

# WAVES DISTRICT

8801 ASTRONAUT BLVD UNIT 104, CAPE CANAVERAL, FL 32920



RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

Waves District offers 11 individual inline retail and commercial units available for lease within a proposed mixed-use development on Astronaut Blvd in Cape Canaveral. Units are approximately 1,300 SF each and can be combined to accommodate larger users. Total gross leasable area is 17,302 SF. Delivery is proposed for 2027.

The commercial units sit at street level beneath condo-style residential units, delivering a built-in captive customer base of residents, short-term vacation renters, and hotel-style guests above. On-site amenities include a resort-style pool with cabana, ample parking, and existing operating tenants including Zarrella's Italian and Wood Fired Pizza and a Surf Style retail shop. The development is designed as a walkable and bikeable destination intended to serve as the heart of Cape Canaveral's emerging downtown.

## OFFERING SUMMARY

Lease Rate:	\$50.00 SF/yr (NNN)
Number of Units:	11
Available SF:	1,300 SF
Lot Size:	218,030 SF
Building Size:	17,302 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	965	3,467
Total Population	765	1,665	5,982
Average HH Income	\$93,826	\$93,826	\$84,752

Owner  
**CASSANDRA HARTFORD**  
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## PROPERTY DESCRIPTION

Waves District offers 11 inline retail and commercial units for lease within Phase 2 of a fully entitled, multi-phase mixed-use development at the corner of Astronaut Blvd and West Central Blvd in Cape Canaveral. Phase 1, approximately 17,000 SF of retail, is fully leased. Phases 3 and 4 will deliver 104 of the ONLY nightly vacation rental units permitted near Port Canaveral, totaling approximately 200 beds.

That captive audience lives and stays directly above your storefront. Phase 2 commercial units sit at street level beneath residential, drawing from a continuous mix of long-term residents, nightly guests, cruise passengers, and Space Coast visitors.

Phase 2 GLA totals 17,302 SF with units ranging from 1,130 to 2,815 SF, combinable. Delivery proposed 2027. On-site amenities include a resort-style pool, ample parking, and existing operating tenants Zarrella's Italian and Wood Fired Pizza and Surf Style retail.

Suitable uses include food and beverage, retail, health and beauty, fitness, and service concepts.

## LOCATION DESCRIPTION

8801 Astronaut Blvd sits directly on A1A in Cape Canaveral, immediately adjacent to Port Canaveral, the world's busiest passenger cruise port. The property is positioned at the SR-528 interchange, the primary corridor connecting the Space Coast to Orlando International Airport, approximately 45 miles to the west. Kennedy Space Center Visitor Complex is roughly 15 miles to the north. Cocoa Beach is less than 2 miles to the south.

The trade area draws one of the most diverse and high-volume consumer bases in Brevard County. Cruise passengers, aerospace and defense workers from SpaceX, NASA, and Kennedy Space Center, year-round residents, and Florida tourists all converge at this intersection. The site is part of Waves District, a mixed-use development that includes residential units above, a resort-style pool, and existing on-site tenants, delivering built-in daily foot traffic to the commercial units below.

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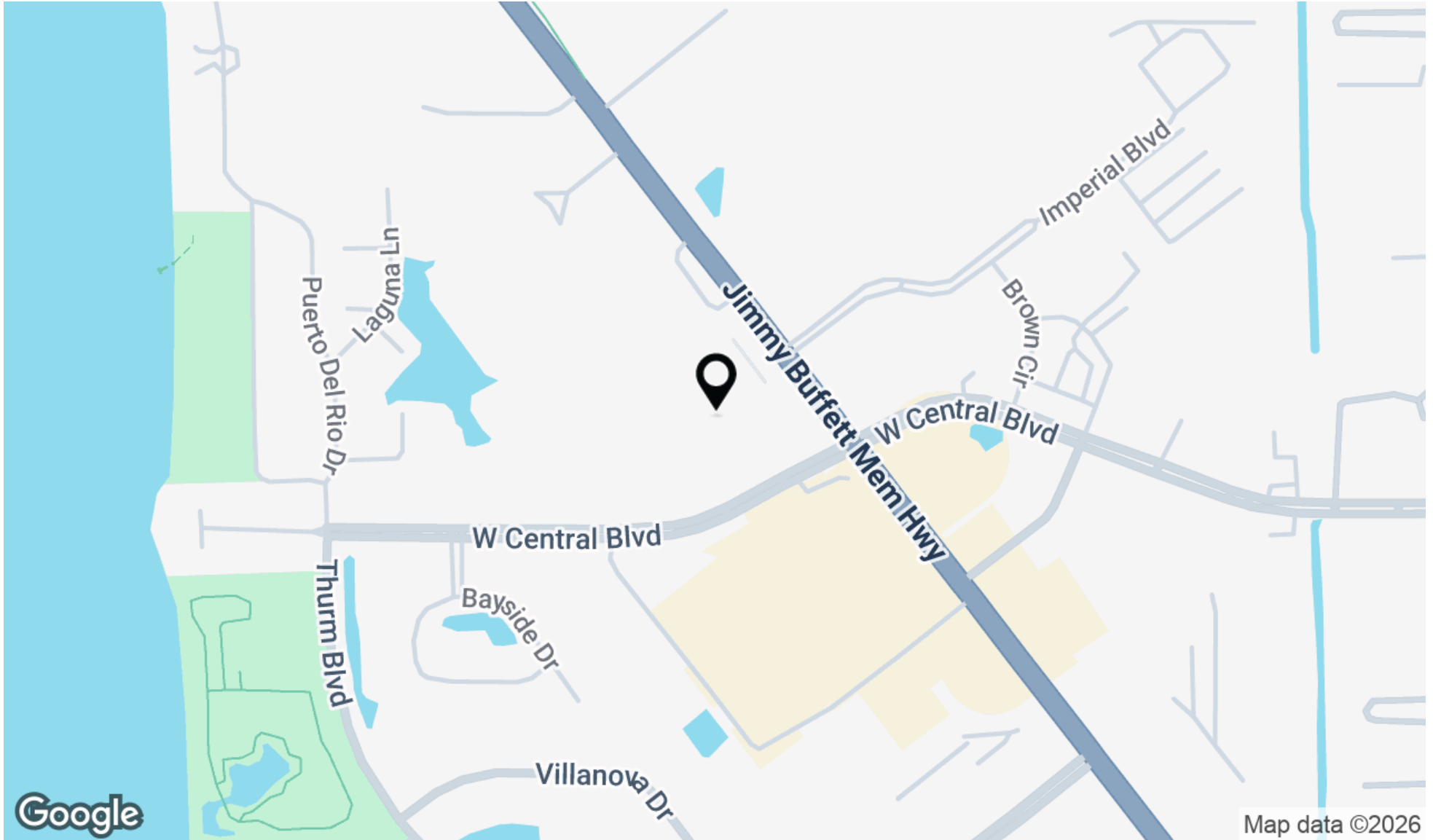
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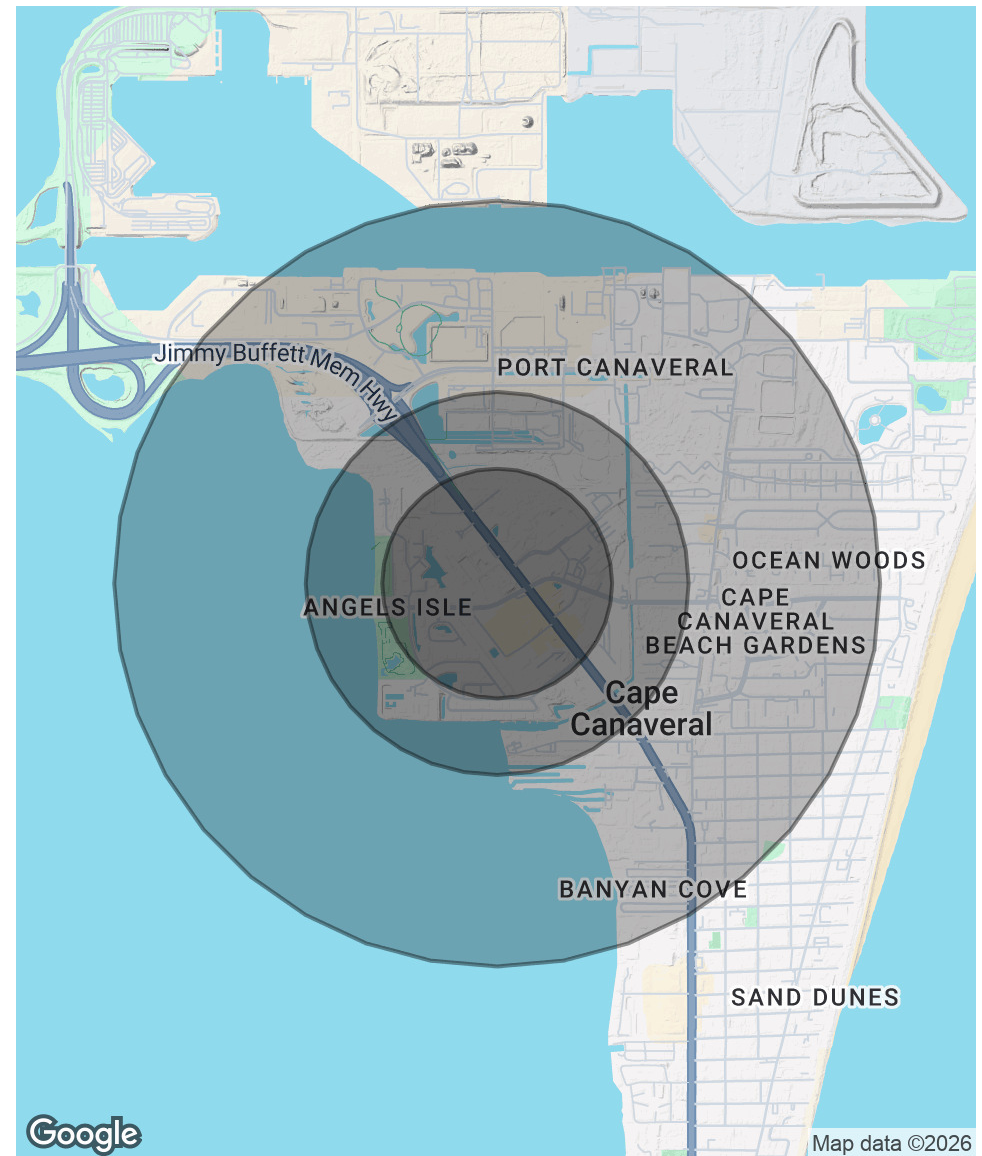
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	765	1,665	5,982
Average Age	56	56	55
Average Age (Male)	55	55	54
Average Age (Female)	56	56	55
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	965	3,467
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$93,826	\$93,826	\$84,752
Average House Value	\$411,608	\$411,604	\$408,169

Demographics data derived from AlphaMap



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