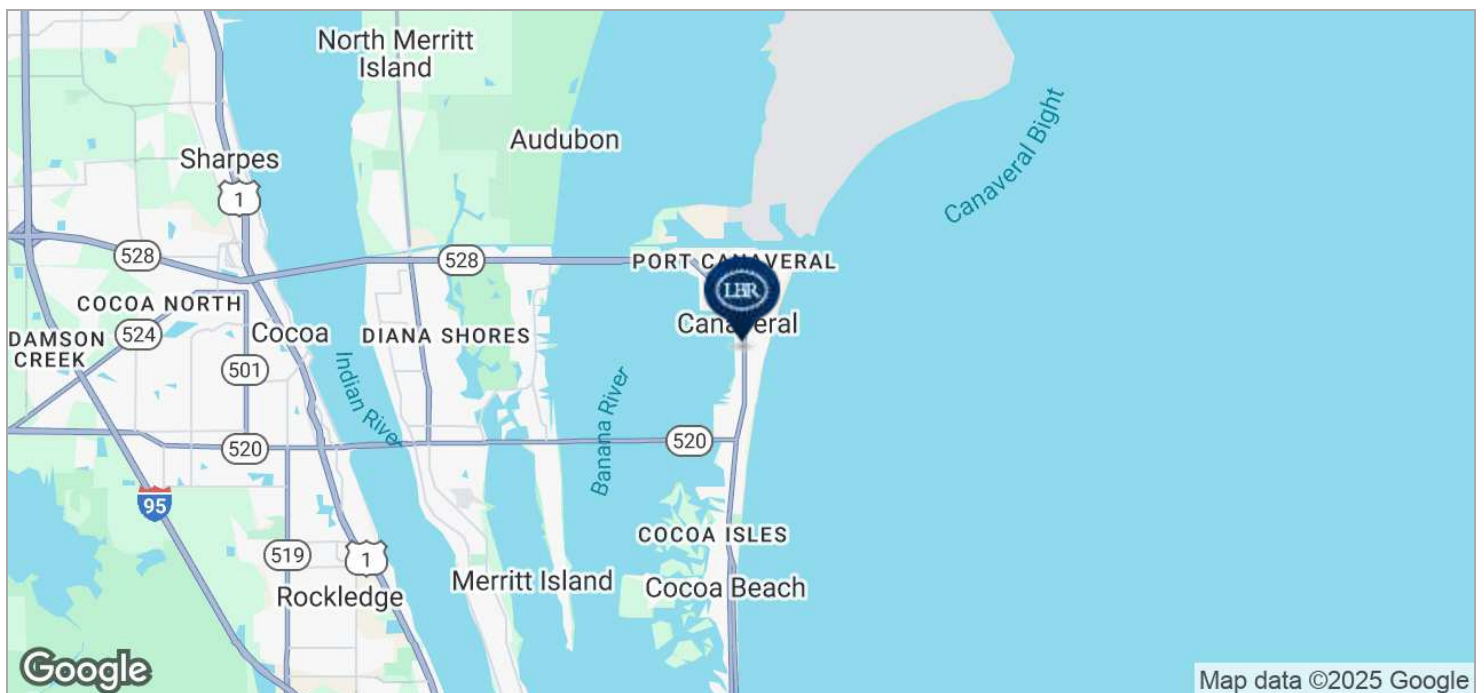
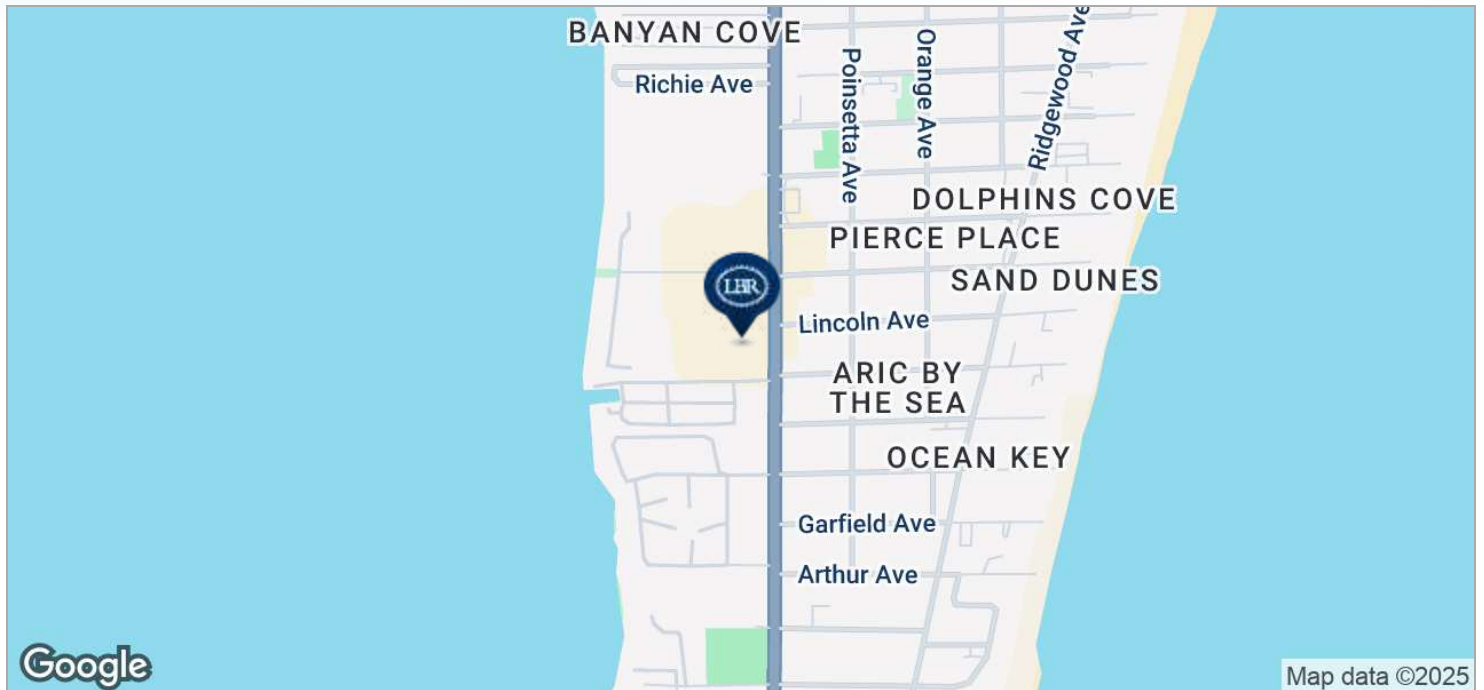
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

LOCATION MAPS

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



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

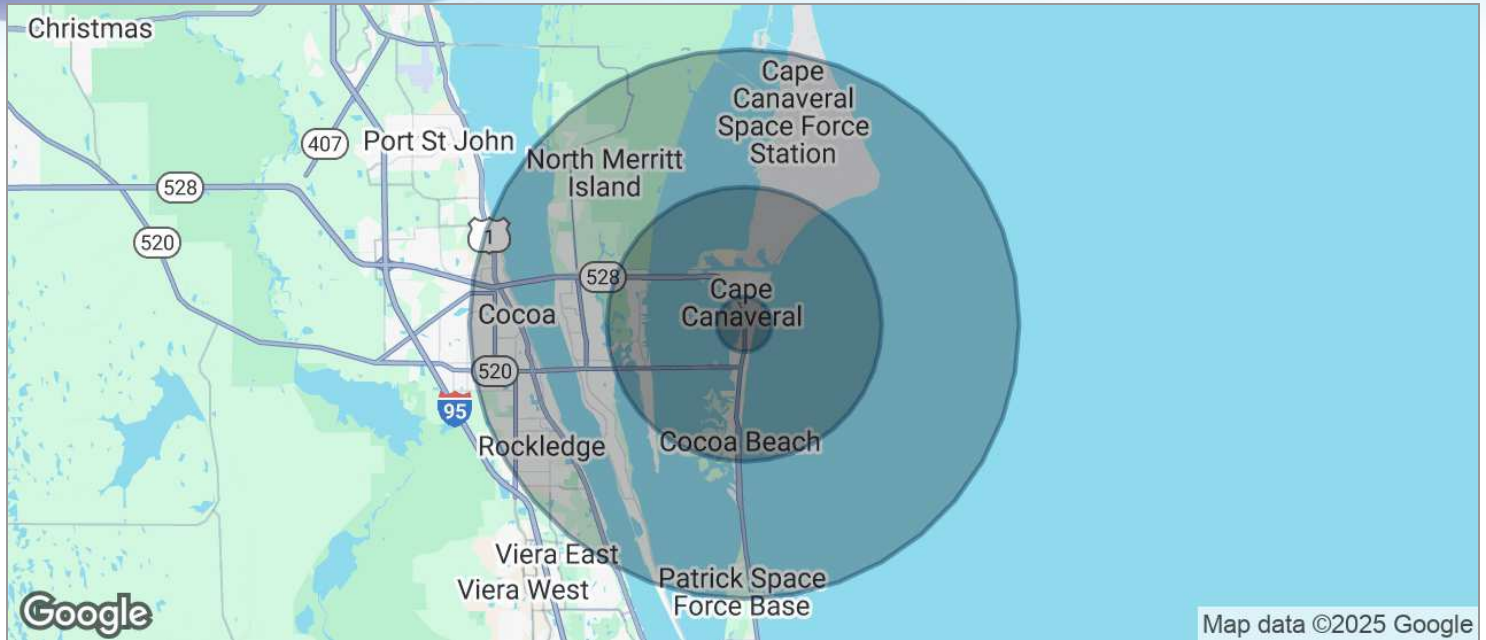
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.

DEMOGRAPHICS MAP

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



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

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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.