

Publix #1563 - Banana River Square

2067 N Atlantic Avenue
Cocoa Beach, FL 32931
Lat 28.342, Long -80.609

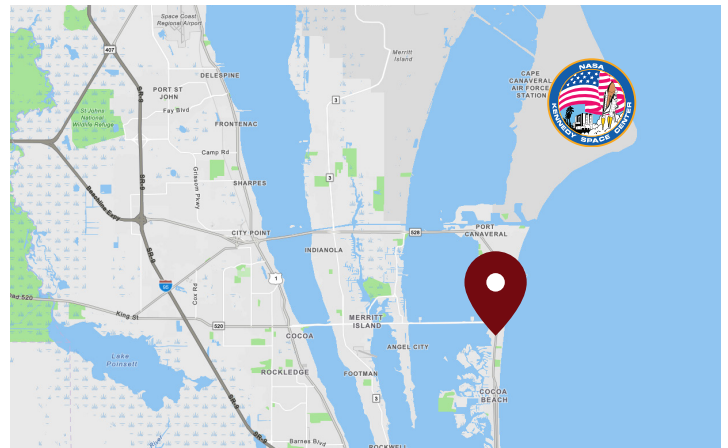
FOR LEASE



829 - 2,480 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Brand New Publix 2018
- Palm Bay-Melbourne-Titusville MSA
- Brevard County Market
- Ample Parking
- High Volume Tourist Area and Expanding Space Industry With Growing Job Market
- Pylon Signage Available
- Brand New Small Shop Vanilla Box Spaces Available
- Just Minutes South of SR 520/Cocoa Beach Causeway
- Publix Serves the Entire Southern Side of the Island
- Ideal Location for an Ice Cream Shop, Restaurants, and Other Services
- Traffic Count: A1A - 36,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,387	14,971	36,655
Daytime Population	5,646	18,677	40,437
Total Households	2,291	8,174	17,883
Avg. HH Income	\$109,704	\$108,581	\$106,269

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Tracy Worrell

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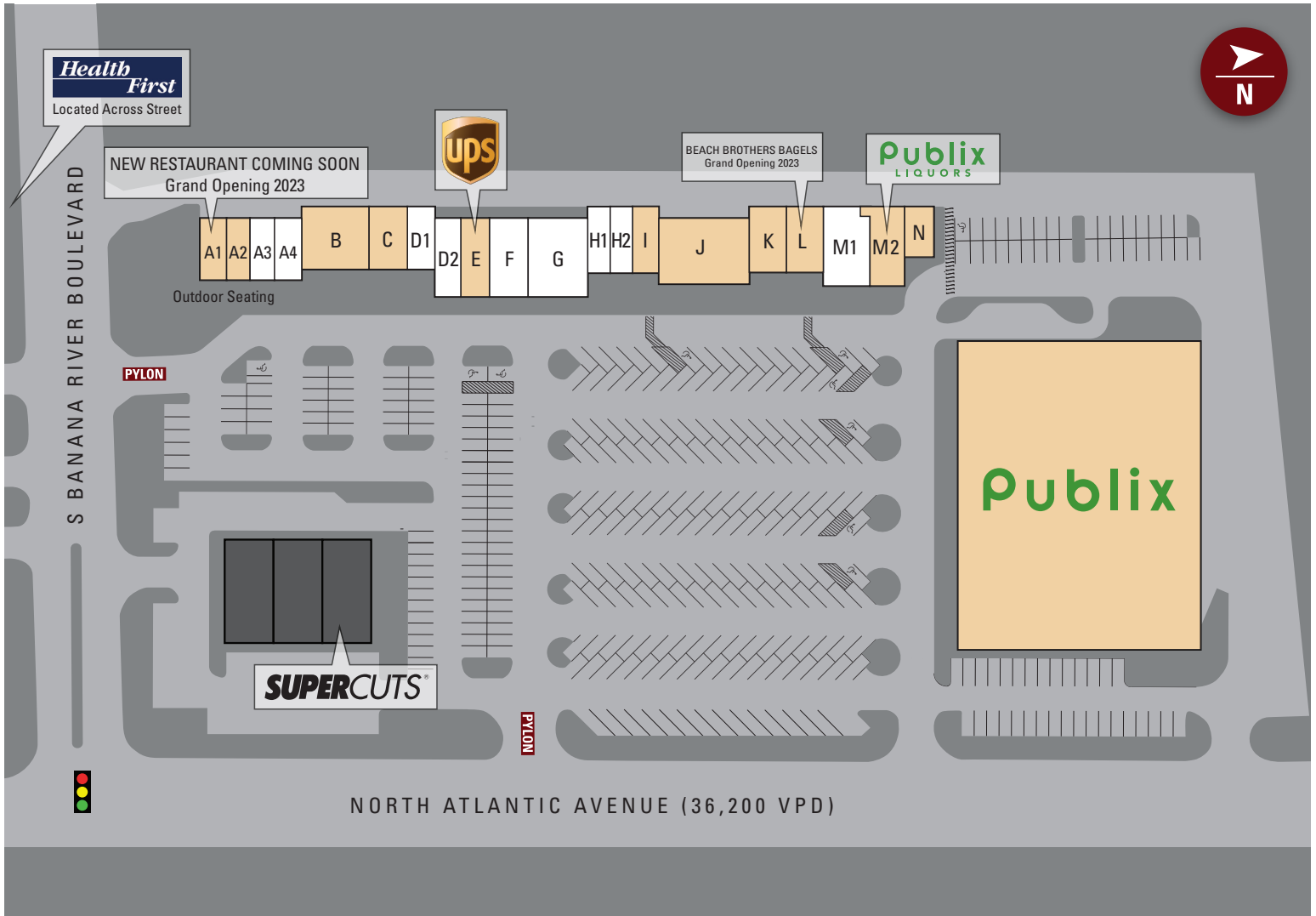


Crossman & Company

www.crossmanco.com

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Suite	Tenant	Size
A1	Shoyu Hibachi Express & Poke Bowl	1,061
A2	Walk In Chiropractic	1,038
A3 -2005C	AVAILABLE (20 X 48) V-Box	1,038
A4 -2005D	AVAILABLE (21 X 48) V-Box	1,666
B	Paddy Cassidy's Irish Pub	2,200
C	Hollywood Nails	1,600
D1 -2017	AVAILABLE (16 X 50) V-Box	829
D2 -2019	AVAILABLE (26 X 60) V-Box	1,575

Suite	Tenant	Size
E	The UPS Store	1,200
F -2023	AVAILABLE (31 X 60) V-Box	1,740
G -2029	AVAILABLE (41 X 60)	2,480
H1 -2031A	*Lease Pending* (20 X 50) V-Box	1,028
H2 -2031B	AVAILABLE (20 X 50) V-Box	992
I	New China	800
J	Florida's Fresh Grill	3,590
K	Magic Cleaners	1,450
L	Beach Brothers Bagels	1,425

Suite	Tenant	Size
M1 -2049	AVAILABLE (36 X 60) V-Box	2,103
M2	Publix Liquors	1,400
N	Tilman's Barber Shop	909
ANC	Publix	45,600
TOTAL		75,724

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **352,500**

EST. # OF VISITS ANNUALLY

 **1.1 Million**

AVG. VISITS / CUSTOMER

 **3.03**

AVG. LENGTH-OF-STAY / VISIT

 **45 MIN**

TOP 3 DAYS



Saturday	177,825
Sunday	168,471
Friday	162,106

OF VISITS

TOP 3 HOURS

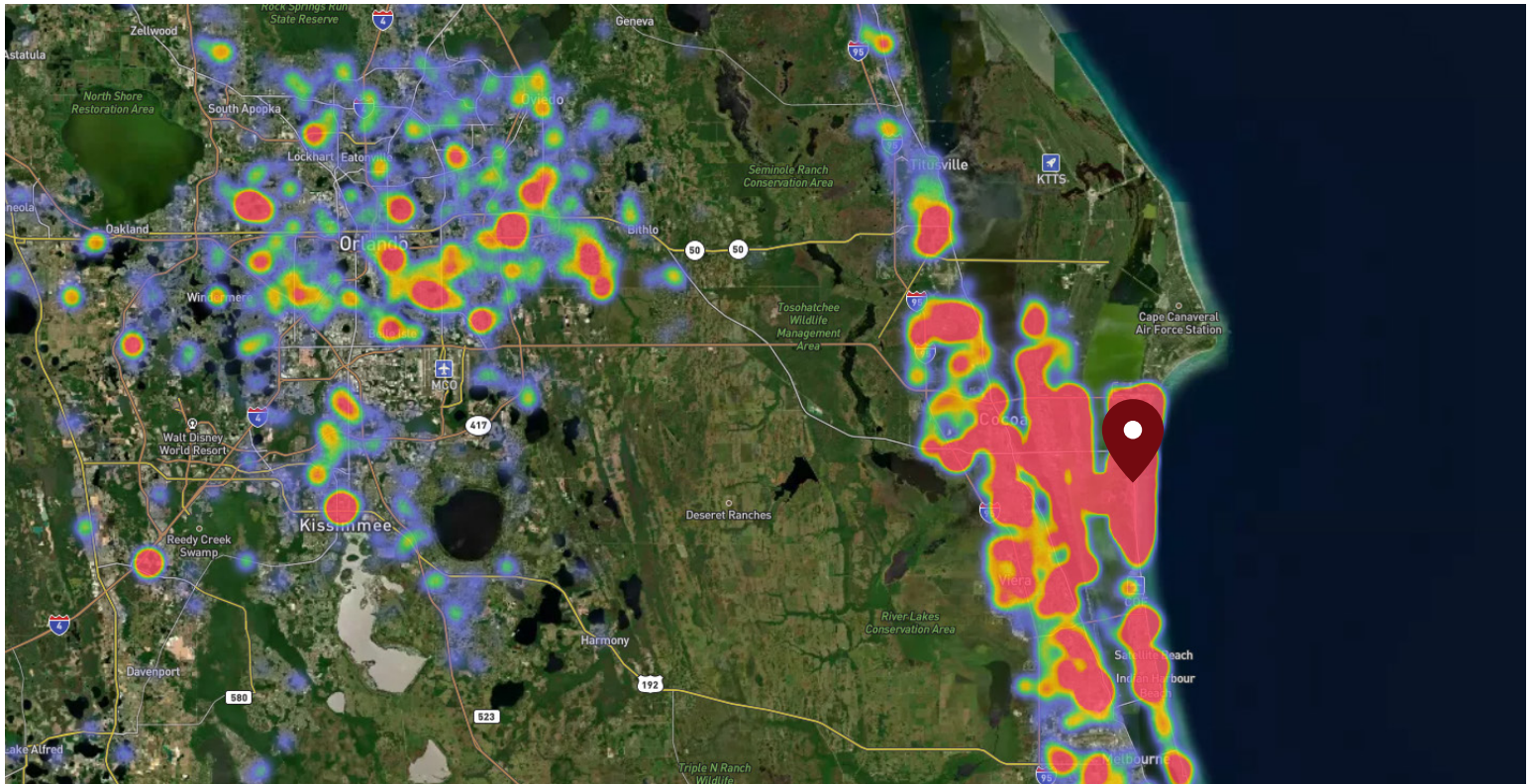


6-7 PM	182,746
5-6 PM	177,995
7-8 PM	168,542

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2021 - July 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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