

Space Coast CBD

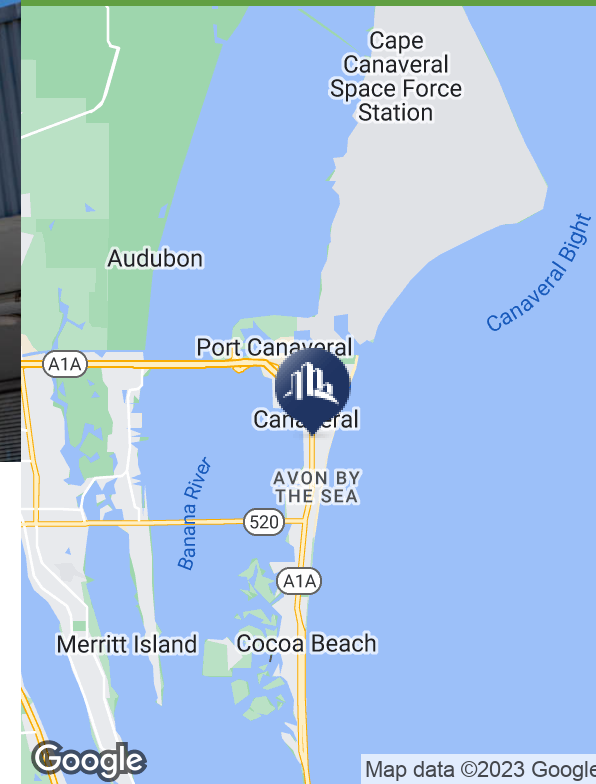
7004 N ATLANTIC AVE, CAPE CANAVERAL, FL 32920

BUSINESS FOR SALE

Listing Price \$199,000

BUSINESS FEATURES

- High Margin, Growing Business
- Great Location - Directly on Hwy A1A
- Approximately 30,000 vehicles per day
- Dedicated 14x10 foot sign facing both directions of traffic
- 2 miles from Port Canaveral, and heavily frequented by cruise travelers
- Cocoa Beach Chamber of Commerce Business of the Month
- Respected member of the Community
- Featured on Several TV News Programs
- Includes all FF&E, and \$150,000 worth of retail inventory



James Flint, CCIM

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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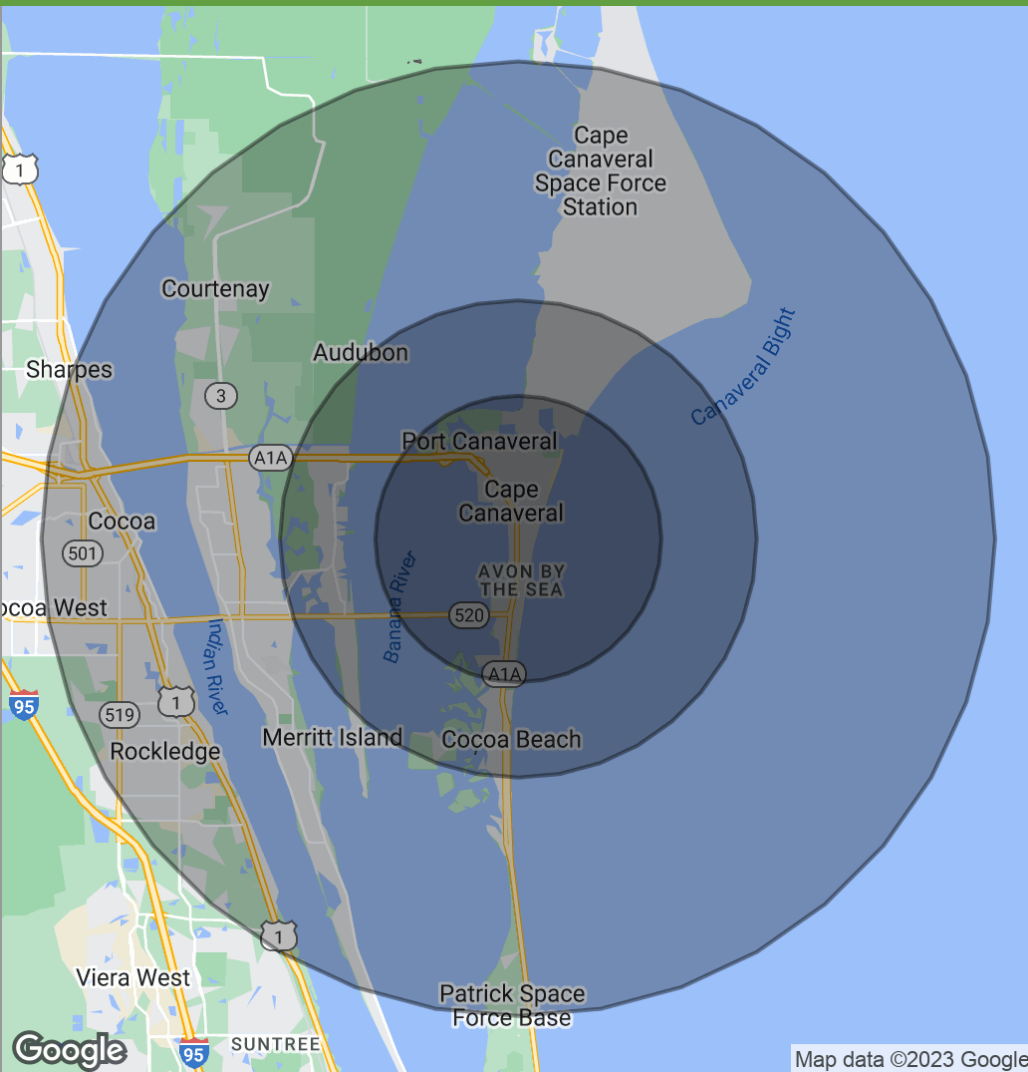
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POPULATION

	3 MILES	5 MILES	10 MILES
Total population	16,352	30,636	117,714
Median age	58.2	55.6	48.0
Median age (Male)	57.7	54.8	46.9
Median age (Female)	58.8	55.7	48.5

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	14,468	22,504	63,983
# of persons per HH	1.1	1.4	1.8
Average HH income	\$51,481	\$61,191	\$66,525
Average house value	\$292,224	\$297,250	\$264,544

** Demographic data derived from 2020 ACS - US Census*



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