

High-Visibility Commercial Space

Ideal for Medical, Office, or Retail Use!

WATSON
COMMERCIAL
REAL ESTATE, INC.



FOR LEASE

ADDRESS

**8400 Astronaut Blvd
Cape Canaveral, FL 32920**

SIZE

**2,400 SF
Square Foot**

TYPE

**BLDG
Medical**

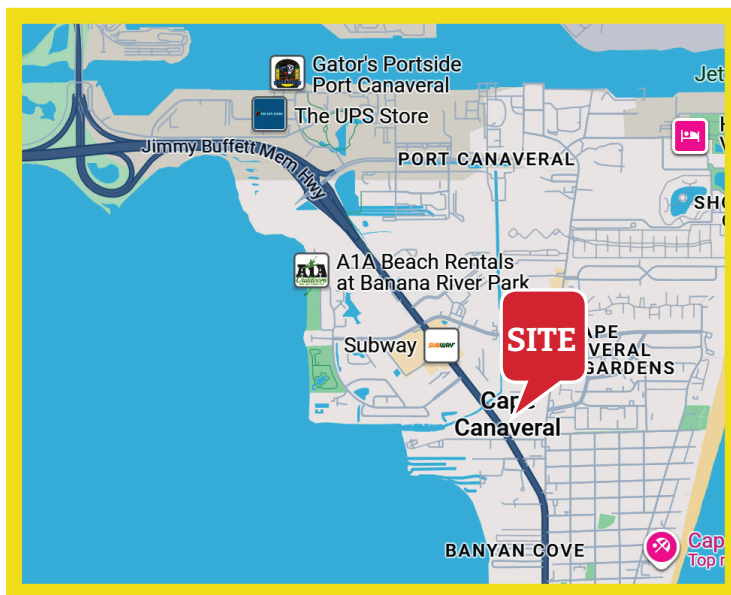
ZONING

**C-1
Commercial**

\$40 SF NNN

Property Highlights:

- ✓ **Prime Visibility & High Exposure:** Located directly on Astronaut Blvd with 29,000 vehicles passing daily, this site offers unmatched visibility for your business in a high-traffic corridor of Cape Canaveral.
- ✓ **Versatile Commercial Space – 2,400 SF**
- ✓ **Attractive Lease Terms:** Competitively priced opportunity in Wendy's Business Park
- ✓ **Modern Construction & Ample Parking**
- ✓ **Strong Local Demographics & Infrastructure**



Duane A. Watson

Broker

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Sales Associate

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8400 Astronaut Blvd Cape Canaveral, FL 32920



Summary

For Lease: \$40 SF NNN

TYPE: Retail Office

ZONING: C-1

SIZE: 2,400 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	18,730	40,394	139,497
Avg Household Income	\$82,482	\$92,955	\$91,345
2029 Household Projection:	10,785	21,882	63,786

Port Canaveral Cruise Terminal



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Demographic Summary Report

8400 Astronaut Blvd, Cape Canaveral, FL 32920

Building Type: **Class B Office**
 Class: **B**
 RBA: **2,400 SF**
 Typical Floor: **2,400 SF**

Total Available: **2,400 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	18,730		40,394		139,497	
2024 Estimate	16,437		35,739		126,368	
2020 Census	11,833		27,518		115,304	
Growth 2024 - 2029	13.95%		13.02%		10.39%	
Growth 2020 - 2024	38.91%		29.87%		9.60%	
2024 Population by Hispanic Origin	1,117		2,512		13,198	
2024 Population	16,437		35,739		126,368	
White	14,334	87.21%	31,229	87.38%	95,791	75.80%
Black	313	1.90%	526	1.47%	11,823	9.36%
Am. Indian & Alaskan	64	0.39%	121	0.34%	538	0.43%
Asian	233	1.42%	610	1.71%	2,429	1.92%
Hawaiian & Pacific Island	10	0.06%	32	0.09%	169	0.13%
Other	1,483	9.02%	3,220	9.01%	15,619	12.36%
U.S. Armed Forces	62		136		683	
Households						
2029 Projection	10,785		21,882		63,786	
2024 Estimate	9,477		19,321		57,678	
2020 Census	6,857		14,560		51,723	
Growth 2024 - 2029	13.80%		13.26%		10.59%	
Growth 2020 - 2024	38.21%		32.70%		11.51%	
Owner Occupied	5,300	55.92%	12,929	66.92%	38,849	67.35%
Renter Occupied	4,177	44.08%	6,392	33.08%	18,829	32.65%
2024 Households by HH Income	9,476		19,321		57,681	
Income: <\$25,000	1,811	19.11%	3,412	17.66%	11,022	19.11%
Income: \$25,000 - \$50,000	2,126	22.44%	3,827	19.81%	11,688	20.26%
Income: \$50,000 - \$75,000	1,419	14.97%	2,691	13.93%	8,264	14.33%
Income: \$75,000 - \$100,000	1,370	14.46%	2,483	12.85%	7,043	12.21%
Income: \$100,000 - \$125,000	1,023	10.80%	2,327	12.04%	6,180	10.71%
Income: \$125,000 - \$150,000	646	6.82%	1,599	8.28%	4,517	7.83%
Income: \$150,000 - \$200,000	562	5.93%	1,412	7.31%	4,184	7.25%
Income: \$200,000+	519	5.48%	1,570	8.13%	4,783	8.29%
2024 Avg Household Income	\$82,482		\$92,955		\$91,345	
2024 Med Household Income	\$65,598		\$72,473		\$68,589	

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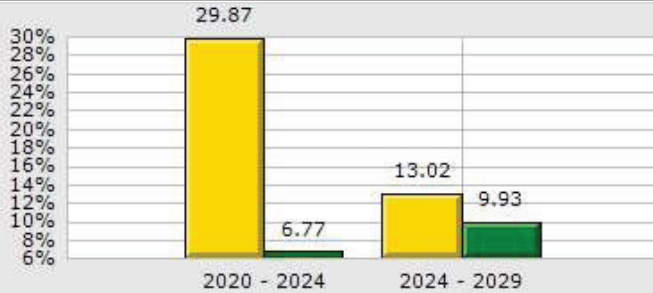
Demographic Market Comparison Report

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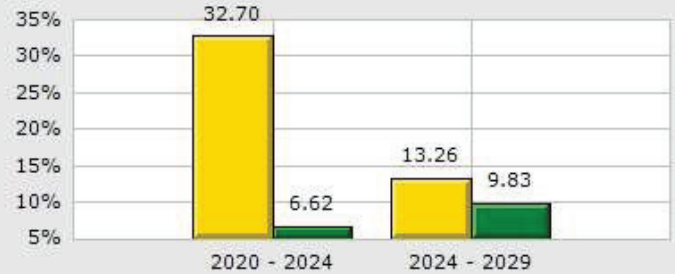
Type: **Class B Office/Medical**
County: **Brevard**

5 Mile
County

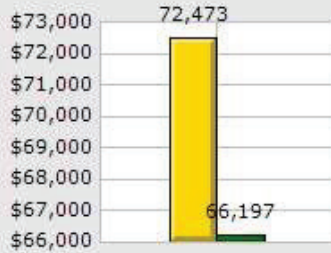
Population Growth



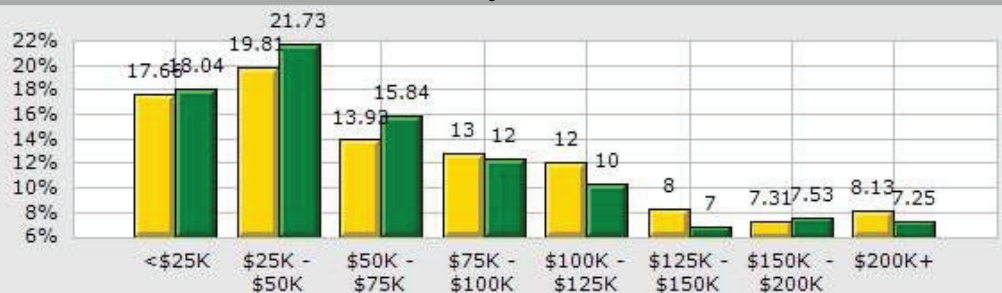
Household Growth



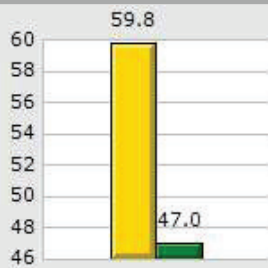
2024 Med Household Inc



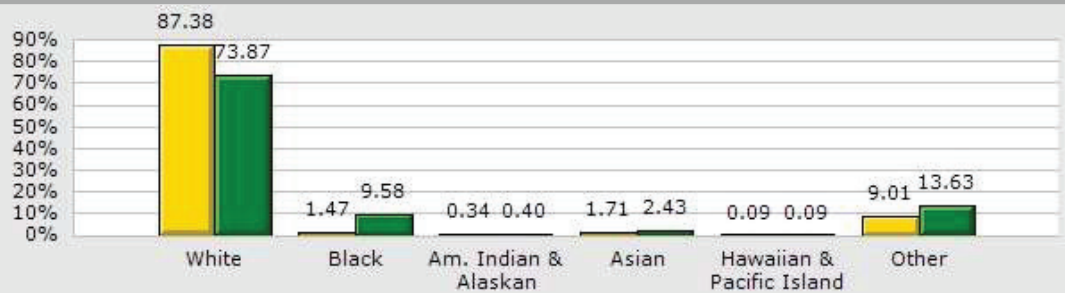
2024 Households by Household Income



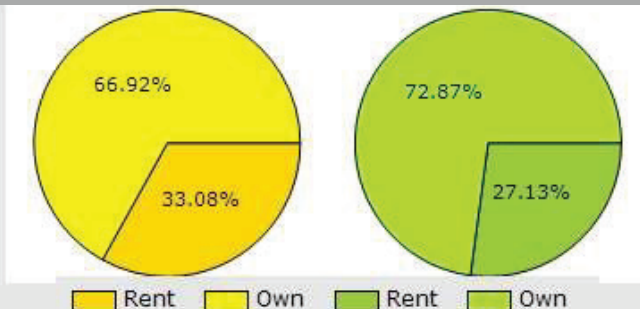
2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

