

Property Summary

Riverview Center
For Lease



PROPERTY DESCRIPTION

Two-story commercial office building.

Located directly on Hwy A1A (N Atlantic Ave). Minutes from Port Canaveral and 1.6 miles to 520 Causeway.

PROPERTY HIGHLIGHTS

- Built-out office spaces
- Various layouts
- Common area restrooms and break areas
- Ample parking
- Well-maintained property
- Freight elevator available
- Furniture in some offices
- Many suites move-in ready

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (\$3.04/sf NN)
Available SF:	383 - 1,604 SF
Lot Size:	1.02 Acres
Building Size:	20,646 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,893	12,850	38,485
Total Population	3,346	25,670	87,566
Average HH Income	\$60,663	\$68,730	\$69,524

JEFFERY T. ROBISON, CCIM

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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.

Additional Photos

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Lobby



Unit 203

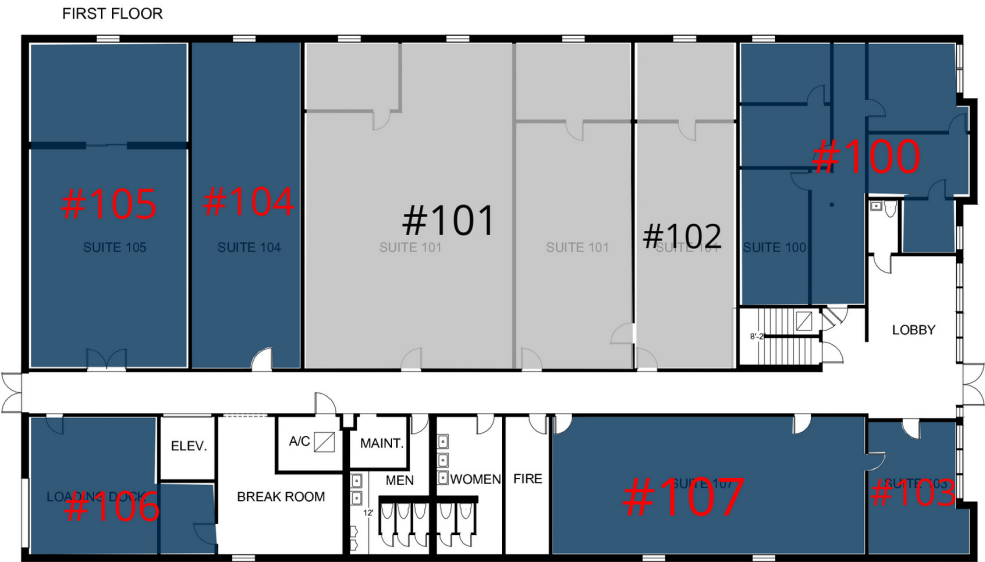
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7011 NORTH ATLANTIC AVE.
CAPE CANAVERAL, FL 32920



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	\$3.04/sf NN	Lease Term:	Negotiable
Total Space:	383 - 1,604 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#100	Available	1,467 SF	\$3.04/sf NN	\$16.00 SF/yr
#103	Available	383 - 1,604 SF	\$3.04/sf NN	\$16.00 SF/yr
#104	Available	997 SF	\$3.04/sf NN	\$16.00 SF/yr
#105	Available	1,475 SF	\$3.04/sf NN	\$16.00 SF/yr
#106	Available	533 SF	\$3.04/sf NN	\$16.00 SF/yr
#107	Available	1,221 - 1,604 SF	\$3.04/sf NN	\$16.00 SF/yr

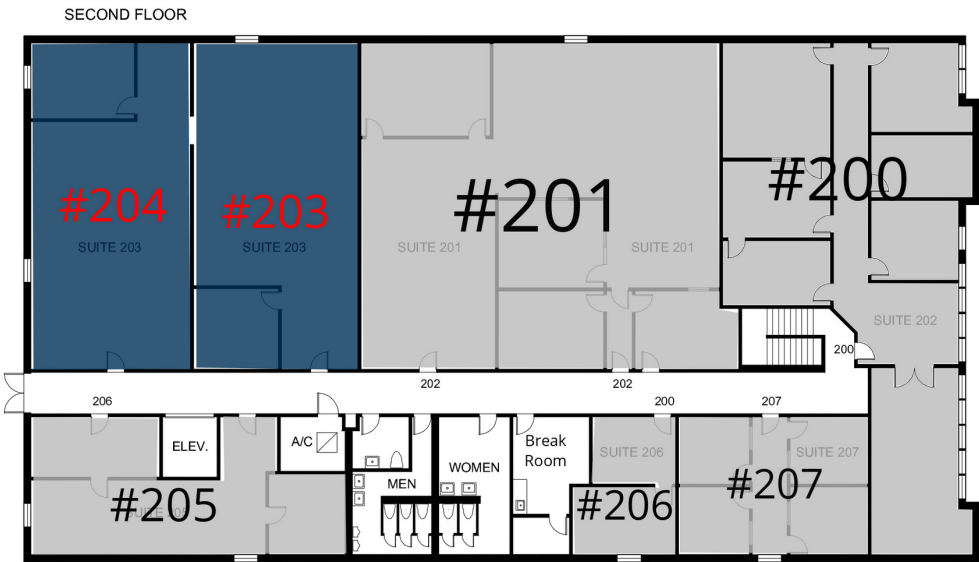
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
#203	Available	1,482 SF	\$3.04/sf NN	\$16.00 SF/yr
#204	Available	1,430 SF	\$3.04/sf NN	\$16.00 SF/yr

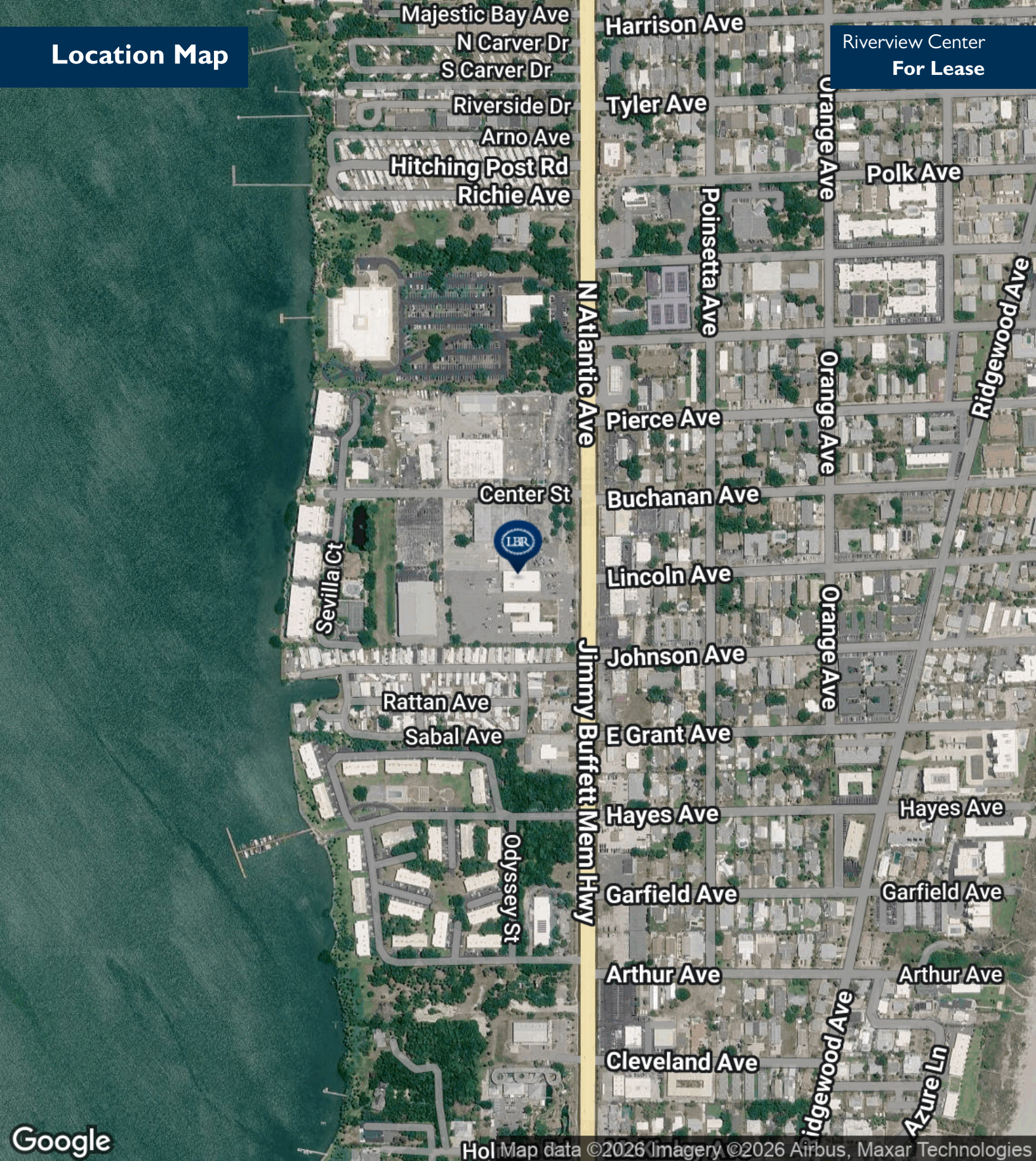
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Location Map



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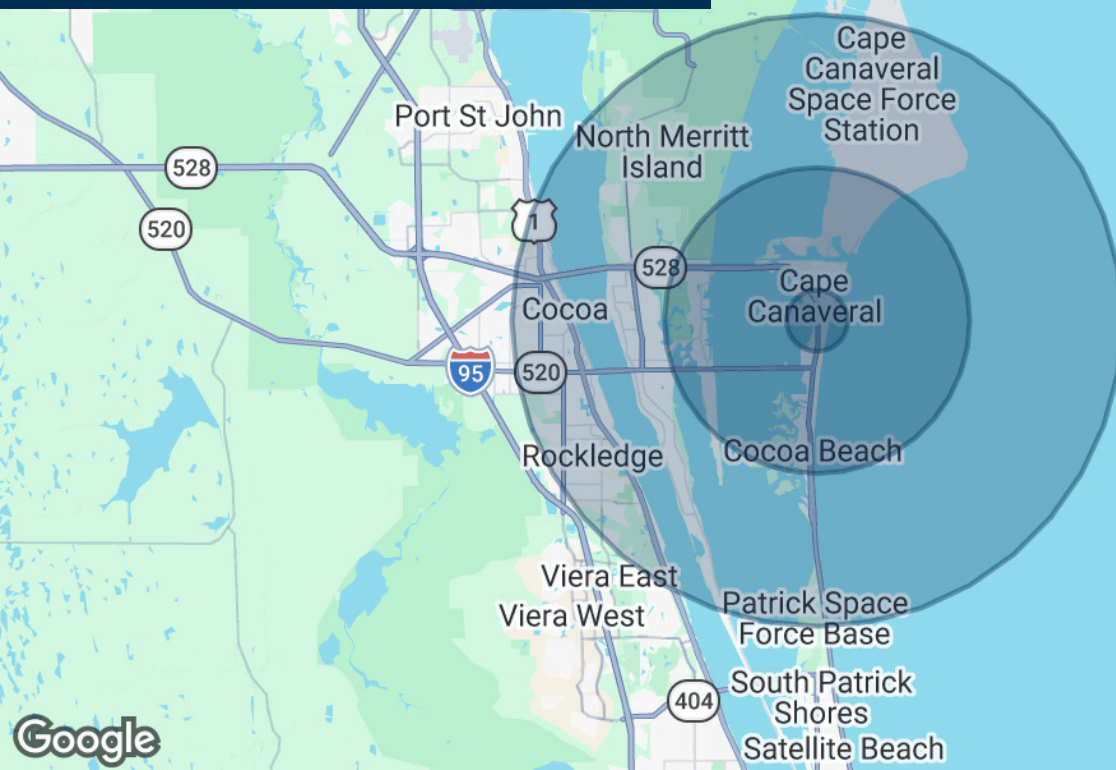
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Demographics Map & Report

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Map data ©2026 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,346	25,670	87,566
Average Age	50.7	50.6	46.4
Average Age (Male)	52.3	52.0	46.3
Average Age (Female)	50.4	50.9	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,893	12,850	38,485
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$60,663	\$68,730	\$69,524
Average House Value	\$228,493	\$272,327	\$291,771

2020 American Community Survey (ACS)

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