



## VIDEO

### PROPERTY DESCRIPTION

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!

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

### PROPERTY HIGHLIGHTS

- Publix Anchored Plaza
- Well-maintained Property
- Easy Access via AIA (N. Atlantic Ave.).
- Facade Signage
- Surrounded by Residential Neighborhoods
- Busy Tourist Area - one block from Cocoa Beach Pier

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 2,443 SF
Lot Size:	8.33 Acres
Building Size:	69,194 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,162	13,740	42,714
Total Population	2,123	27,661	98,190
Average HH Income	\$71,056	\$68,778	\$69,854

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com

### J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



# Additional Photos

# Cornerstone Plaza - Publix Anchored For Lease



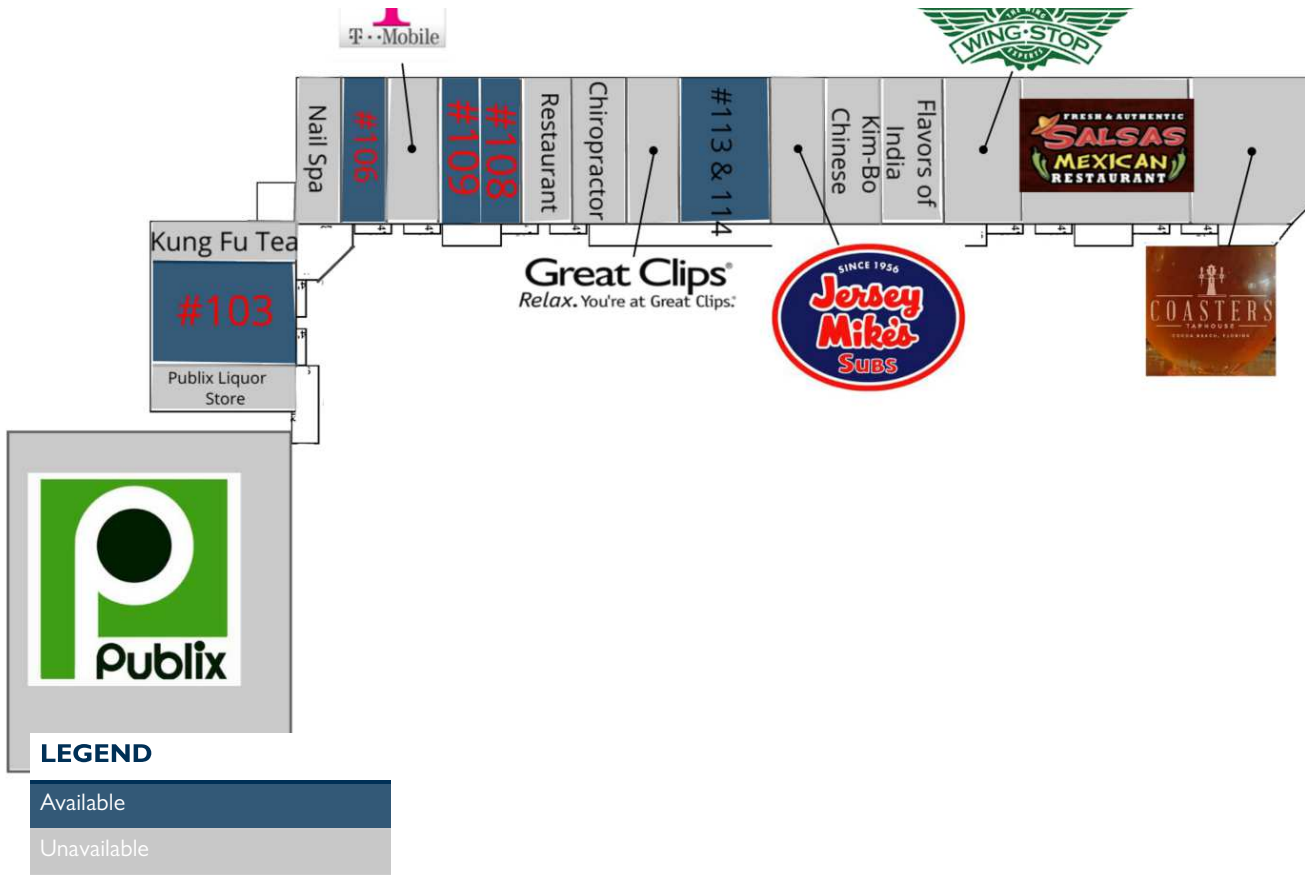
**JEFFERY T. ROBISON, CCIM**  
 President | Broker  
 321.722.0707 x13  
 jeff@TeamLBR.com

**J. BLAKE ROBISON**  
 Retail Sales and Leasing Advisor  
 321.722.0707 x18  
 blake@TeamLBR.com

**VITOR DE SOUSA, CCIM**  
 Retail Sales & Leasing  
 321.722.0707 x15  
 vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



**LEASE INFORMATION**

Lease Type:	\$8.50/sf NNN	Lease Term:	Negotiable
Total Space:	1,200 - 2,443 SF	Lease Rate:	Negotiable

**AVAILABLE SPACES**

SUITE	TENANT	SIZE	TYPE	RATE
#103	Available	2,280 SF	\$8.50/sf NNN	Negotiable
#106	Available	1,200 SF	\$8.50/sf NNN	Negotiable
#108	Available	1,220 - 2,443 SF	\$8.50/sf NNN	Negotiable
#109	Available	1,223 - 2,443 SF	\$8.50/sf NNN	Negotiable
#113 & 114	Available	2,400 SF	\$8.50/sf NNN	Negotiable

**JEFFERY T. ROBISON, CCIM**  
 President | Broker  
 321.722.0707 x13  
 Jeff@TeamLBR.com

**J. BLAKE ROBISON**  
 Retail Sales and Leasing Advisor  
 321.722.0707 x18  
 blake@TeamLBR.com

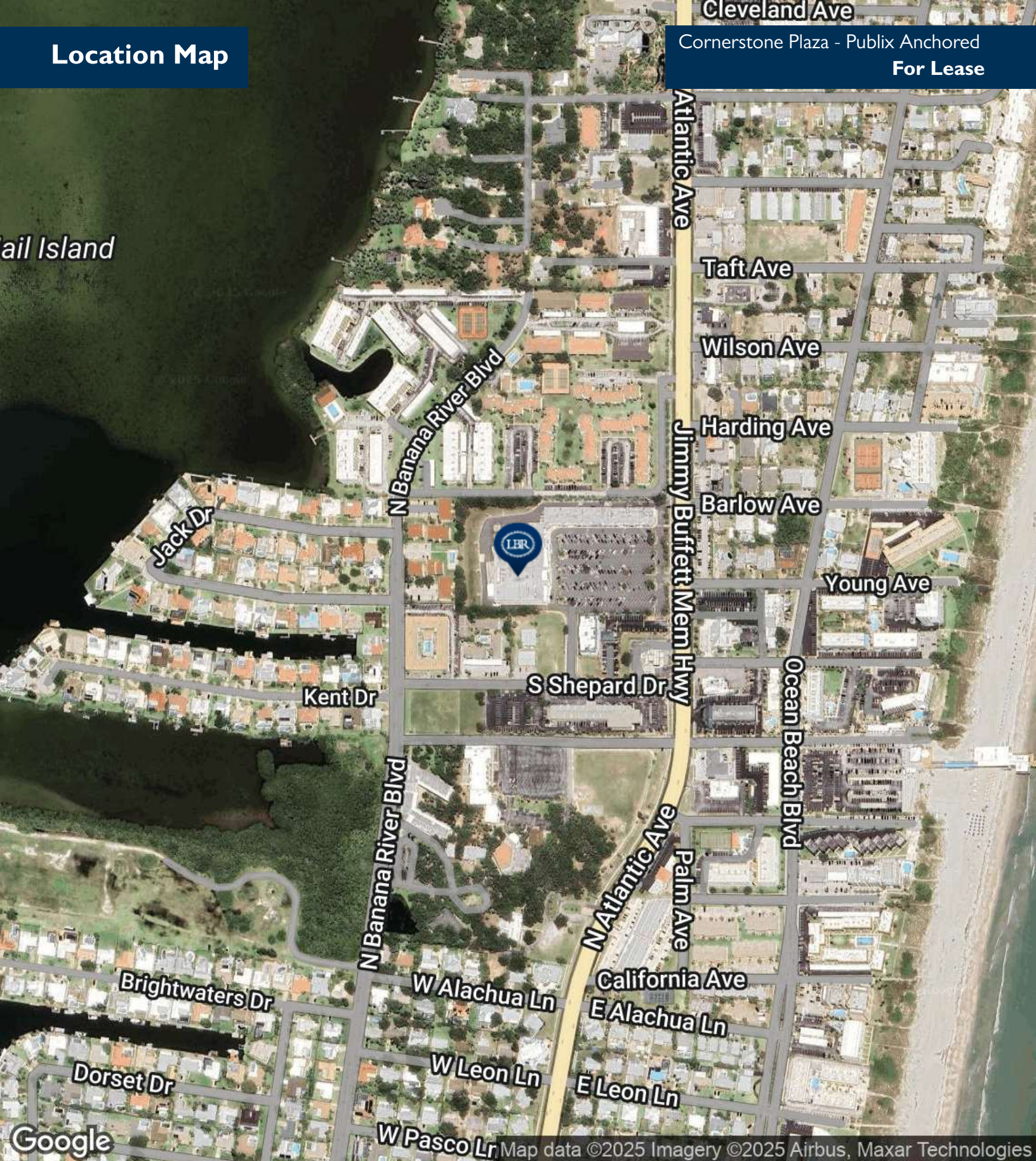
**VITOR DE SOUSA, CCIM**  
 Retail Sales & Leasing  
 321.722.0707 x15  
 vitor@teamlbr.com



# Location Map

Cleveland Ave  
Cornerstone Plaza - Publix Anchored  
For Lease

Trail Island



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

**JEFFERY T. ROBISON, CCIM**  
President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

**J. BLAKE ROBISON**  
Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

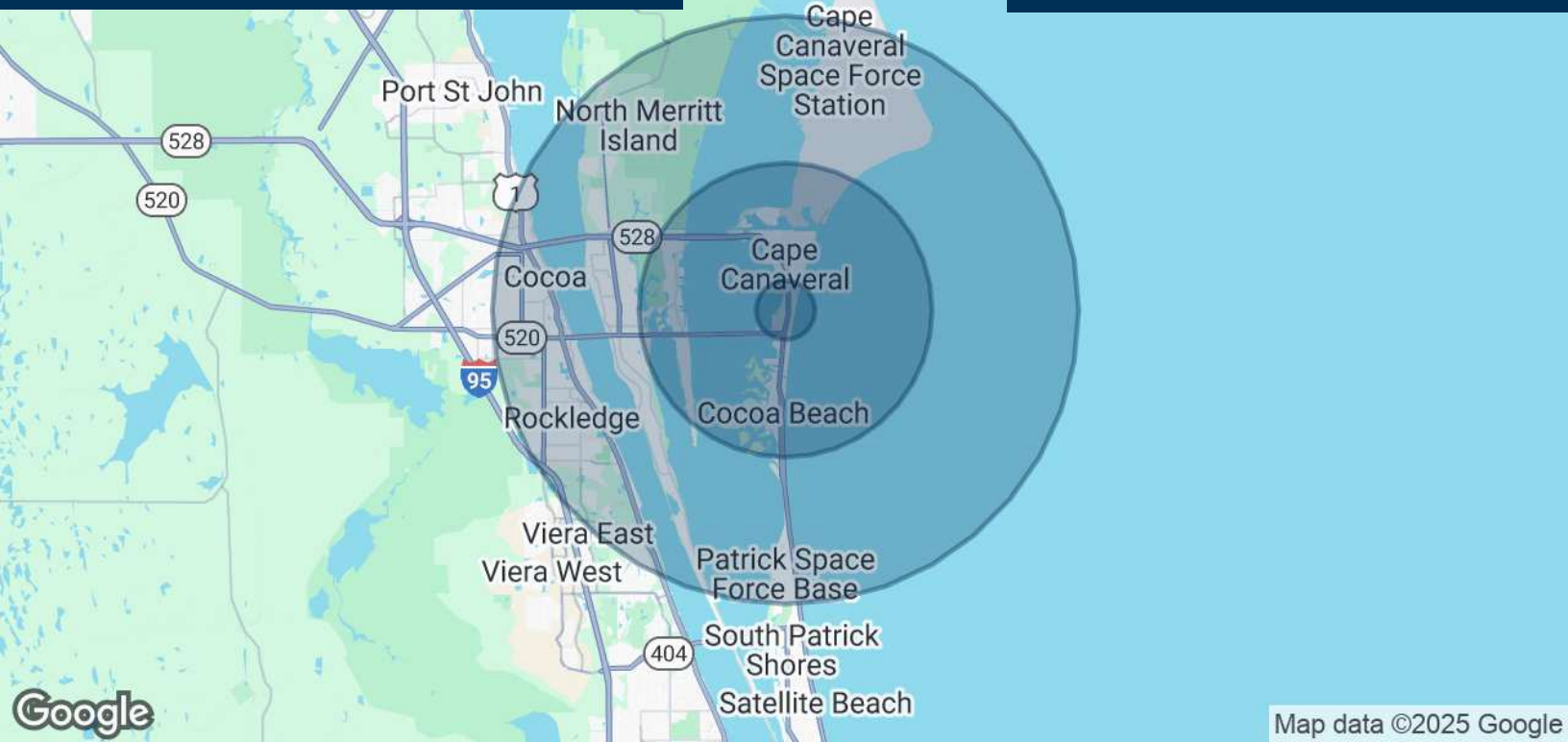
**VITOR DE SOUSA, CCIM**  
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# Demographics Map & Report

Cornerstone Plaza - Publix Anchored  
For Lease



Map data ©2025 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,123	27,661	98,190
Average Age	55.5	50.3	46.0
Average Age (Male)	56.3	51.6	45.9
Average 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

2020 American Community Survey (ACS)

**JEFFERY T. ROBISON, CCIM**  
President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

**J. BLAKE ROBISON**  
Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

**VITOR DE SOUSA, CCIM**  
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the **Area Analytics Tab**)

JEFFERY T. ROBISON, CCIM  
President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com

J. BLAKE ROBISON  
Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

VITOR DE SOUSA, CCIM  
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

