

# 5240 NORTH ATLANTIC AVENUE, STE 100

COCOA BEACH, FL 32931



RETAIL PROPERTY FOR LEASE



## PROPERTY DESCRIPTION

2,800 SF interior restaurant space with a dedicated 1,000 SF outdoor seating area, 3,800 SF total usable.

North Atlantic Avenue through Cocoa Beach sees 27,180 vehicles per day, with 330 feet of frontage giving this center serious visibility from the road. The location sits in the corridor between Port Canaveral, one of the world's busiest cruise ports, and the Cocoa Beach tourist core. Two reliable, high-volume traffic streams, every day of the week.

The restaurant infrastructure is already in place: 20-ton A/C, in-ground grease trap, and full signed and sealed restaurant plans. Whoever goes in here is not starting from scratch.

The center was built in 2008, totals 20,300 SF, and is fully leased with the exception of this space. Parking at 26.86 per 1,000 SF plus additional rear

## OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Number of Units:	1
Available SF:	2,800 SF
Lot Size:	1.83 Acres
Building Size:	24,320 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	577	1,927
Total Population	334	1,002	3,376
Average HH Income	\$132,209	\$123,590	\$109,174

Owner  
**CASSANDRA HARTFORD**  
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The center was built in 2008, totals 20,300 SF, and is fully leased with the exception of this space. Parking at 26.86 per 1,000 SF plus additional rear parking. Retail use also permitted.

\$35.00/SF/YR NNN | 2,800 SF Interior + 1,000 SF Outdoor | Available July 1, 2026

## LOCATION DESCRIPTION

Located at 5240 North Atlantic Avenue sits in the corridor between Port Canaveral, one of the world's busiest cruise terminals, and the Cocoa Beach tourist district, capturing foot traffic from both without depending on either. Ron Jon Surf Shop anchors the retail strip roughly one mile south. Traffic count hits 27,180 vehicles per day across 330 feet of direct AIA frontage.

Owner

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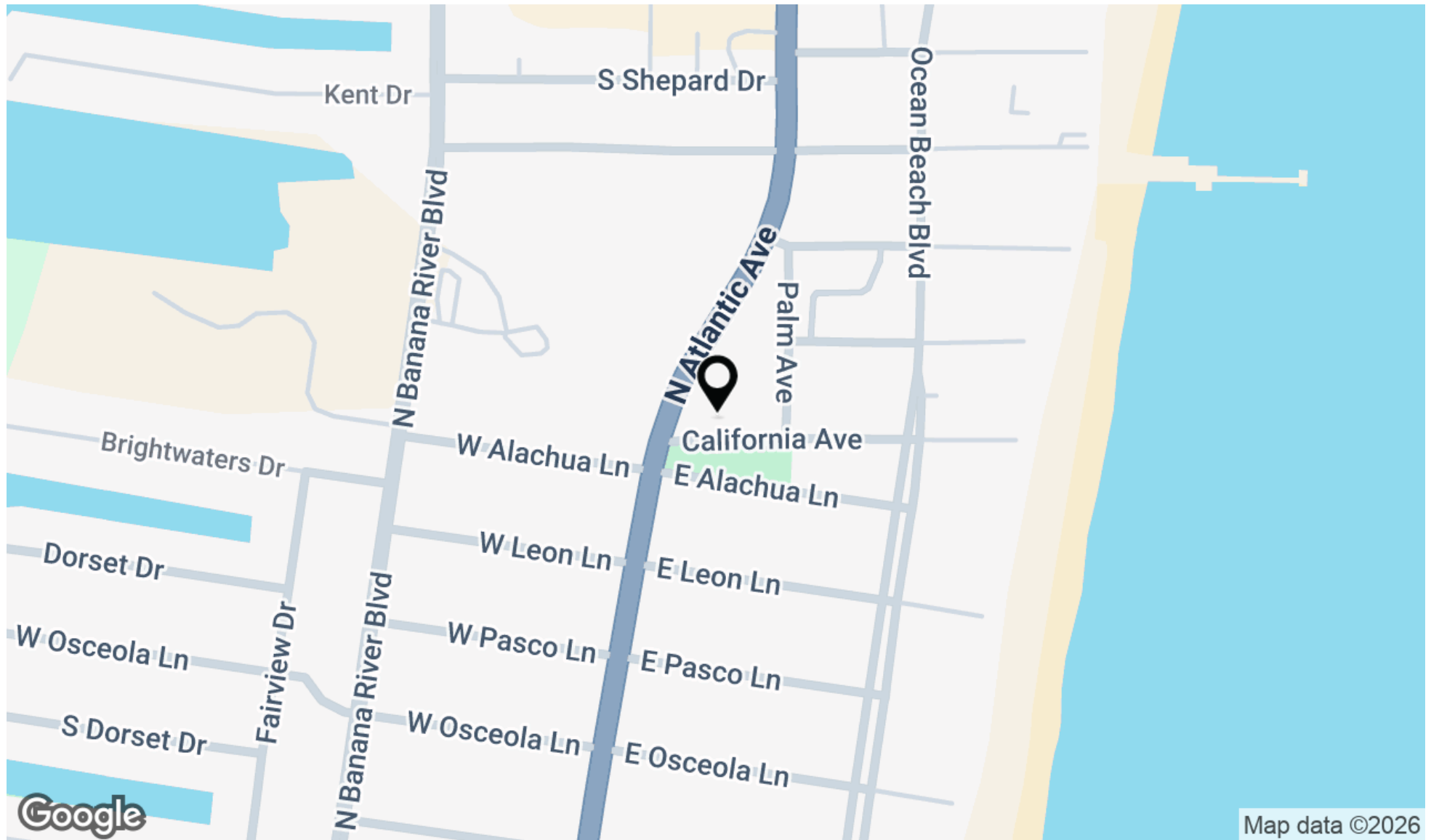
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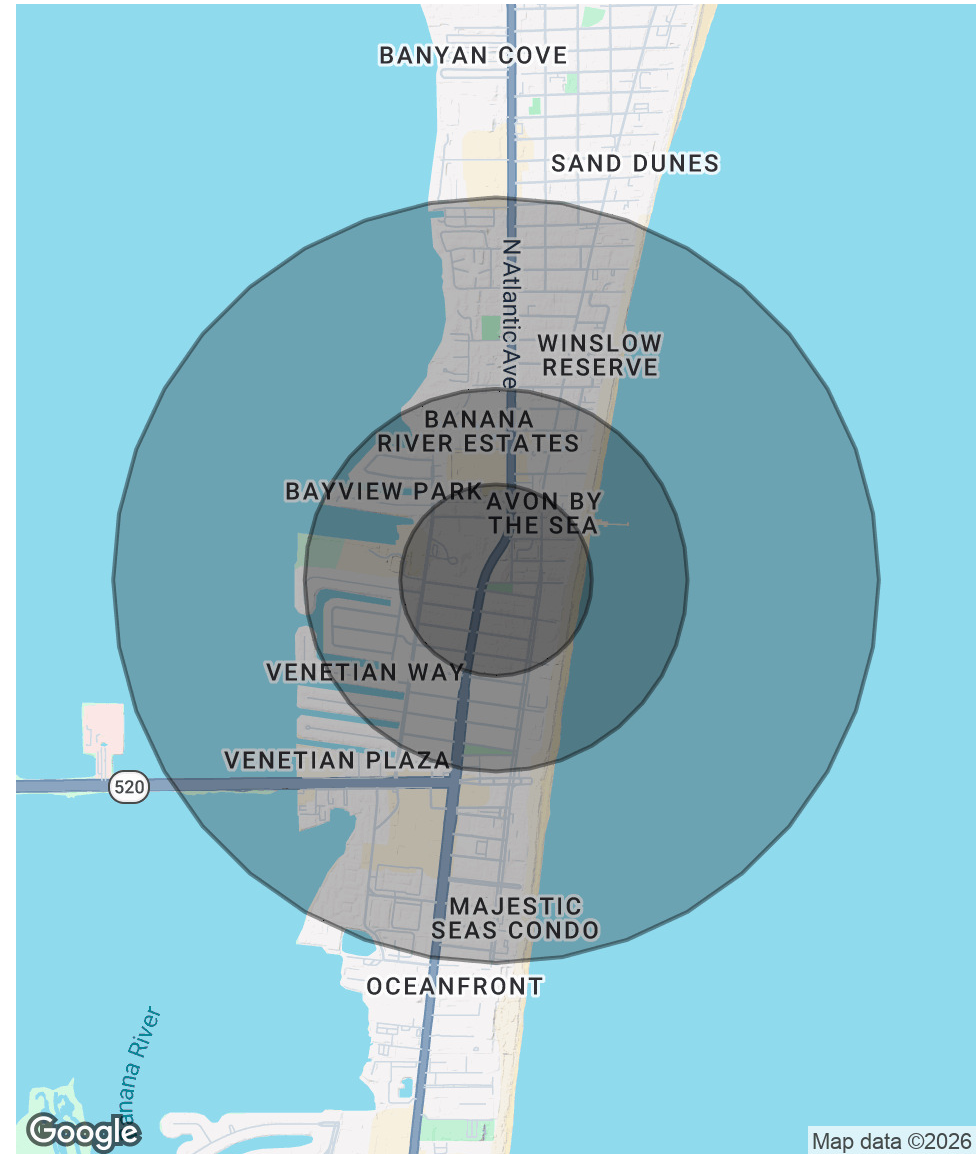
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	334	1,002	3,376
Average Age	52.1	53.5	57.7
Average Age (Male)	50.9	52.6	57.9
Average Age (Female)	54.8	55.0	57.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	577	1,927
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$132,209	\$123,590	\$109,174
Average House Value	\$642,989	\$592,039	\$498,122

2023 American Community Survey (ACS)



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