

FOR LEASE

Cape Canaveral Professional Center • 7001 N Atlantic Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

Available SF:	281 - 2,856 SF
Lease Rate:	\$ 16.00 SF/yr (\$3.04/sf NN)
Lot Size:	91,912 SF
Year Built:	1961
Building Size:	22,200 SF
Zoning:	C2
Market:	Brevard
Submarket:	Cape Canaveral

PROPERTY OVERVIEW

Various office layouts, many move in ready.

Well maintained property with lush landscaping.

Monument signage available.

Located on Hwy. A1A (N Atlantic Ave.) Minutes from Port Canaveral & 1.6 miles to 520 Causeway.

PROPERTY HIGHLIGHTS

- Built out office spaces
- Various layouts
- Monument signage
- Freight elevator available
- Furniture in some offices
- Many suites move-in ready

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Lightle Beckner Robison, Inc.

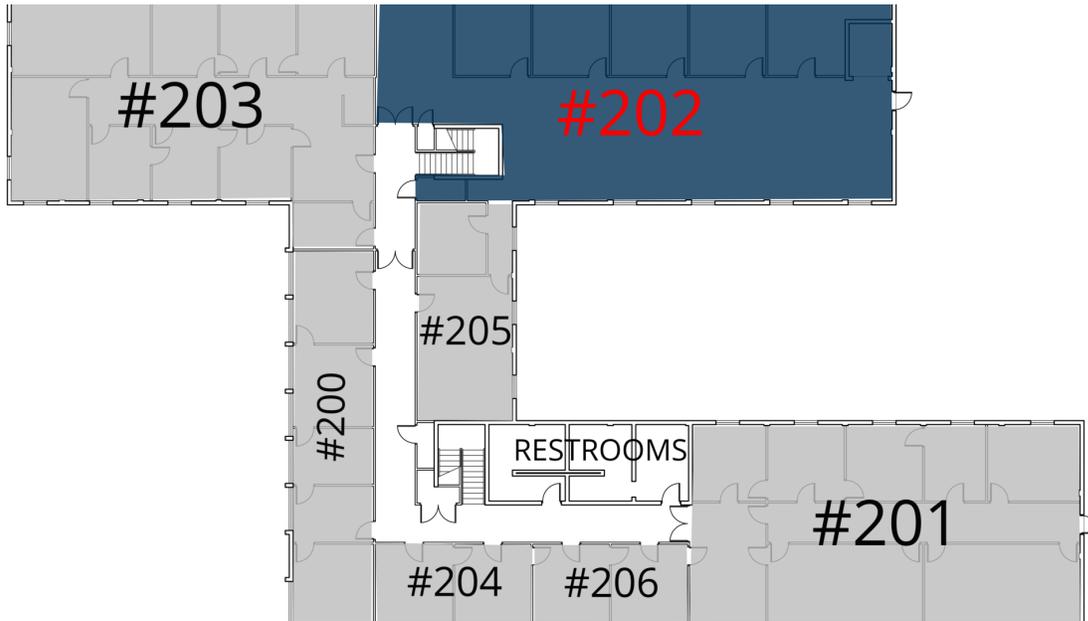
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AVAILABLE SPACES

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LEASE TYPE | \$3.04/sf NN **TOTAL SPACE** | 281 - 2,856 SF **LEASE TERM** | Negotiable **LEASE RATE** | \$16.00 SF/yr



UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#202	Available	2,856 SF	\$3.04/sf NN	\$16.00 SF/yr

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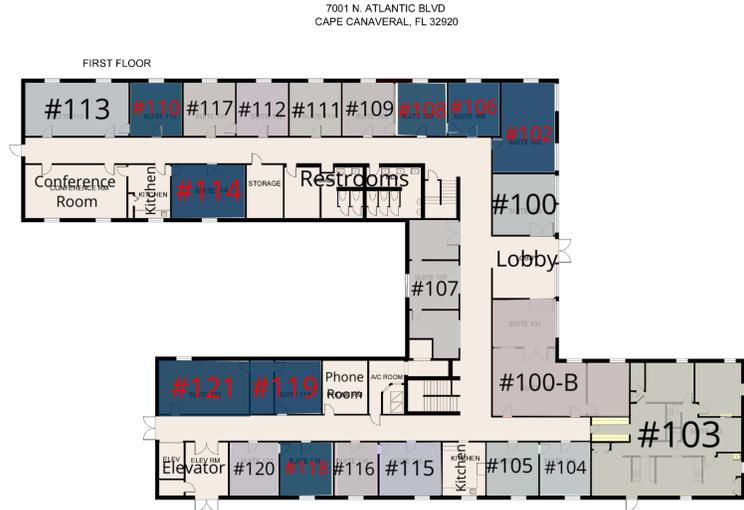
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LEASE TYPE | \$3.04/sf NN

TOTAL SPACE | 281 - 2,856 SF

LEASE TERM | Negotiable

LEASE RATE | \$16.00 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#102	Available	644 SF	\$3.04/sf NN	\$16.00 SF/yr
#106	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#108	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#110	Available	281 SF	\$3.04/sf NN	\$16.00 SF/yr
#114	Available	401 SF	\$3.04/sf NN	\$16.00 SF/yr
#118	Available	295 SF	\$3.04/sf NN	\$16.00 SF/yr
#119	Available	381 SF	\$3.04/sf NN	\$16.00 SF/yr
#121	Available	500 SF	\$3.04/sf NN	\$16.00 SF/yr

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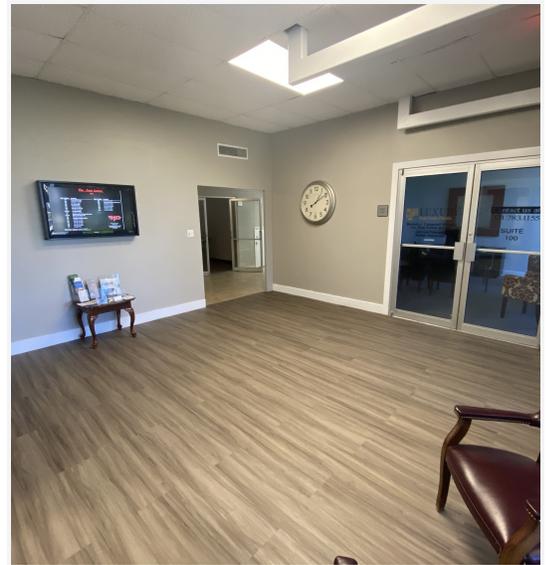
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ADDITIONAL PHOTOS

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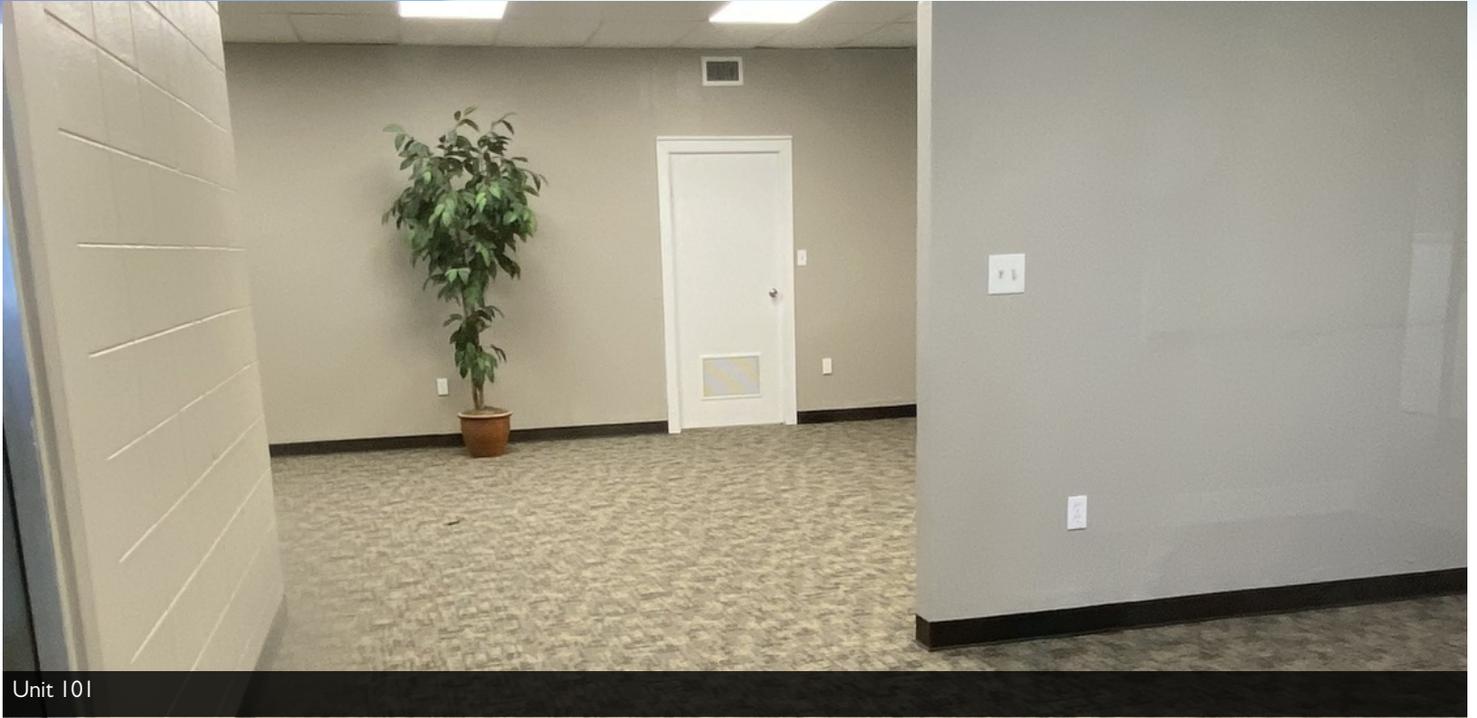
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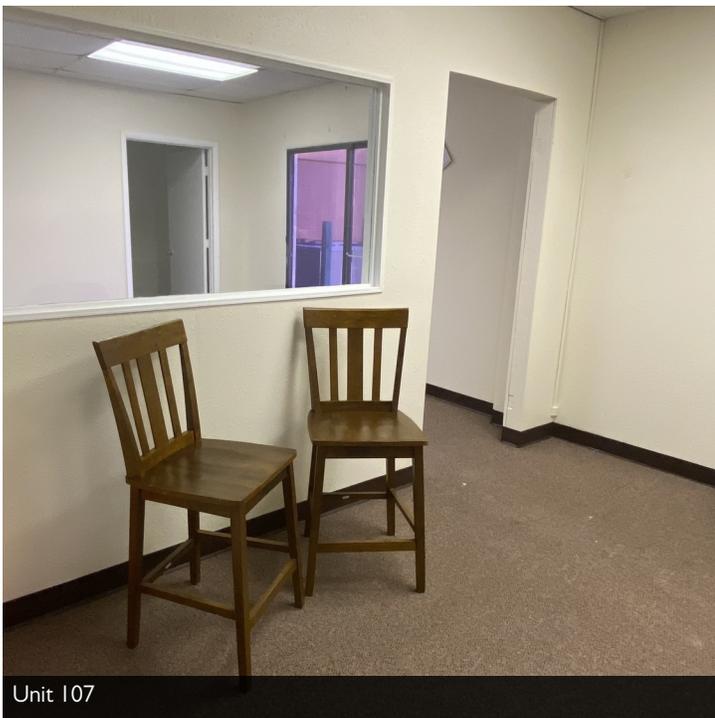
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INTERIOR PHOTOS

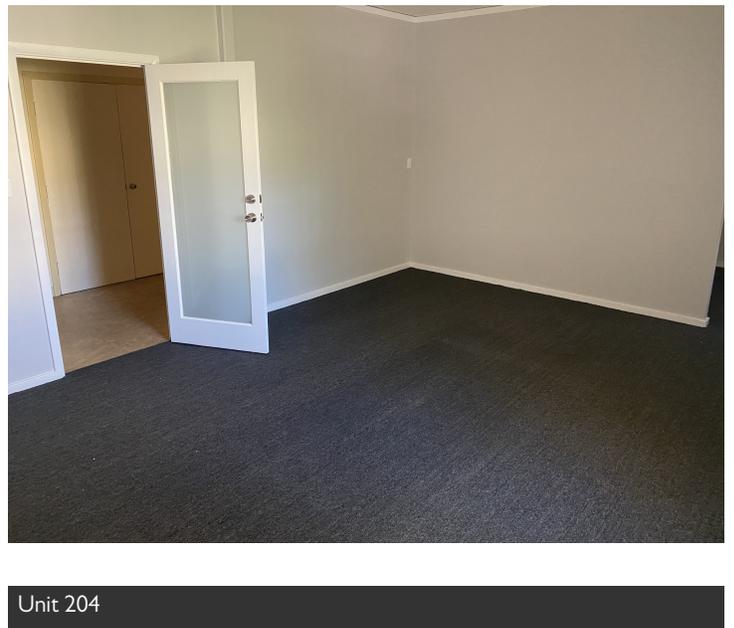
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Unit 101



Unit 107



Unit 204

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LOCATION MAPS

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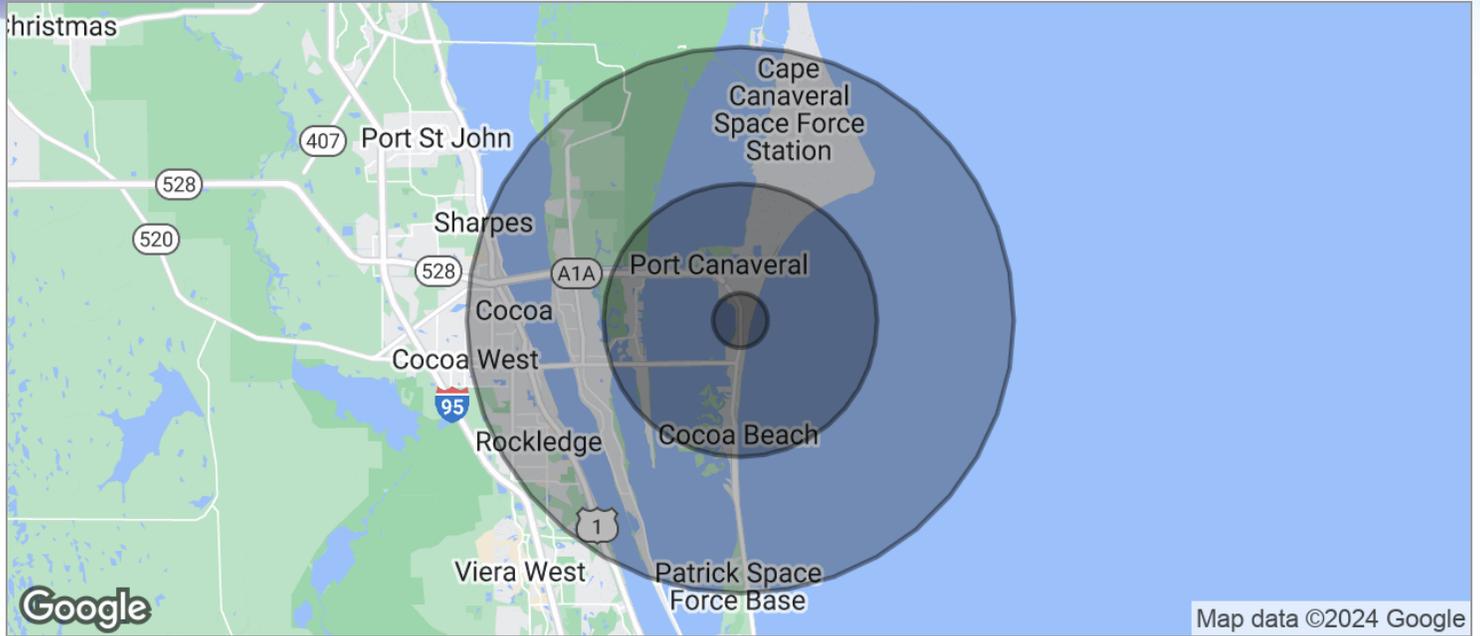
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,309	25,961	88,752
MEDIAN AGE	50.8	50.6	46.4
MEDIAN AGE (MALE)	52.3	52.0	46.4
MEDIAN AGE (FEMALE)	50.5	50.9	46.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,875	12,987	39,082
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$60,745	\$68,743	\$69,499
AVERAGE HOUSE VALUE	\$229,813	\$272,155	\$292,059

* Demographic data derived from 2020 ACS - US Census

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