

EXECUTIVE SUMMARY

• 5900 N Atlantic Ave Cocoa Beach, FL 32931



OFFERING SUMMARY

Available SF: 0.51 Acres

Lease Rate: Negotiable

Lot Size: 0.05 Acres

Zoning: BUI

PROPERTY OVERVIEW

Excellent corner property in Cocoa Beach
Ground Lease or BTS opportunity
Plans completed for a Quick Service Restaurant

LOCATION OVERVIEW

N Atlantic Ave and Harding Ave Corner Lot
Excellent position to Port Canaveral - Voted Best US Cruise Homeport of 2023
Traffic Counts: 33,500 AADT (22)

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

• 5900 N Atlantic Ave Cocoa Beach, FL 32931



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

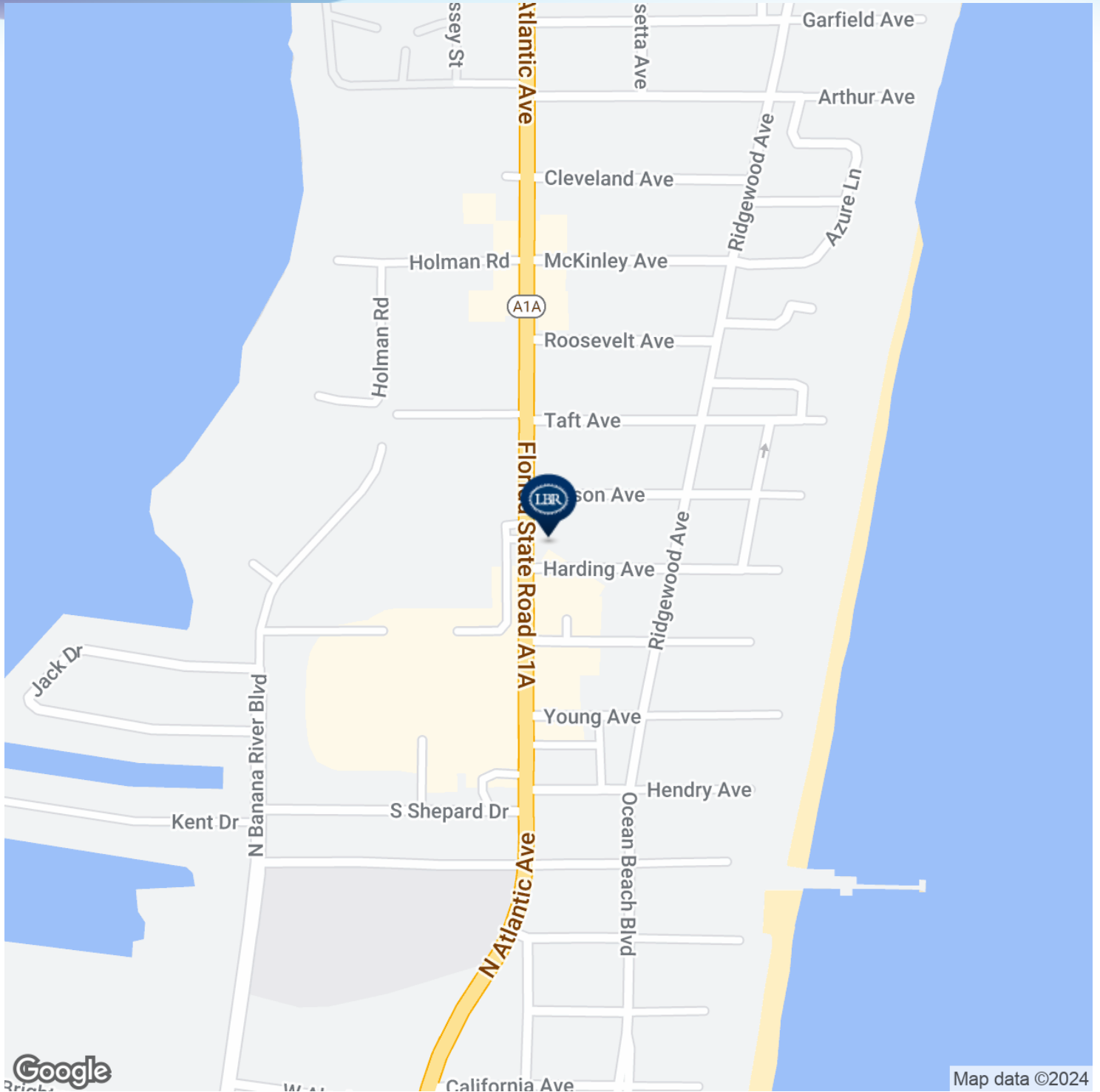
Lightle Beckner Robison, Inc.

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.

LOCATION MAP

• 5900 N Atlantic Ave Cocoa Beach, FL 32931



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

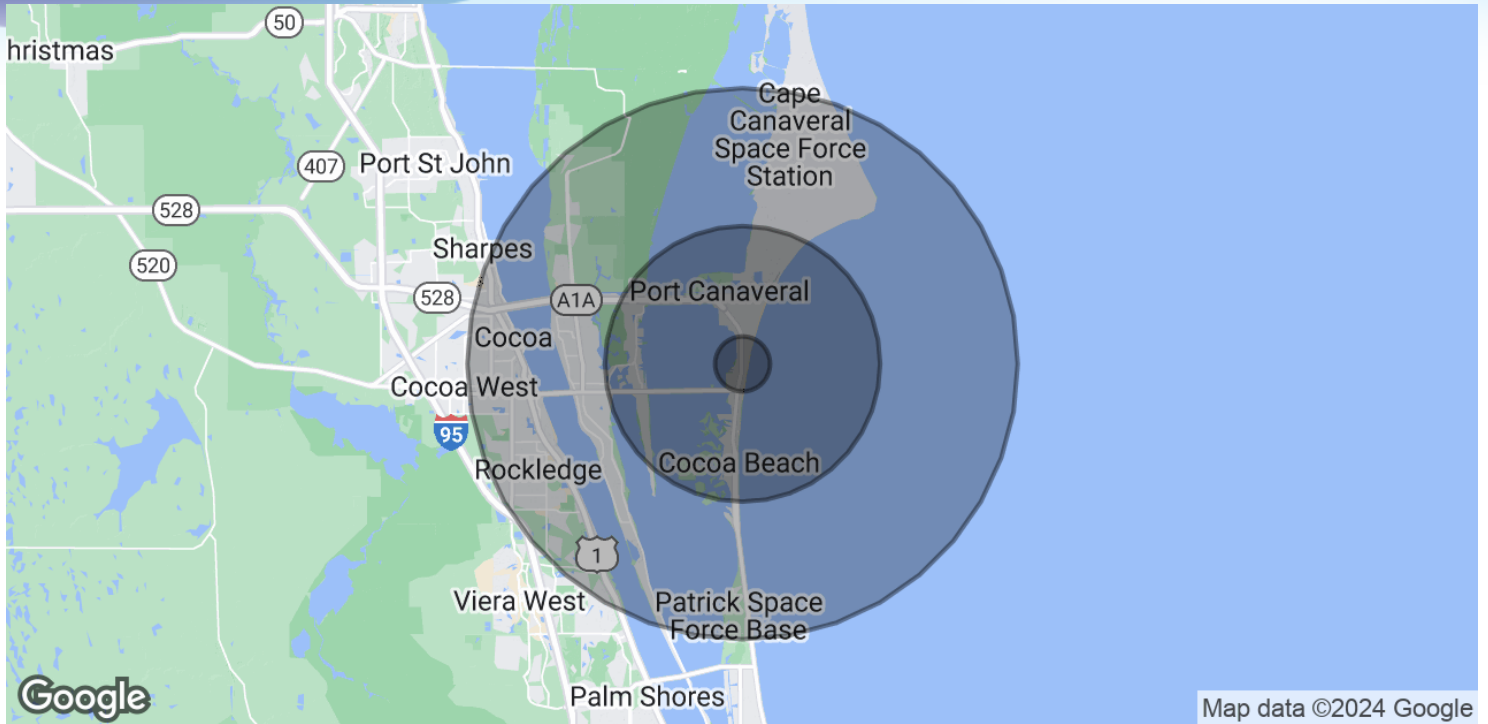
Lightle Beckner Robison, Inc.

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 & REPORT

• 5900 N Atlantic Ave Cocoa Beach, FL 32931



Map data ©2024 Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,713	32,497	123,568
Average Age	55.5	55.6	48.0
Average Age (Male)	55.8	54.9	46.9
Average Age (Female)	53.9	55.5	48.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,381	23,624	66,765
# of Persons per HH	1.1	1.4	1.9
Average HH Income	\$50,199	\$61,824	\$67,339
Average House Value	\$330,305	\$302,370	\$265,319

* 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.