

RETAIL SPACE FOR LEASE

Cornerstone Plaza - Publix Anchored • 5645 N Atlantic Ave Cocoa Beach, FL 32931



OFFERING SUMMARY

Available SF:	1,200 - 2,443 SF
Lease Rate:	\$22.00 SF/yr (NNN; \$6.50/sf NNN)
Lot Size:	8.33 Acres
Year Built:	2004
Building Size:	69,194 SF
Zoning:	CN
Market:	Brevard
Submarket:	Cape Canaveral

PROPERTY OVERVIEW

There are only a few spaces left to lease at this Publix-anchored neighborhood center.

Great tenant mix! Spaces are being leased up fast!

Spaces are clean and ready for your business!

Easy access via AIA (N. Atlantic Ave.).

Ample parking.

Conveniently located amid residential neighborhoods, directly on AIA (Atlantic Ave.) Less than one mile north of SR 520.

LOCATION OVERVIEW

Directly on AIA (Atlantic Ave.) Less than one mile north of SR 520

JEFFERY T. ROBISON, CCIM

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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AVAILABLE SPACES

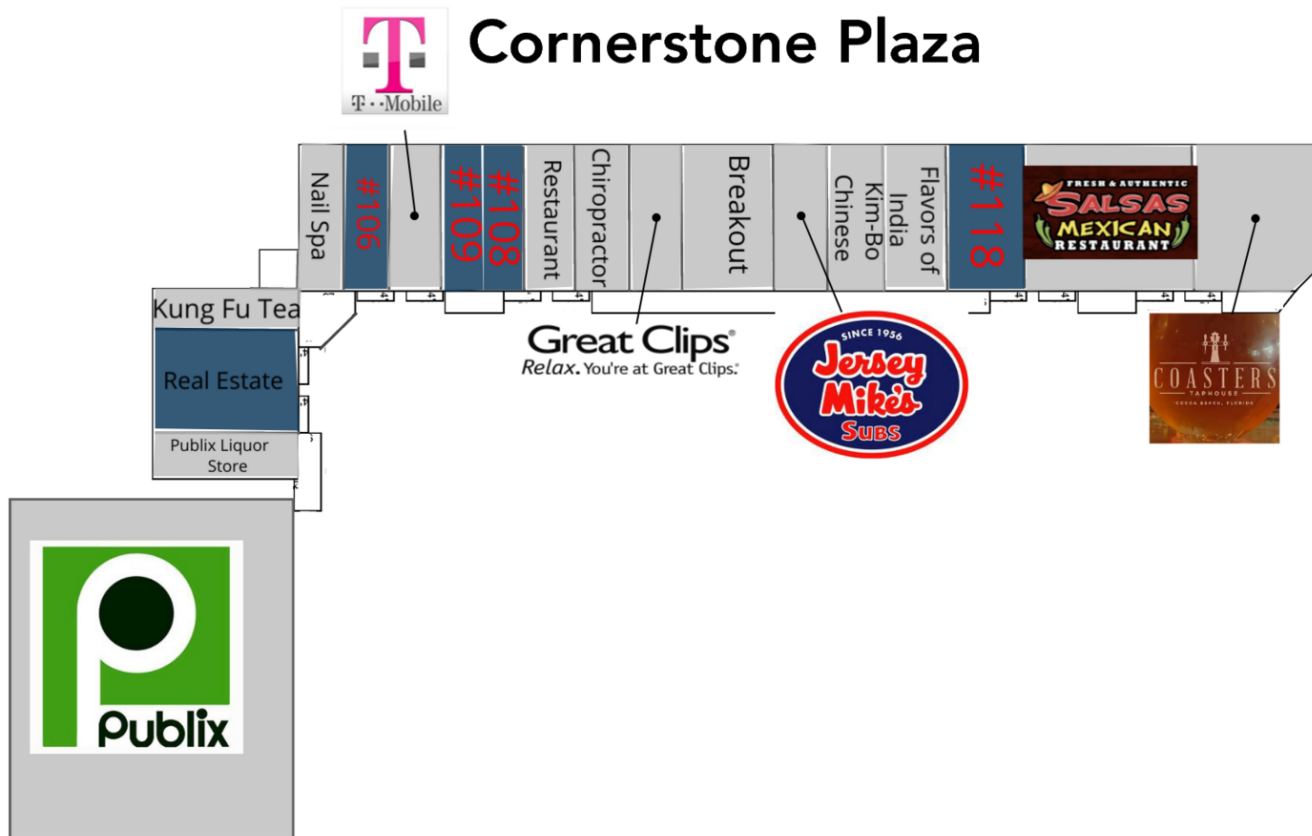
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LEASE TYPE | NNN; \$6.50/sf NNN

TOTAL SPACE | 1,200 - 2,443 SF

LEASE TERM | Negotiable

LEASE RATE | \$22.00 SF/yr



UNAVAILABLE

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#3	Available	2,280 SF	NNN	\$22.00 SF/yr
#106	Available	1,200 SF	\$6.50/sf NNN	\$22.00 SF/yr
#108	Available	1,220 - 2,443 SF	\$6.50/sf NNN	\$22.00 SF/yr

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SUITE	TENANT	SIZE	TYPE	RATE
#109	Available	1,223 - 2,443 SF	\$6.50/sf NNN	\$22.00 SF/yr
#118	Available	1,800 SF	\$6.50/sf NNN	\$22.00 SF/yr

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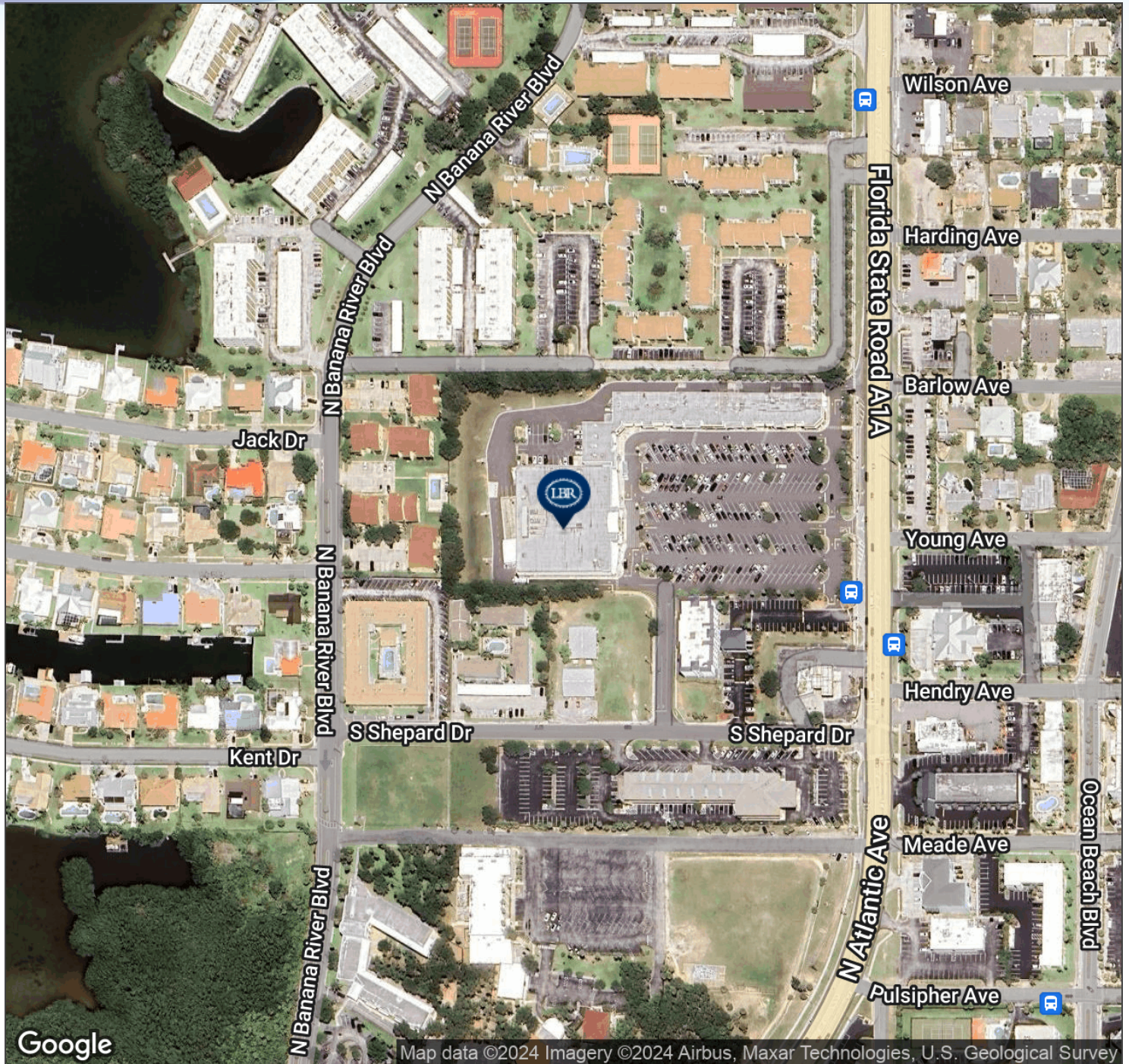
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AERIAL MAP

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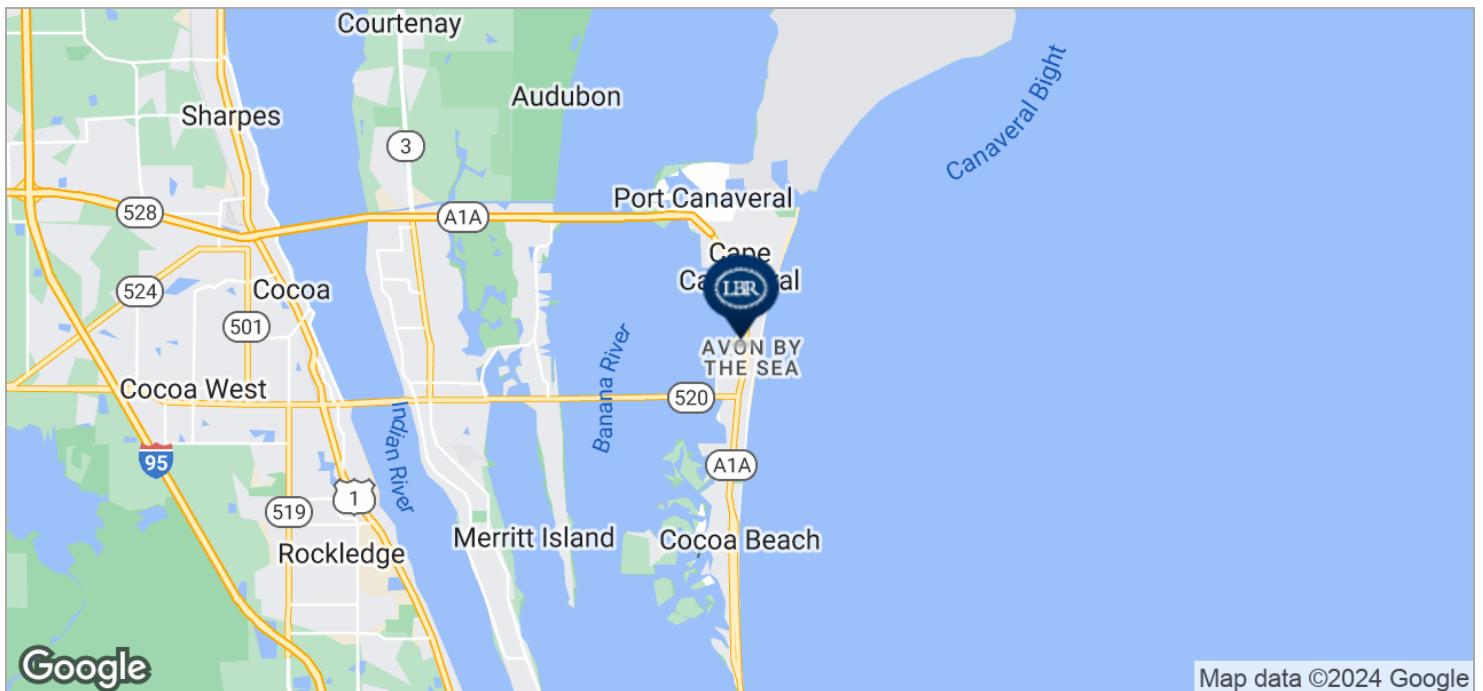
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LOCATION MAPS

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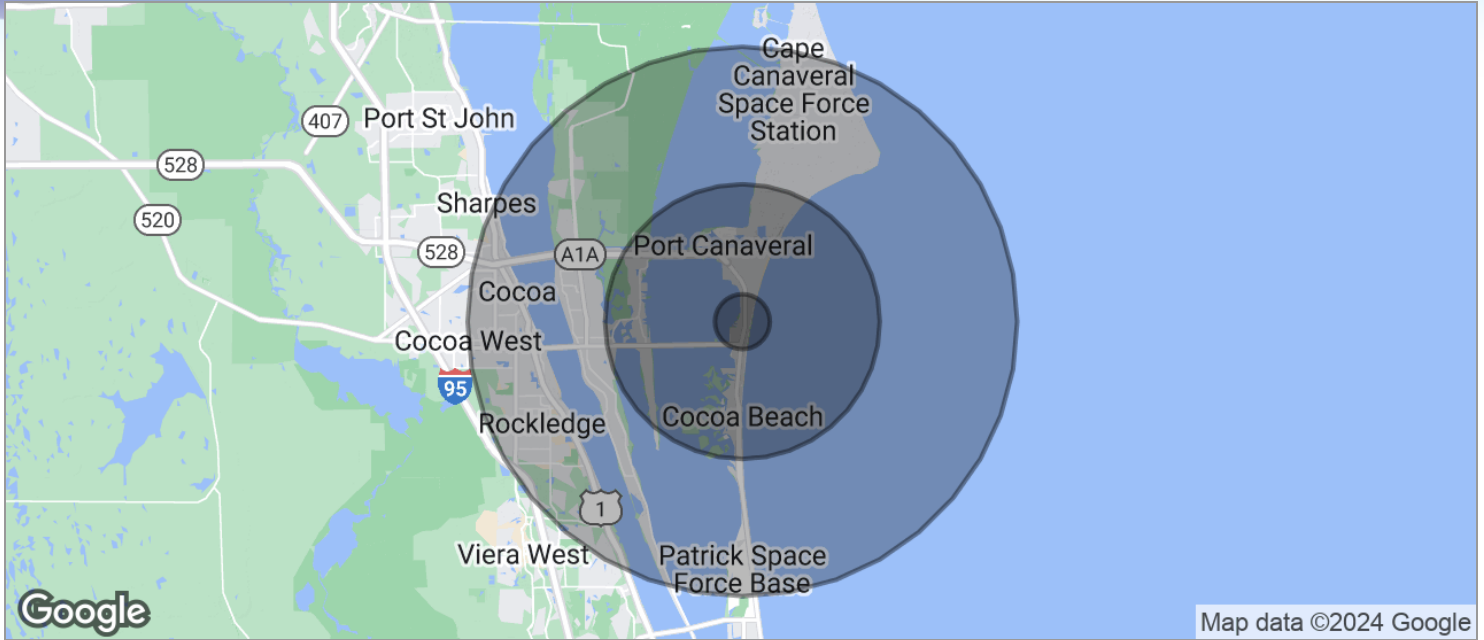
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,123	27,661	98,190
MEDIAN AGE	55.5	50.3	46.0
MEDIAN AGE (MALE)	56.3	51.6	45.9
MEDIAN AGE (FEMALE)	55.3	50.6	46.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,162	13,740	42,714
# OF PERSONS PER HH	1.8	2.0	2.3
AVERAGE HH INCOME	\$71,056	\$68,778	\$69,854
AVERAGE HOUSE VALUE	\$261,968	\$279,387	\$291,135

* Demographic data derived from 2020 ACS - US Census

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