



PRIME RETAIL AND OFFICE PROPERTY **FOR LEASE**

2003 N ATLANTIC AVE

Cocoa Beach, FL 32931

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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LIGHTLE BECKNER ROBISON
INCORPORATED
COMMERCIAL REAL ESTATE SERVICES



FOR LEASE

Two Available Units in Cocoa Beach

Unit B +/- 2050 sf

Unit C +/- 2872 sf

No Restaurants or Coffee Shops

LOCATION DESCRIPTION

Situated directly on Highway A1A, on an outparcel of Publix Anchored Banana River Square

Cozy Coastal Community, Home of World Famous Ron Jon's Surf Shop , Cocoa Beach Pier, and Gateway to Kennedy Space Center Vital Tourism Spot for Family-Friendly Activities, on the Space Coast Property is South of SR 520 Causeway, Connecting to Cocoa Village and Merritt Island, and SR 528 Connecting to Orlando

Create your Ideal Space Now - Medical, Professional Office and Select Retail Property is Currently Being Renovated and Available Soon- Entire Building Inside and Outside Refreshed
Call to Discuss Your Ideal Layout for Your Business
Adjacent Unit is Florida Eye, Brevard County's Largest Eye Care

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OFFERING SUMMARY

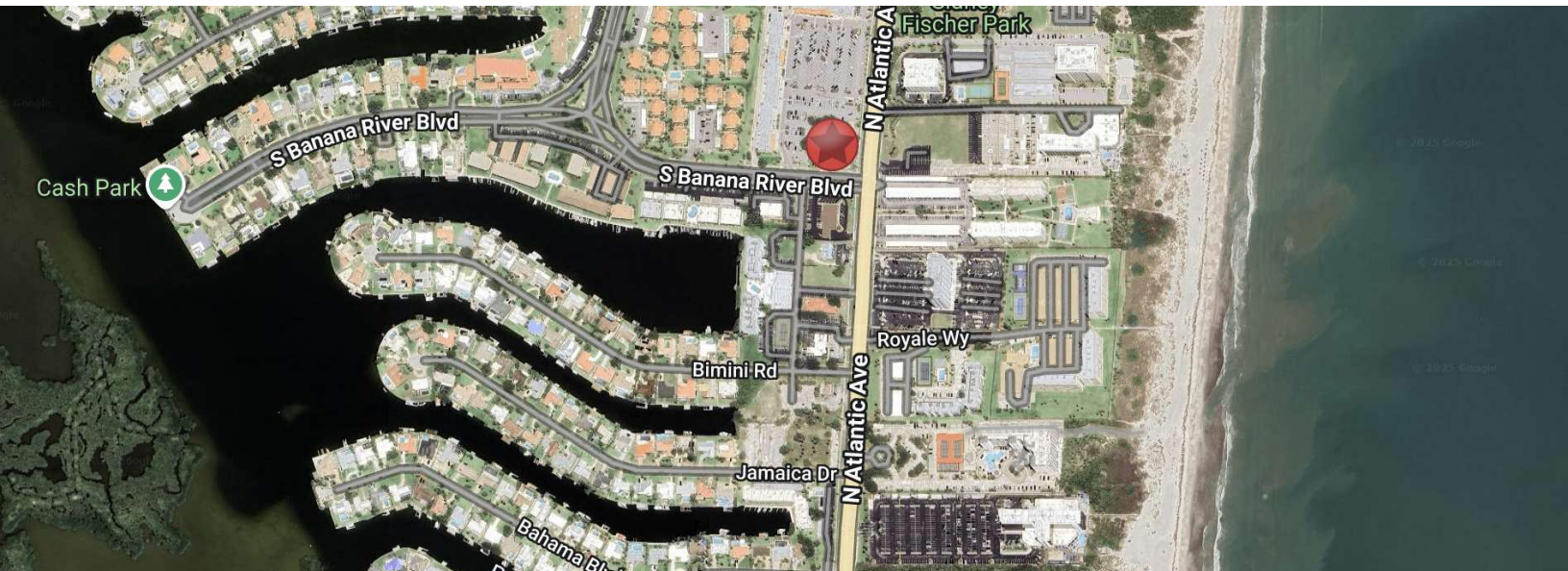
Lease Rate:	\$19.75 SF/yr (NNN)
Number of Units:	3
Available SF:	2,050 - 4,922 SF
Lot Size:	37,664 SF
Building Size:	8,366 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,079	2,298
Total Population	946	1,911	4,118
Average HH Income	\$117,861	\$115,341	\$109,205



Additional Photos

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Interior of Both Units

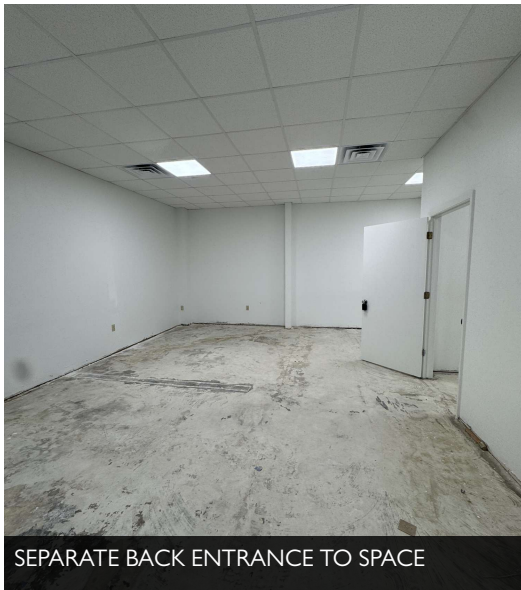
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FORMER SUPER CUTS HAIR

SUITE C +/- 2872 SF

WASHER DRYER AREA



VANILLA SHELL SUITE C

SEPARATE BACK ENTRANCE TO SPACE

CROSS EASEMENT TO PUBLIX ANCHORED



SUITE B +/- 2050 SF

MULTIPLE OFFICE / EXAM ROOMS SUITE B

UNDER RENOVATION SUITE B

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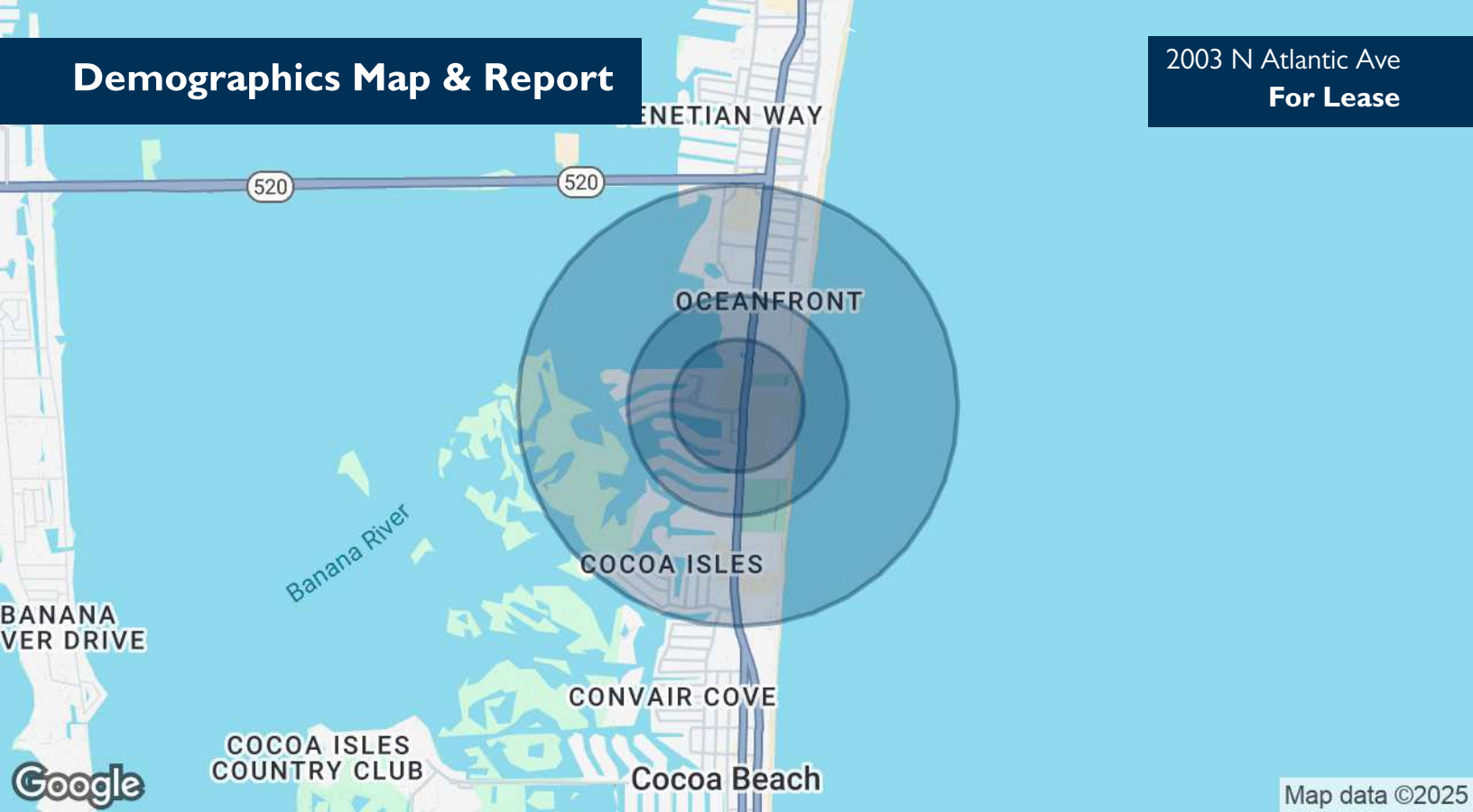
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Demographics Map & Report

2003 N Atlantic Ave
For Lease



Map data ©2025

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	946	1,911	4,118
Average Age	63	62	62
Average Age (Male)	63	62	61
Average Age (Female)	64	63	62

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	548	1,079	2,298
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$117,861	\$115,341	\$109,205
Average House Value	\$615,128	\$613,485	\$600,352

Demographics data derived from AlphaMap

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