

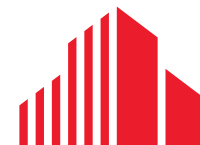
ALSO AVAILABLE FOR LEASE



FOR SALE \$1,450,000

±9,604 SF COMMERCIAL BUILDING

**8075-8085 N ATLANTIC AVE
CAPE CANAVERAL, FL 32929**



**CUSHMAN &
WAKEFIELD**

±9,604 SF COMMERCIAL BUILDING

8075 & 8085 N ATLANTIC AVE, CAPE CANAVERAL, FL 32920

Offering Summary

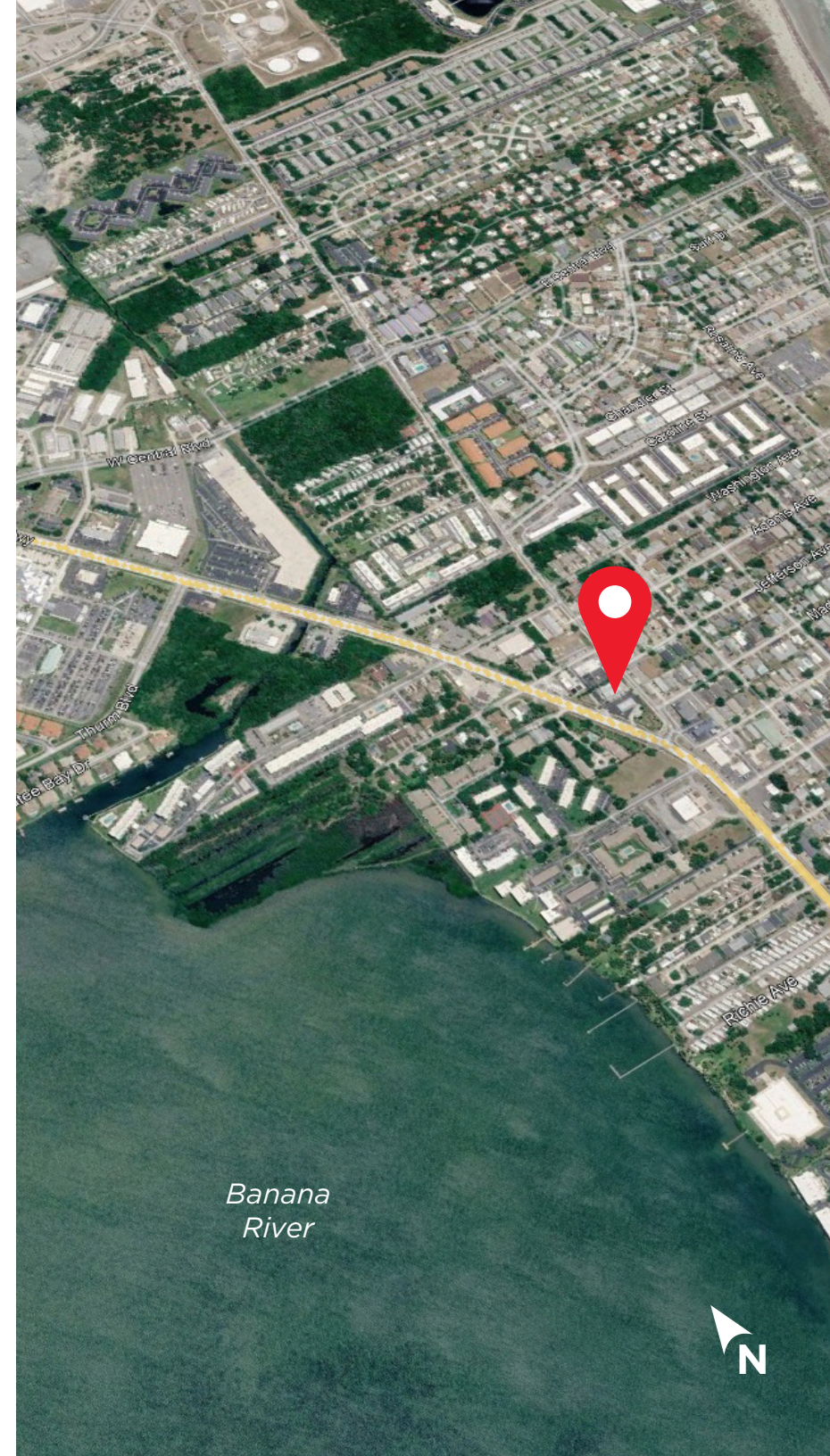
Address:	8075 & 8085 N Atlantic Ave Cape Canaveral, FL 32920
Total Size:	±9,604 SF
Unit Sizes:	Unit 8075: 5,000 SF (Prior Gym/Bar. Open Floorplan, Kitchen, 2 Restrooms) Unit 8085: 4,604 SF (3 Offices, 1 Restroom, Open Configuration)
Lot Size:	0.36 Acres
Zoning:	City of Cape Canaveral, Low Density, Commercial (C-1)

Key Highlights

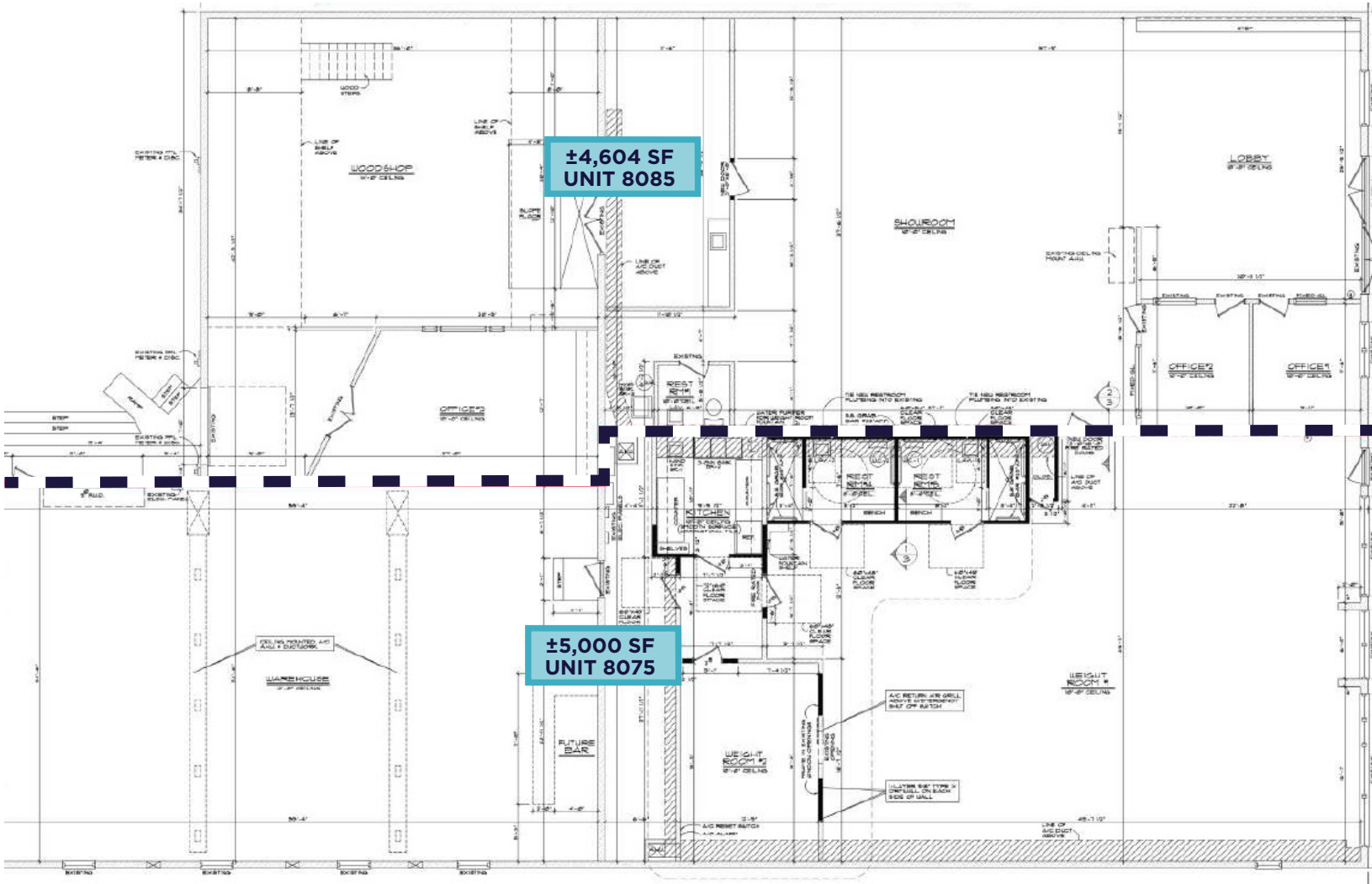
Located along North Atlantic Avenue in Cape Canaveral, this 9,604 SF commercial property is being offered for sale and consists of two units that can be leased individually or combined. The building features concrete flooring, 10' to 14' exposed ceilings, 100% HVAC, and two overhead doors for convenient access. The property is served by city water/sewer and FPL electric, includes 10 paved parking spaces with potential for additional parking, and benefits from C-1 zoning, allowing a wide range of uses including retail, office, medical, restaurant, and other commercial applications.

Key Features

- Concrete flooring throughout
- Estimated 10' - 14' exposed ceilings
- One 8' x 8'6" ± overhead door
- One 7' x 7' ± overhead door
- 100% HVAC
- City water/sewer and FPL electric
- 10 paved & striped parking spaces
- Potential for additional parking
- C-1 zoning



SITE PLAN





PROPERTY PHOTOS



Atlantic
Ocean

PROPERTY AERIAL

29,000 AADT

8075 & 8085 N Atlantic Avenue
Cape Canaveral, FL 32920

Artist Rendering of Planned Enhancements

Banana River



AREA DEMOGRAPHICS

KEY MARKET METRICS



27,117

Population
(5 mile Radius)



\$120,335

Average Household Income
(5 mile Radius)



1,760

Businesses
(5 mile Radius)



\$605,423

Projected Home Value
(2031, 5 mile Radius)



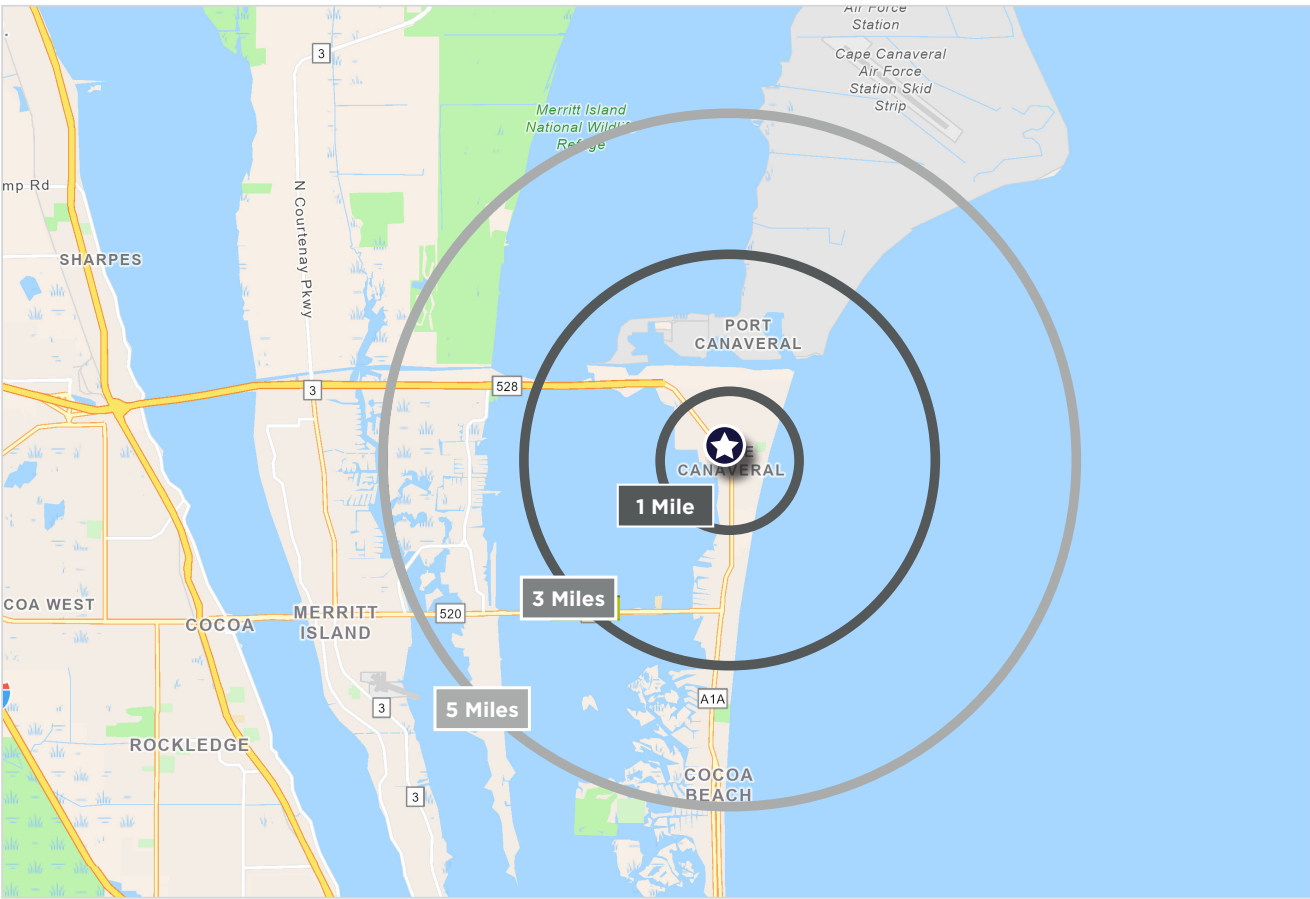
59.7

Median Age
(5 mile Radius)



31,999

Daytime Population
(5 mile Radius)



CONSUMER SPENDING (AVERAGE, 5 MILE RADIUS)



Travel

\$3,760.38



Food at Home

\$7,706.83



Apparel

\$2,430.19



Entertainment

\$4,314.08



Healthcare

\$8,387.34

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
Population	8,891	13,201	27,117
Average Household Income	\$100,183	\$106,609	\$120,335
Median Age	58.7	61.2	59.7

AREA OVERVIEW



Cape Canaveral, Florida

Cape Canaveral is a vibrant coastal community on Florida's Space Coast, renowned for its direct connection to the aerospace industry, world-famous launch facilities, and proximity to major employment centers. Located just minutes from Port Canaveral, Kennedy Space Center, and Patrick Space Force Base, the area offers a unique blend of economic vitality, innovation, and year-round tourism. Its strategic position provides convenient access to Orlando, Melbourne, and Interstate 95 via State Road 528.

Beyond its economic drivers, Cape Canaveral offers an exceptional quality of life defined by miles of Atlantic Ocean beaches, waterfront recreation, dining, and entertainment. Residents and businesses benefit from a thriving coastal environment, strong population growth, and a steady influx of visitors drawn to cruise operations, space launches, and outdoor attractions. This dynamic market continues to attract investment, making Cape Canaveral one of the most sought-after locations along Florida's East Coast.



STRATEGIC LOCATION

POSITIONED IN THE HEART OF FLORIDA'S SPACE COAST WITH DIRECT ACCESS TO PORT CANAVERAL, SR 528, I-95, AND MAJOR REGIONAL MARKETS.



LIMITED SUPPLY

A CONSTRAINED INVENTORY OF COMMERCIAL PROPERTIES SUPPORTS LONG-TERM VALUE AND INVESTMENT POTENTIAL.



STRONG GROWTH & DEMOGRAPHICS

BENEFITING FROM CONTINUED POPULATION GROWTH, WORKFORCE EXPANSION, AND SUSTAINED ECONOMIC INVESTMENT THROUGHOUT THE REGION.



BUSINESS-FRIENDLY ENVIRONMENT

SUPPORTED BY A PRO-BUSINESS CLIMATE, DIVERSE EMPLOYMENT DRIVERS, AND A THRIVING AEROSPACE AND TOURISM ECONOMY.

ALSO AVAILABLE FOR LEASE

FOR MORE INFORMATION, CONTACT:



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