

# 8550 ASTRONAUT BLVD

CAPE CANAVERAL OUTPARCELS FOR SALE OR LEASE

±1.0 AC

±1.0 AC

ASTRONAUT BLVD / 29,000 AADT

2 TRACTS FOR SALE OR GROUND LEASE  
TOTAL SIZE  $\approx$  2.0 ACRES



CUSHMAN &  
WAKEFIELD



## PROPERTY OVERVIEW

ASTRONAUT BLVD

29,000 AADT

### SIZE PER ACRE

±1.0 AC (TRACT 1)

±1.0 AC (TRACT 2)

### TOTAL SIZE

±2.0 AC OR ±87,120 SF

### ZONING

PD

### ACCESS

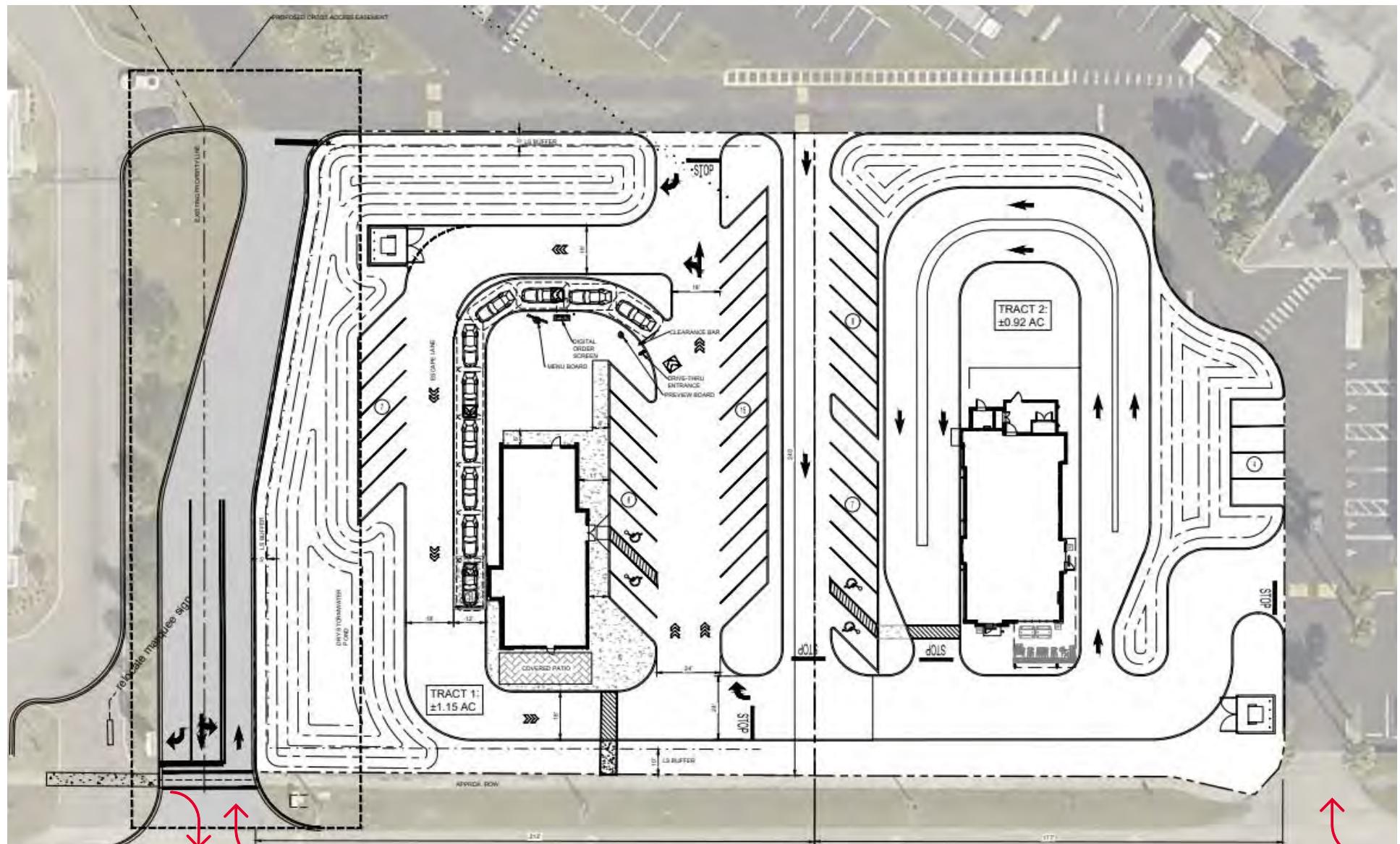
FULL ACCESS

### TRAFFIC COUNT

29,000 AADT

- Two tracts totaling ±2.0 acres available for ground lease in the Cape Canaveral submarket. The site fronts the Jimmy Buffet Memorial Hwy with full access from the road included. The site is perfect for a QSR and could be split into multiple parcels.
- Nearby Port Canaveral is the 2nd busiest cruise port in the world. With an estimated 8.6 million passenger movements for 2025, an increase from 7.6 million in 2024.
- The subject site is positioned in a highly desirable area with plenty of QSRs serving tourists and cruise-goers. Nearby QSRs include Wendy's, Mystic Lobster, McDonald's and Twisted Treat.
- This site is located within a large concentration of hotels and resorts. With over 1,795 existing rooms and 150 more under construction. Nearby Hyatt Place opened in Q1 2025, also within proximity to the Radisson Resort, Residence Inn, Homewood Suites, Home2 Suites, and the SpringHill Suites.
- Other notable developments in the area include, The Margaritaville Compass Hotel which is fully permitted and beginning work, and The Hilton Garden Inn which opened to the public in early September 2025. The nearby Bowen Aquarium is set to break ground in Q1 2026.

# // SITE PLAN



ASTRONAUT BOULEVARD (USA-1-A)

# // 2-MILE RETAIL MAP





## // AREA DEMOGRAPHICS

POPULATION	
1 MI	11,560
3 MI	18,948
5 MI	35,739

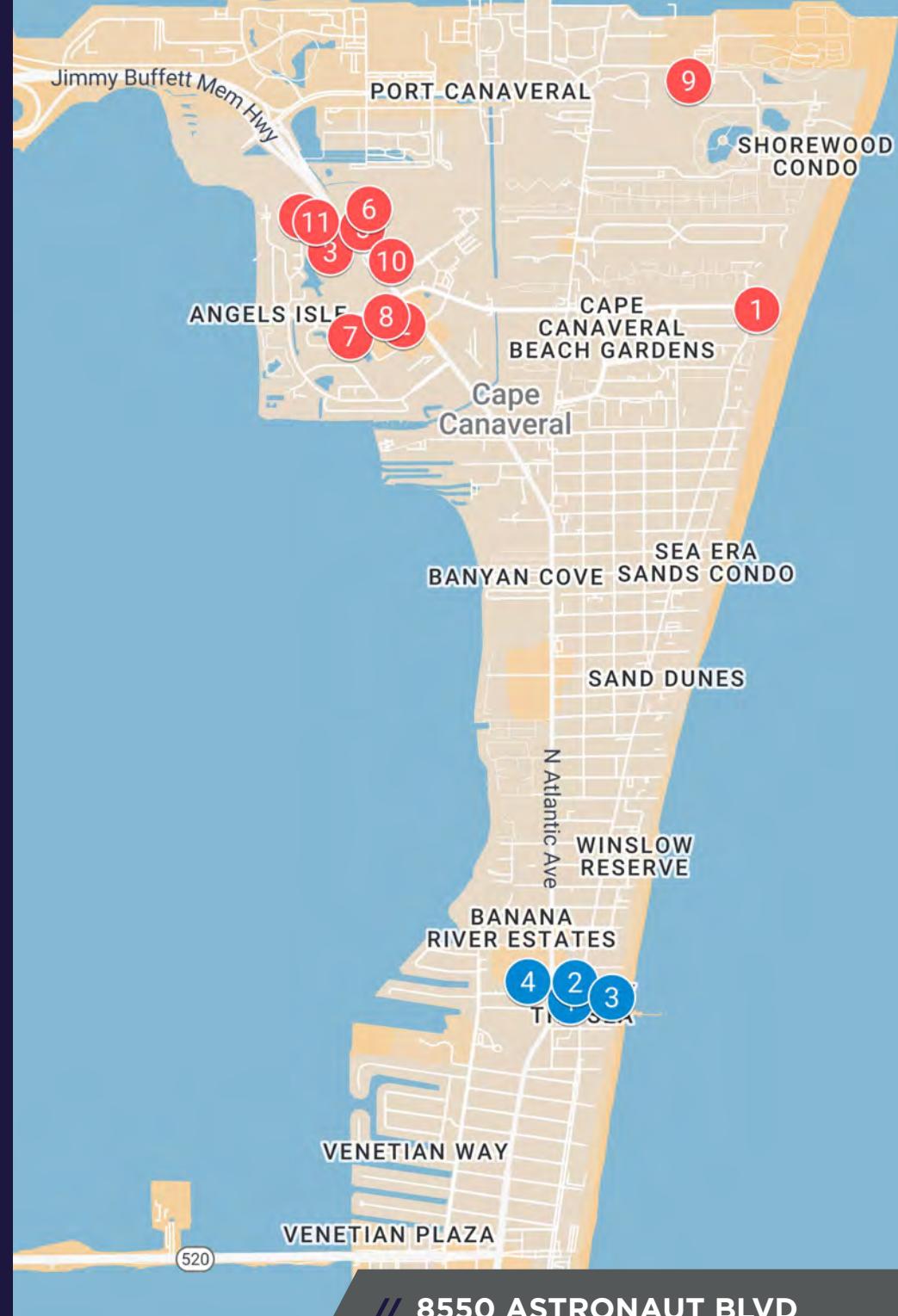
DAYTIME EMPLOYMENT	
1 MI	3,468
3 MI	9,373
5 MI	13,776

# OF BUSINESSES	
1 MI	443
3 MI	1,043
5 MI	1,695

// **8550 ASTRONAUT BLVD**  
Cape Canaveral, FL 32920

# // HOTEL MARKET SUPPLY

NUMBER	HOTEL NAME	ROOMS
1	ROYAL MANSIONS RESORT	80
2	RADISSON RESORT @ THE PORT	284
3	RESIDENCE INN CAPE CANAVERAL COCOA BEACH	150
4	COUNTRY INN & SUITES PORT CANAVERAL	150
5	HOMEWOOD SUITES BY HILTON CAPE CANAVERAL COCOA BEACH	153
6	HAMPTON INN & SUITES + HOME 2 SUITES	224
7	MARRIOTT SPRINGHILL SUITES	151
8	MARRIOTT TOWNEPLACE SUITES	153
9	HOLIDAY INN EXPRESS CAPE CANAVERAL	150
10	HILTON GARDEN INN	150
11	HYATT PLACE	150
<b>TOTAL CAPE CANAVERAL</b>		<b>1,795</b>
NUMBER	HOTEL NAME	ROOMS
1	DAYS INN BY WYNDHAM COCOA BEACH PORT CANAVERAL	60
2	BEST WESTERN COCOA BEACH HOTEL & SUITES	102
3	LA QUINTA INNS & SUITES COCOA BEACH OCEANFRONT	229
4	HOLIDAY INN EXPRESS & SUITES COCOA BEACH	78
<b>TOTAL COCOA BEACH</b>		<b>469</b>
<b>TOTAL</b>		<b>2,264</b>



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## CONTACT

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