



**AVAILABLE FOR
SUBLEASE**

**100 Canaveral Plaza Blvd
Cocoa Beach, FL 32931**

PROPERTY HIGHLIGHTS

- Available: 7,041 SF
- ±41' of frontage | 17' clear height
- Access to signalized intersection (51,800+ AADT)
- Delivery Q3 2026



AREA TENANTS



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,211	16,629	34,797
Median HH Income	\$93,992	\$83,088	\$88,558
Median Age	65.6	60.5	59.4

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BRENT ANDREWS
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ZOOM AERIAL



Cocoa Beach Pier

Atlantic Ocean



Atlantic Ave 30,000 VPD (24)

Ocean Beach Blvd

Banana River Blvd

Cocoa Beach Causeway



CVS



RON JON SURF SHOP

Pylon

FOUR POINTS BY SHERATON

18,800 VPD (24)

Belt Rd

Bealls Florida



SITE



33,000 VPD (24)

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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	5,621	24,370	41,153
 HOUSEHOLDS	3,280	13,529	21,352
 DAYTIME POPULATION	8,560	27,082	49,003
 AVERAGE HH INCOME	\$125,745	\$112,022	\$116,366
 MEDIAN AGE	64.4	59.8	57.7

