

For Lease

2003 N Atlantic Ave
For Lease



PROPERTY DESCRIPTION

One Available Unit
For Professional Office / Medical or Select Retail
Current Buildout Medical
Unit B +/- 2050 sf

No Restaurants, Coffee Shops , Smoke Shops
Pylon Signage and Building Signage Available!

FDOT-2024 Daily Traffic Count 33,000
Signalized Intersection
Outparcel of Publix Banana River Square
Situated directly on Highway A1A
Cozy Coastal Community, Home of World Famous Ron
Jon's Surf Shop , Cocoa Beach Pier, and Gateway to
Kennedy Space Center
Vital Tourism Spot for Family-Friendly Activities, on the
Space Coast
Property is South of SR 520 Causeway Connecting to
Cocoa Village and Merritt Island and SR 528 Connecting
to Orlando

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
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OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (NNN)
Number of Units:	3
Available SF:	2,050 SF
Lot Size:	37,664 SF
Building Size:	8,366 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,079	2,298
Total Population	946	1,911	4,118
Average HH Income	\$117,861	\$115,341	\$109,205

Additional Photos



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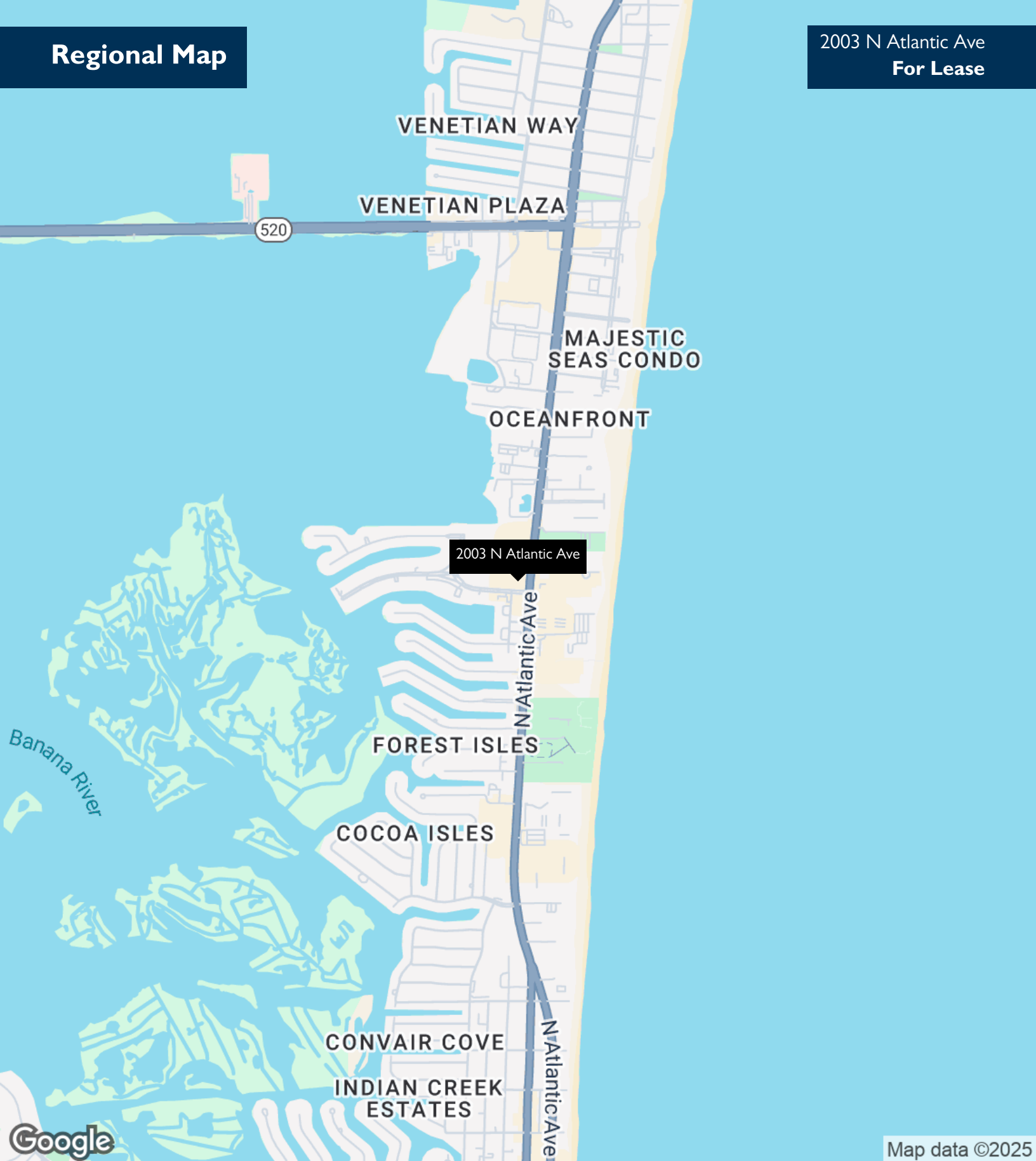


Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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



Regional Map

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