

Publix #1563 - Banana River Square

2067 N Atlantic Avenue
Cocoa Beach, FL 32931
Lat 28.342, Long -80.609

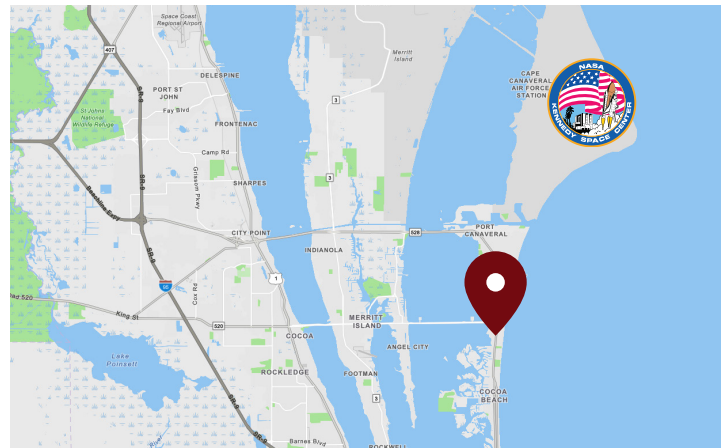
FOR LEASE



829 - 1,666 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Brand New Publix 2018
- Palm Bay-Melbourne-Titusville MSA
- Brevard County Market
- Ample Parking
- High Volume Tourist Area and Expanding Space Industry With Growing Job Market
- Pylon Signage Available
- Brand New Small Shop Vanilla Box Spaces Available
- Just Minutes South of SR 520/Cocoa Beach Causeway
- Publix Serves the Entire Southern Side of the Island
- Ideal Location for an Ice Cream Shop, Restaurants, and Other Services
- Traffic Count: A1A - 36,200 VPD



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Total Population | 3,837 | 14,711 | 35,245 |
| Daytime Population | 5,585 | 18,734 | 41,839 |
| Total Households | 2,182 | 8,192 | 18,43 |
| Avg. HH Income | \$113,961 | \$107,259 | \$109,461 |

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

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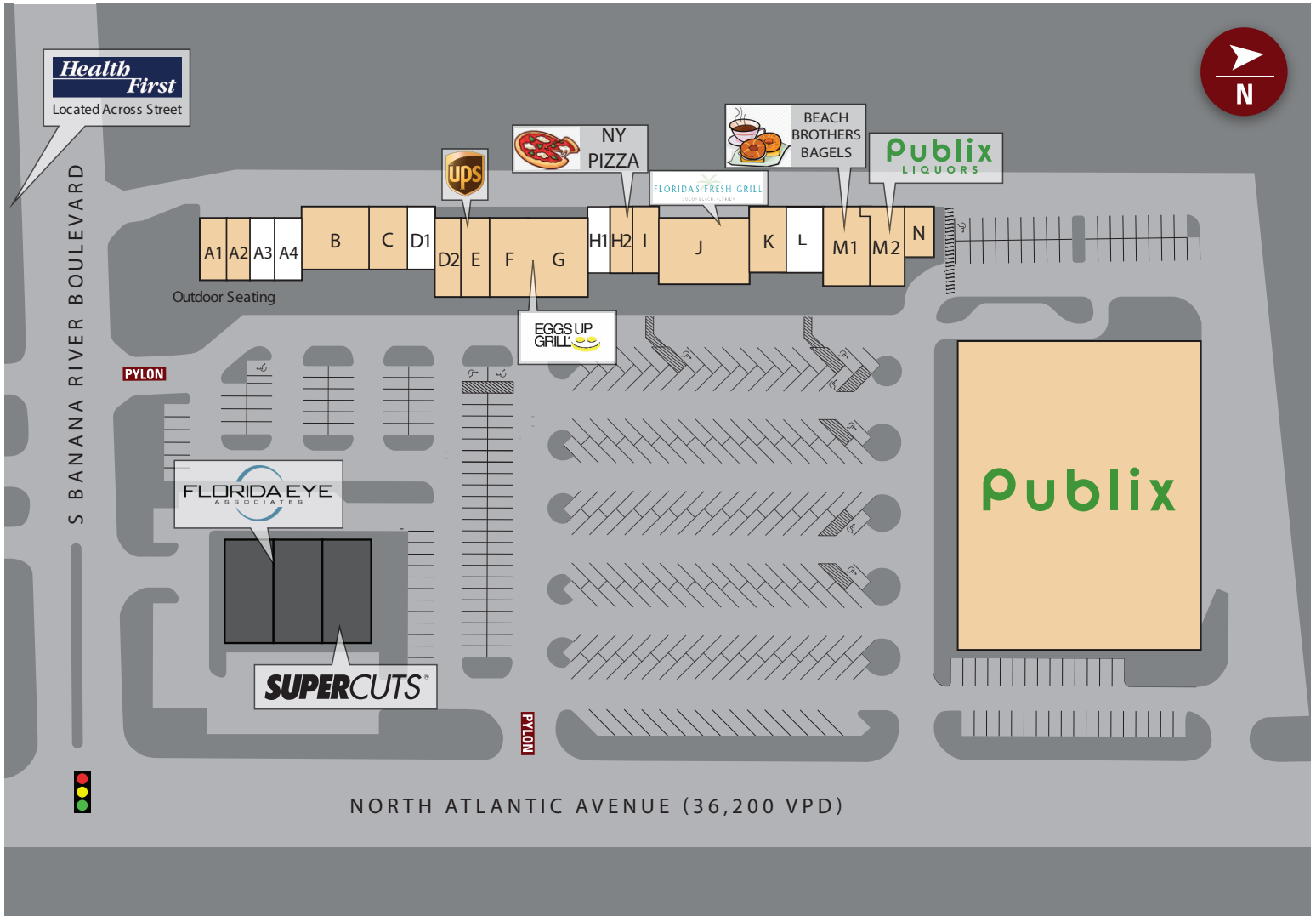


Crossman & Company

www.crossmanco.com

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| Suite | Tenant | Size |
|-----------|-----------------------------------|-------|
| A1 | Shoyu Hibachi Express & Poke Bowl | 1,061 |
| A2 | Walk In Chiropractic | 1,038 |
| A3 -2005C | AVAILABLE (20 X 48) V-Box | 1,038 |
| A4 -2005D | AVAILABLE (21 X 48) V-Box | 1,666 |
| B | Paddy Cassidy's Irish Pub | 2,200 |
| C | Hollywood Nails | 1,600 |
| D1 -2017 | AVAILABLE (16 X 50) V-Box | 829 |
| D2 -2019 | Rockin Retro Ice Cream | 1,575 |

| Suite | Tenant | Size |
|-----------|------------------------------|-------|
| E | The UPS Store | 1,200 |
| F - G | Eggs Up Grill | 4,220 |
| H1 -2031A | AVAILABLE (20 X 50) V-Box | 1,028 |
| H2 -2031B | Surfside Pizza (20 X 50) | 992 |
| I | New China | 800 |
| J | Florida's Fresh Grill | 3,590 |
| K | Magic Cleaners & Alterations | 1,450 |
| L | AVAILABLE | 1,425 |

| Suite | Tenant | Size |
|--------------|-----------------------|---------------|
| M1 -2049 | Beach Brothers Bagels | 2,103 |
| M2 | Publix Liquors | 1,400 |
| N | Tilman's Barber Shop | 909 |
| ANC | Publix | 45,600 |
| TOTAL | | 75,724 |

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **314,200**

EST. # OF VISITS ANNUALLY

 **1.1 Million**

AVG. VISITS / CUSTOMER

 **3.37**

AVG. LENGTH-OF-STAY / VISIT

 **33 MIN**

TOP 3 DAYS



| | |
|----------|---------|
| Saturday | 187,432 |
| Friday | 170,956 |
| Sunday | 162,559 |

OF VISITS

TOP 3 HOURS

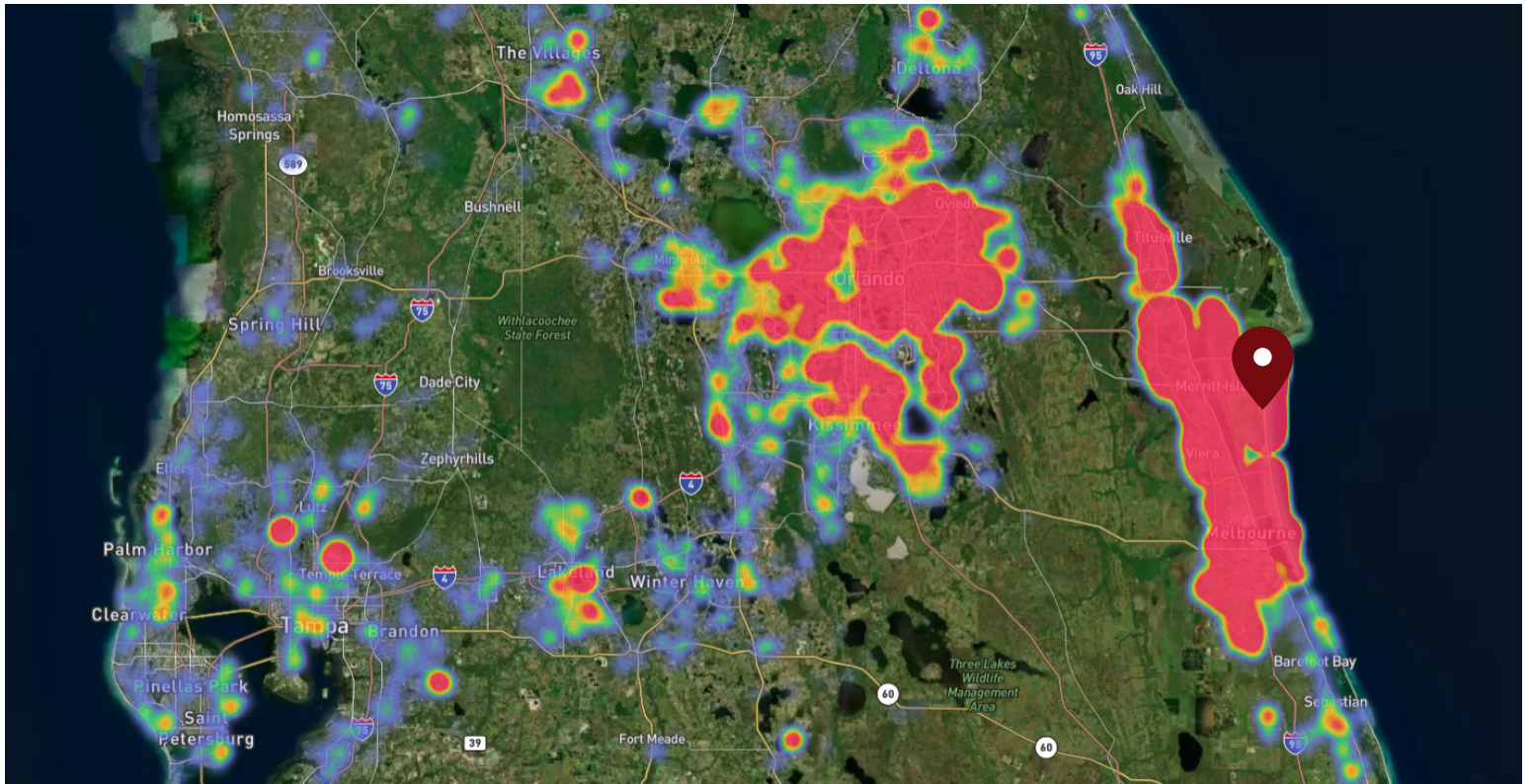


| | |
|--------|---------|
| 6-7 PM | 168,408 |
| 5-6 PM | 164,676 |
| 7-8 PM | 149,299 |

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) May 1, 2023 - April 30, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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