



PROPERTY DESCRIPTION

Unveil the potential of this space at 655 North Atlantic Avenue, ideal for second-generation restaurant ventures. Boasting a prominent storefront with excellent street presence, this space offers a flexible floor plan perfectly suited for creating immersive dining environments. Existing fixtures support efficient operations, and private service access streamlines supply deliveries. With a strategically oriented facade and a premium finish package enhancing the tenant experience, this location holds immense appeal for a distinctive restaurant concept ready to make its mark.

LOCATION DESCRIPTION

Located in the vibrant and bustling city of Cocoa Beach, our leasing opportunity at this premier location offers unparalleled access to the area's diverse array of attractions. Situated near the iconic Cocoa Beach Pier, visitors and locals alike can enjoy top-tier dining, shopping, and entertainment options. With its prime position along North Atlantic Avenue, the area is renowned for its high tourist foot traffic and the opportunity to capture the attention of the multitude of visitors seeking unique retail experiences. This prime location ensures that your business will thrive and benefit from the bustling energy of this coastal city, making it an ideal destination for retail and street retail tenants seeking visibility and foot traffic.

OFFERING SUMMARY

Lease Rate:	\$12 - 15 SF/yr (\$4.55/sf NNN)
Available SF:	1,125 - 4,147 SF
Lot Size:	3.15 Acres
Building Size:	34,560 SF

DEMOGRAPHICS	0.5 MILES	2 MILES	5 MILES
Total Households	773	4,158	16,110
Total Population	1,373	7,921	31,670
Average HH Income	\$83,514	\$107,840	\$114,293

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Additional Photos

AIA Plaza
For Lease



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INCORPORATED
COMMERCIAL REAL ESTATE SERVICES

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.

Unit 655 D-E

AIA Plaza
For Lease



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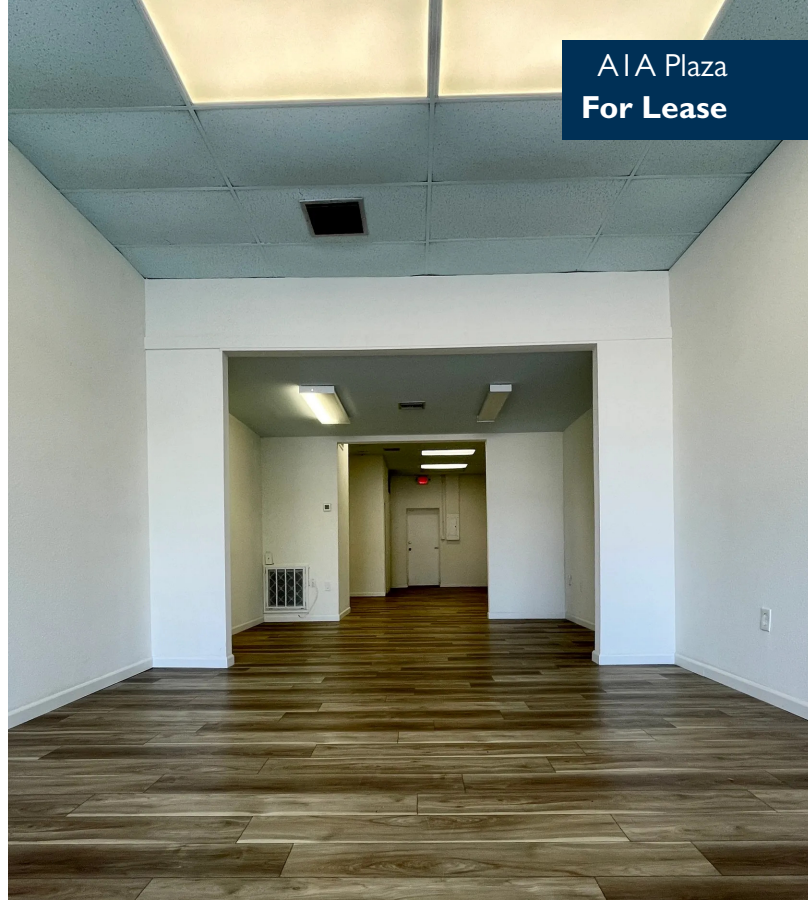
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Unit 685

**AIA Plaza
For Lease**



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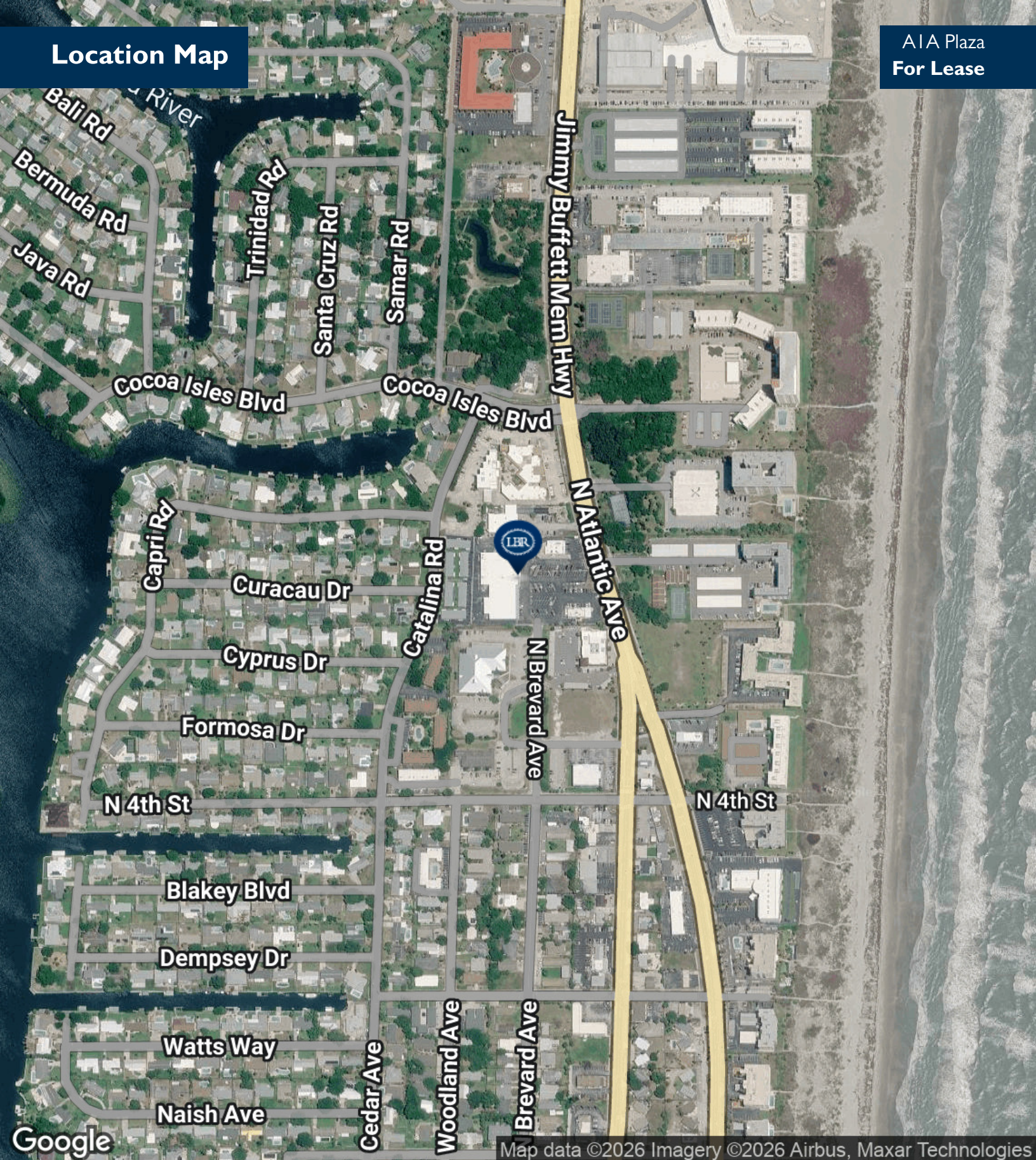
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Location Map

AIA Plaza
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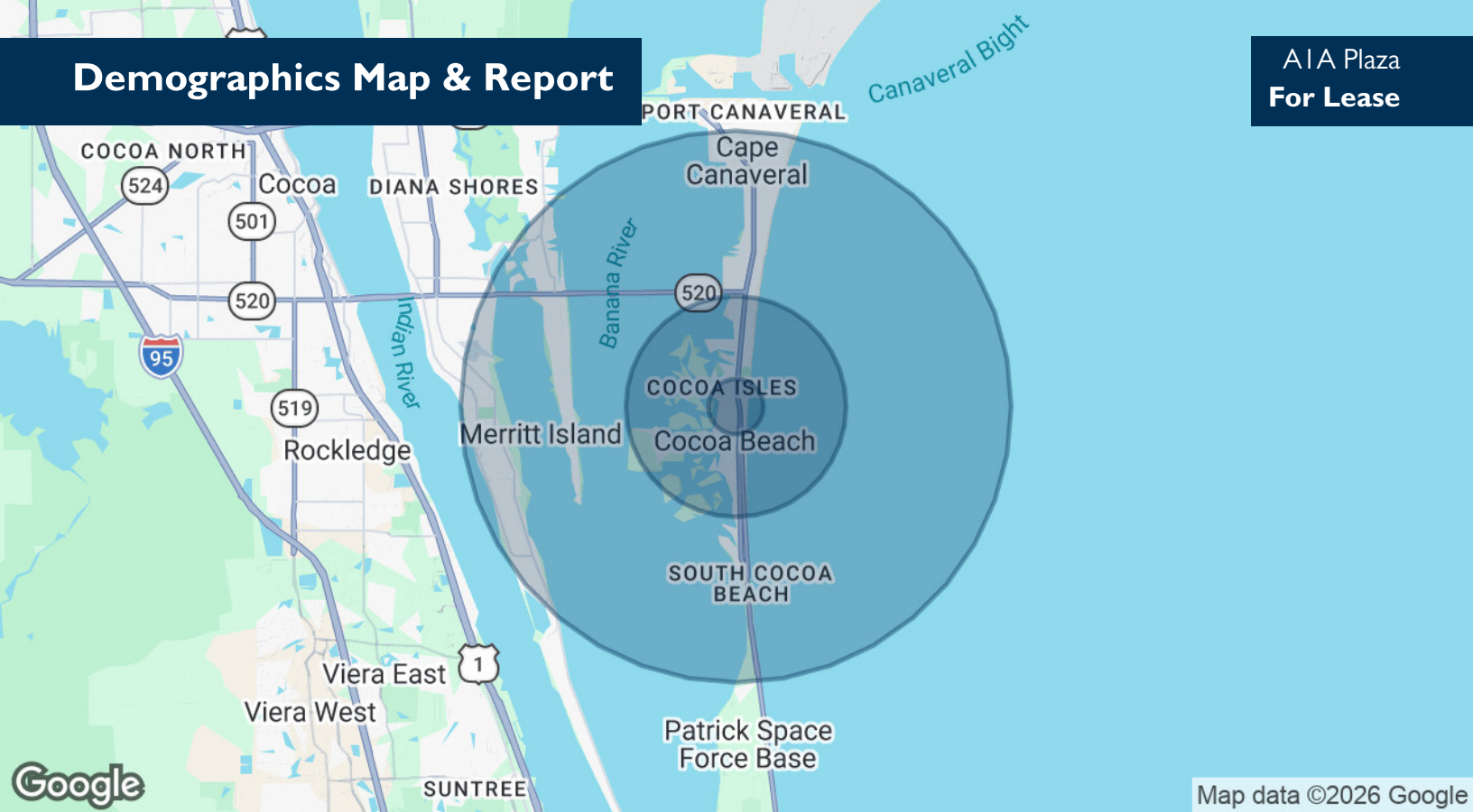
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Demographics Map & Report

AIA Plaza
For Lease



POPULATION	0.5 MILES	2 MILES	5 MILES
Total Population	1,373	7,921	31,670
Average Age	60.8	58.8	56.1
Average Age (Male)	63.1	60.5	55.9
Average Age (Female)	58.1	56.7	55.9

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
Total Households	773	4,158	16,110
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$83,514	\$107,840	\$114,293
Average House Value	\$396,661	\$464,075	\$444,215

2023 American Community Survey (ACS)

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