

# Prime Retail Opportunity. High Traffic Location! on N Atlantic Ave!

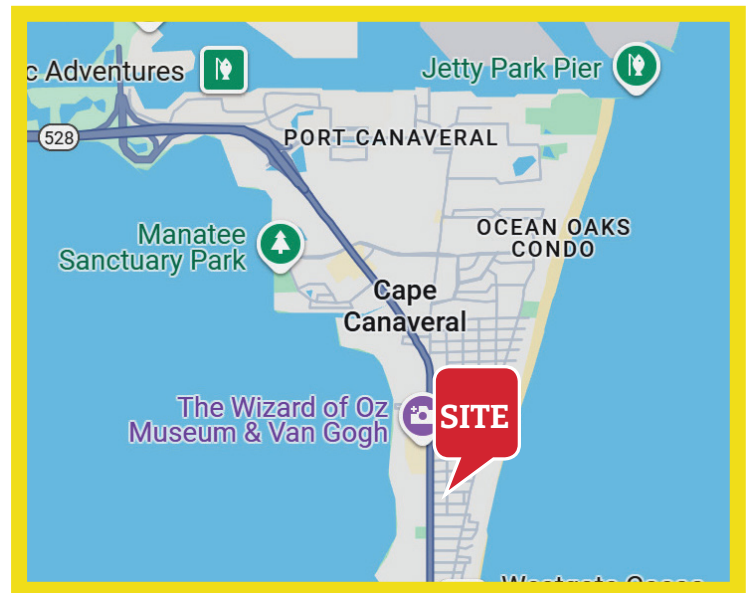
**WATSON**  
COMMERCIAL  
REAL ESTATE, INC



ADDRESS	SIZE	TYPE	ZONING	PRICE
6600 N Atlantic Ave Cape Canaveral, FL 32920	1,410 SF Square Foot	BLDG Retail	BU-1 Commercial	<b>\$1,500,000</b>

## Property Highlights:

- ✔ **Total Area: 1,410 SF:**
- ✔ **Zoned BU-1:** Exterior recently renovated.
- ✔ **14-foot Ceiling Height:** Steel Truss Rigid Roof Structure.
- ✔ **Paved parking:** Concrete (3,492 SF) and Asphalt (7,635 SF)
- ✔ **Prime location:** located near Publix and other major retailers.
- ✔ **High traffic count:** 30,000+ daily traffic count.



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**Broker**

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# 6600 N Atlantic Ave Cape Canaveral, FL 32920



## Summary

<b>PRICE:</b>	\$1,500,000
<b>TYPE:</b>	Building
<b>ZONING:</b>	BU-1
<b>SIZE:</b>	0.57 Acres

## Property Demographics

	2 MILE	5 MILE	10 MILE
<b>2029 Population Projection:</b>	21,667	45,319	144,281
<b>Avg Household Income</b>	\$84,159	\$94,600	\$92,970
<b>2029 Household Projection:</b>	12,502	24,397	65,843



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## Demographic Summary Report

6600 N Atlantic Ave, Cape Canaveral, FL 32920			
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>		
Secondary: <b>Freestanding</b>	% Leased: <b>100%</b>		
GLA: <b>1,410 SF</b>	Rent/SF/Yr: -		
Year Built: <b>1965</b>			
Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	21,667	45,319	144,281
2024 Estimate	18,948	40,166	130,852
2020 Census	13,228	31,347	120,292
Growth 2024 - 2029	14.35%	12.83%	10.26%
Growth 2020 - 2024	43.24%	28.13%	8.78%
<b>2024 Population by Hispanic Origin</b>	1,246	2,801	13,674
<b>2024 Population</b>	18,948	40,166	130,852
White	16,594 87.58%	35,106 87.40%	99,252 75.85%
Black	332 1.75%	574 1.43%	12,072 9.23%
Am. Indian & Alaskan	69 0.36%	135 0.34%	560 0.43%
Asian	270 1.42%	701 1.75%	2,608 1.99%
Hawaiian & Pacific Island	13 0.07%	36 0.09%	172 0.13%
Other	1,669 8.81%	3,614 9.00%	16,188 12.37%
U.S. Armed Forces	104	165	729
<b>Households</b>			
2029 Projection	12,502	24,397	65,843
2024 Estimate	10,945	21,578	59,609
2020 Census	7,666	16,474	53,882
Growth 2024 - 2029	14.23%	13.06%	10.46%
Growth 2020 - 2024	42.77%	30.98%	10.63%
Owner Occupied	6,377 58.26%	14,584 67.59%	40,433 67.83%
Renter Occupied	4,567 41.73%	6,994 32.41%	19,176 32.17%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	2,064 18.86%	3,962 18.36%	11,022 18.49%
Income: \$25,000 - \$50,000	2,411 22.03%	4,123 19.11%	11,788 19.78%
Income: \$50,000 - \$75,000	1,620 14.80%	2,911 13.49%	8,647 14.51%
Income: \$75,000 - \$100,000	1,520 13.89%	2,756 12.77%	7,417 12.44%
Income: \$100,000 - \$125,000	1,182 10.80%	2,422 11.23%	6,471 10.86%
Income: \$125,000 - \$150,000	839 7.66%	1,863 8.63%	4,680 7.85%
Income: \$150,000 - \$200,000	675 6.17%	1,635 7.58%	4,451 7.47%
Income: \$200,000+	635 5.80%	1,904 8.82%	5,134 8.61%
<b>2024 Avg Household Income</b>	\$84,159	\$94,600	\$92,970
<b>2024 Med Household Income</b>	\$66,408	\$73,215	\$70,275

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## Demographic Market Comparison Report

