

8075 & 8085 N. Atlantic Avenue

Cape Canaveral, FL 32920

New Landlord / Extensive Renovations Planned / Centrally Located

Artist Rendering of Planned Facelift



OFFERING SUMMARY

Available SF: 4,604 - 9,604 SF

Lease Rate: \$14.00 - 15.00 SF/yr
(NNN)

Acreage: 0.36 Acres

Facility SF: 9,604 SF

Zoning: City of Cape Canaveral
Low Density
Commercial (C-1)

PROPERTY OVERVIEW

Unit 8075 +/- 5,000 SF. Prior Gym/Bar. Open Floorplan, Kitchen, 2 Restrooms

Unit 8085 +/- 4,604 SF. 3 Offices, 1 Restroom, Open Configuration

Units can be Leased Individually or Combined for 9,604 SF

Concrete Flooring & est. 10' - 14' Exposed Ceiling Throughout

One 8' Wide x 8' 6" Tall +/- Overhead Door + One 7' x 7' +/- Overhead Door

100% HVAC. City Water/Sewer. FPL Electric

10 Asphalt Paved/Striped Parking Spaces. Potential for Additional Parking.

C-1 Zoning; Retail, Office, Medical, Restaurant, Plant Nursery & More!

Traffic Count est. 6,300 VPD on Atlantic Avenue

LOCATION OVERVIEW

Strategically positioned on Atlantic Avenue which is a direct connector to Port Canaveral (Cruise Ships) and Jetty Park (Rocket Launch Viewings/Beach). Located approximately halfway between SR 520 & SR 528 which both provide access to I-95 & US1. Nearby employers include Cape Canaveral Hospital, Patrick Space Force Base and Kennedy Space Center to name a few. Make this the future home for your business today!

Zachary Ullian

Broker Associate

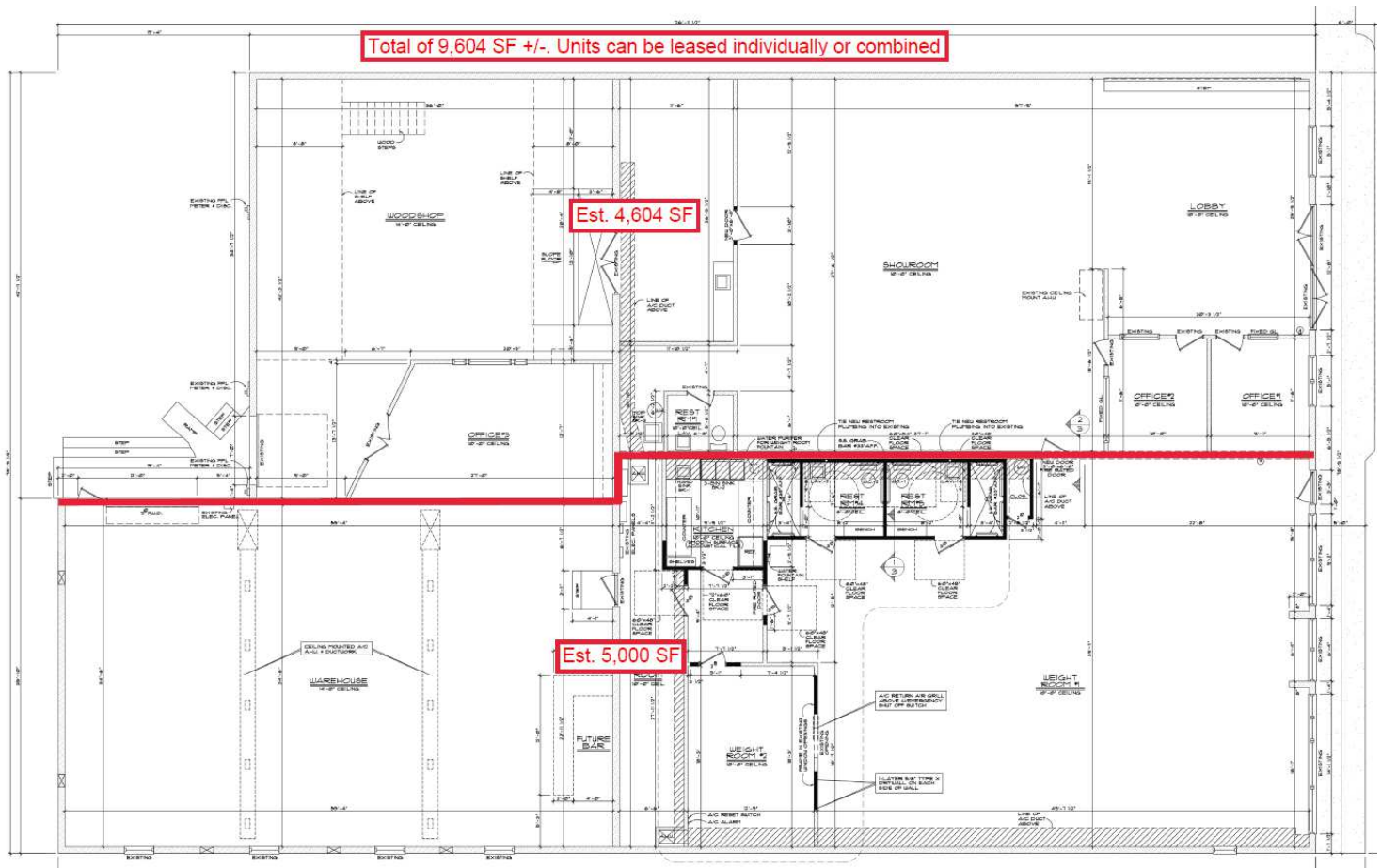
Cell: 321.750.3439

zach@ullianrealty.com

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Floorplan



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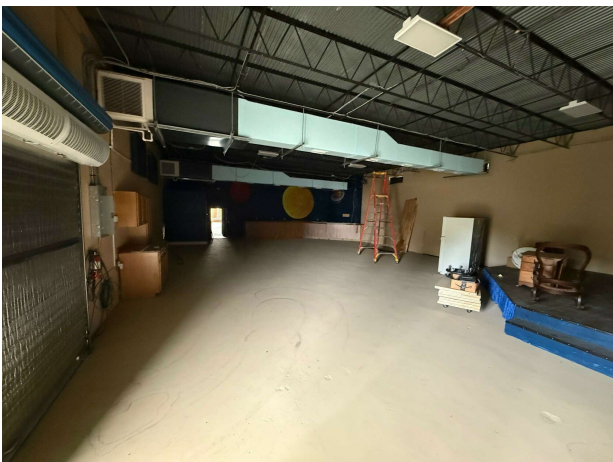
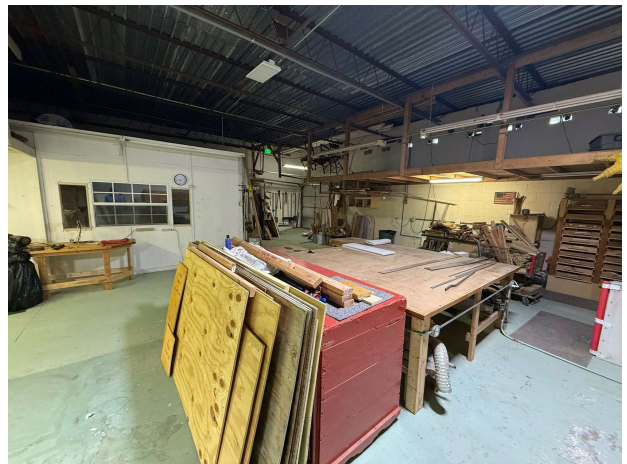
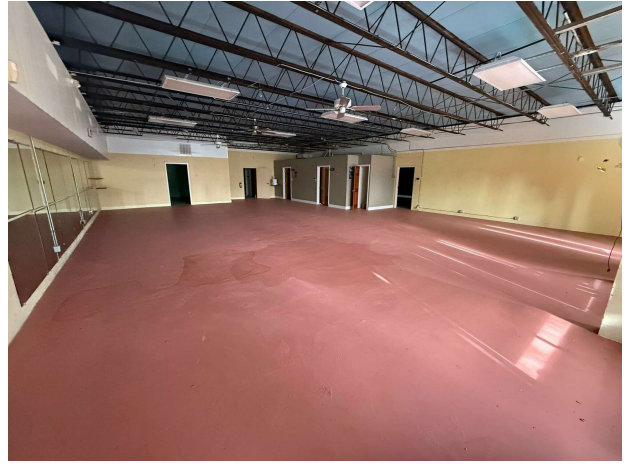
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Additional Photos



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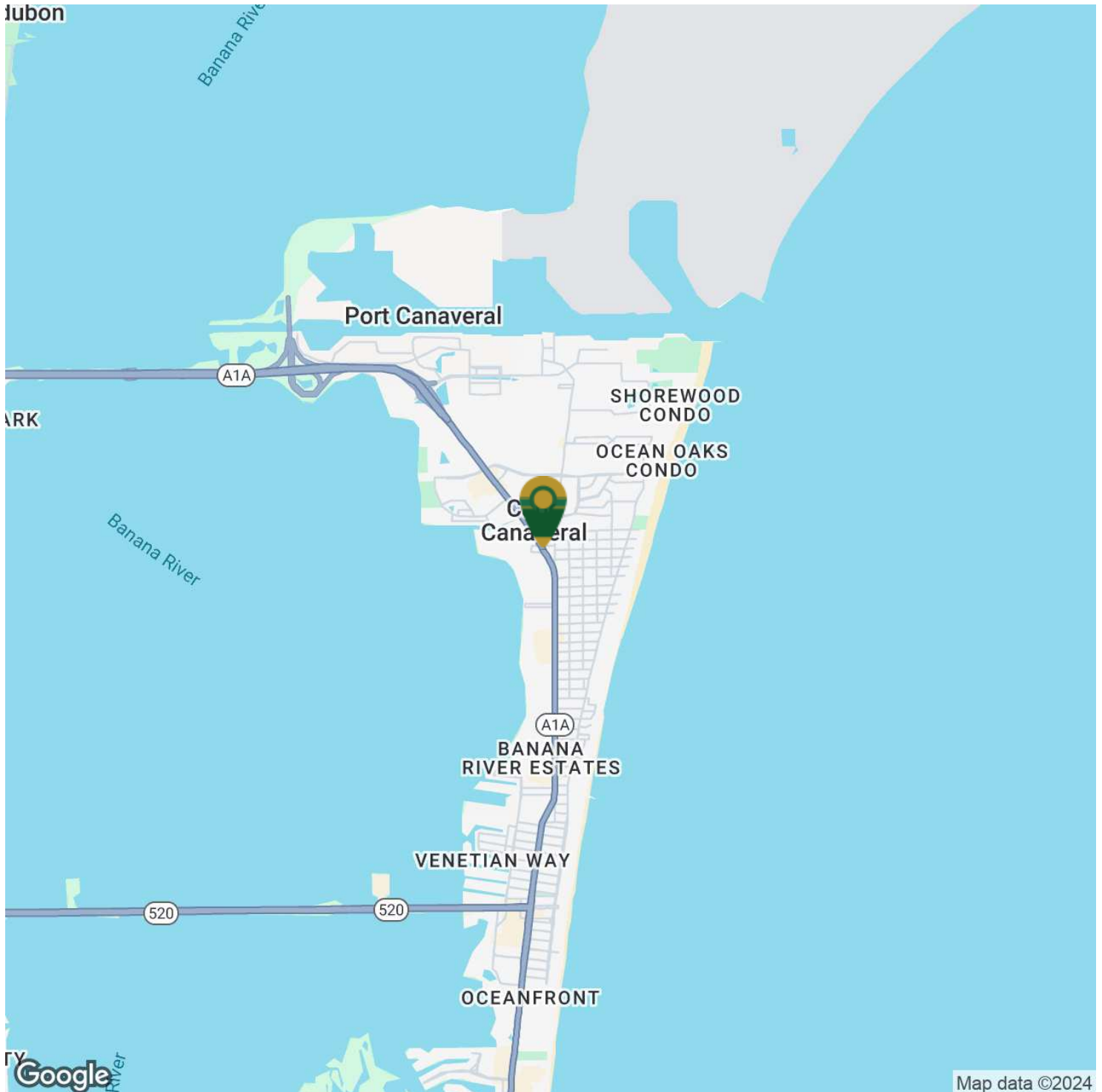
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Location Map



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