

FOR LEASE

Riverview Center • 7011 N Atlantic Ave Cape Canaveral, FL 32920



OFFERING SUMMARY

| | |
|-----------------------|-----------------------|
| Available SF: | 1,300 - 2,006 SF |
| Lease Rate: | \$12.50 SF/yr (Gross) |
| Lot Size: | 1.02 Acres |
| Year Built: | 1962 |
| Building Size: | 20,646 SF |
| Zoning: | C2 |
| Market: | Brevard |
| Submarket: | Cape Canaveral |

PROPERTY OVERVIEW

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

HOLLY CARVER

Sales & Leasing Advisor
321.722.0707 X23
holly@teamlbr.com

JEFFERY T. ROBISON, CCIM

Principal | Broker
321.722.0707 X13
jeff@teamlbr.com

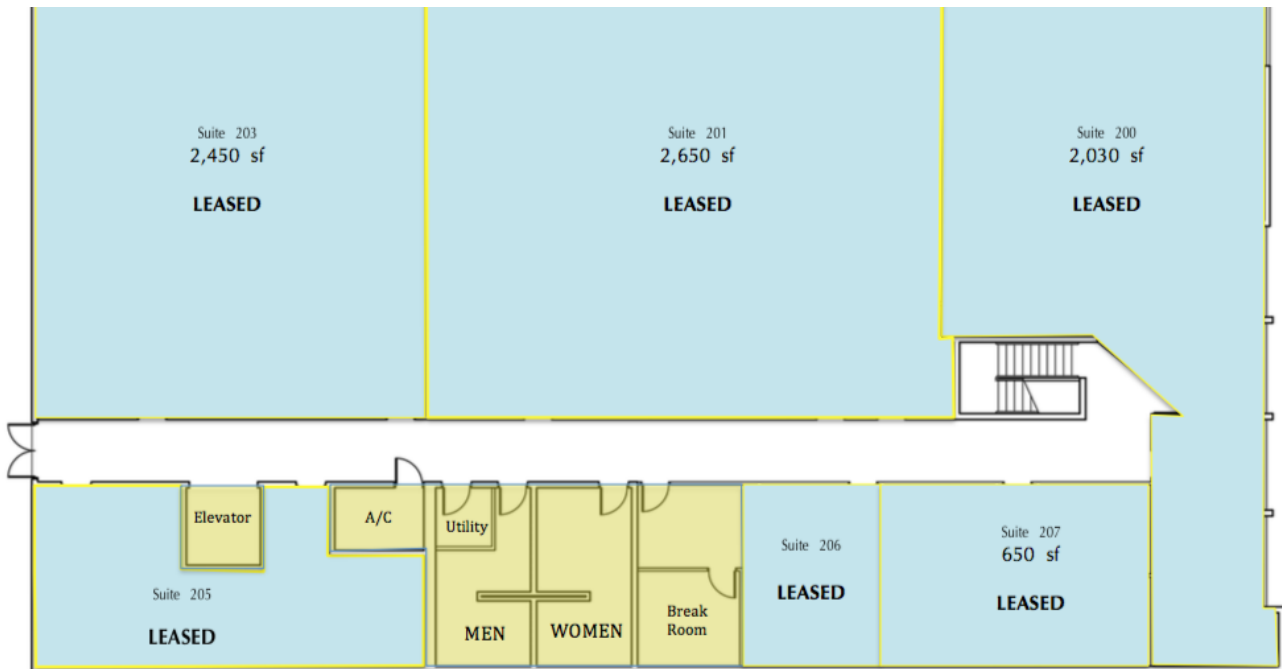
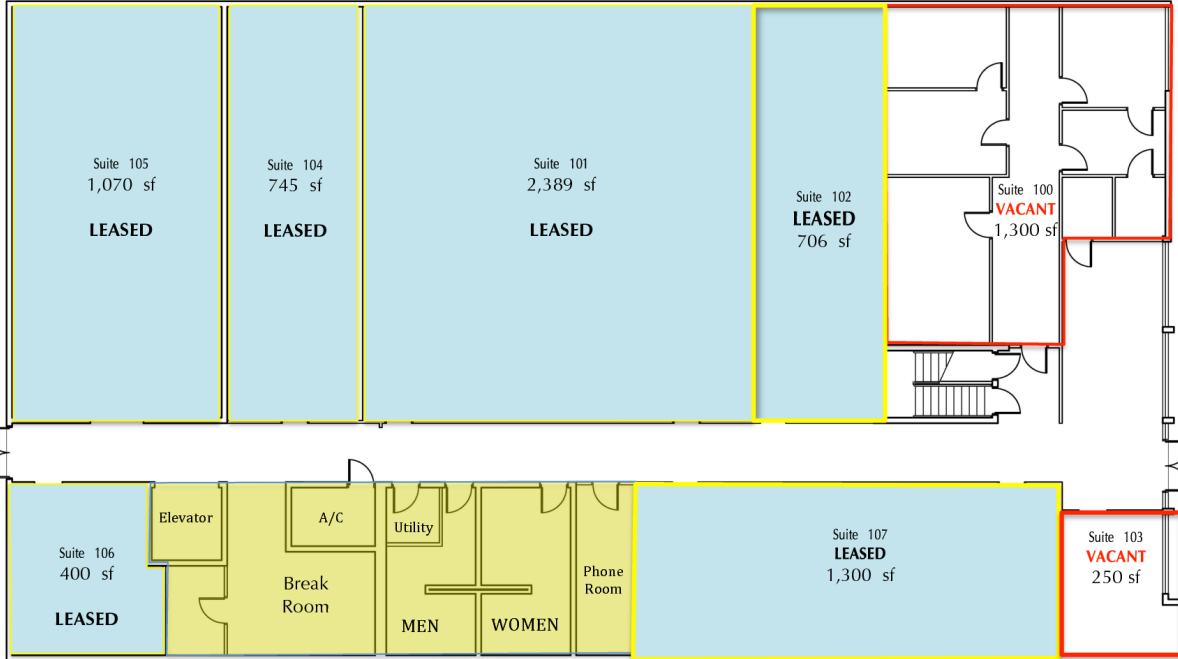
Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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SITE PLAN

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AVAILABLE SPACES

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Lease Rate: \$12.50 SF/YR (GROSS) **Total Space:** 1,300 - 2,006 SF
Lease Type: Gross **Lease Term:** Negotiable

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-------|-----------------|---------------|------------|------------------|------------|----------|
| #100 | Office Building | \$12.50 SF/YR | Gross | 1,300 - 2,006 SF | Negotiable | |
| #102 | Office Building | \$12.50 SF/YR | Gross | 706 - 2,006 SF | Negotiable | |
| #103 | Office Building | \$11.50 SF/YR | Gross | 250 - 1,300 SF | Negotiable | |
| #104 | Office Building | \$12.50 SF/YR | Gross | 745 SF | Negotiable | |
| #107 | Office Building | \$12.50 SF/YR | Gross | 1,300 SF | Negotiable | |
| #205 | Office Building | \$12.50 SF/YR | Gross | 750 SF | Negotiable | |
| #208 | Office Building | \$11.50 SF/YR | Gross | 150 SF | Negotiable | |

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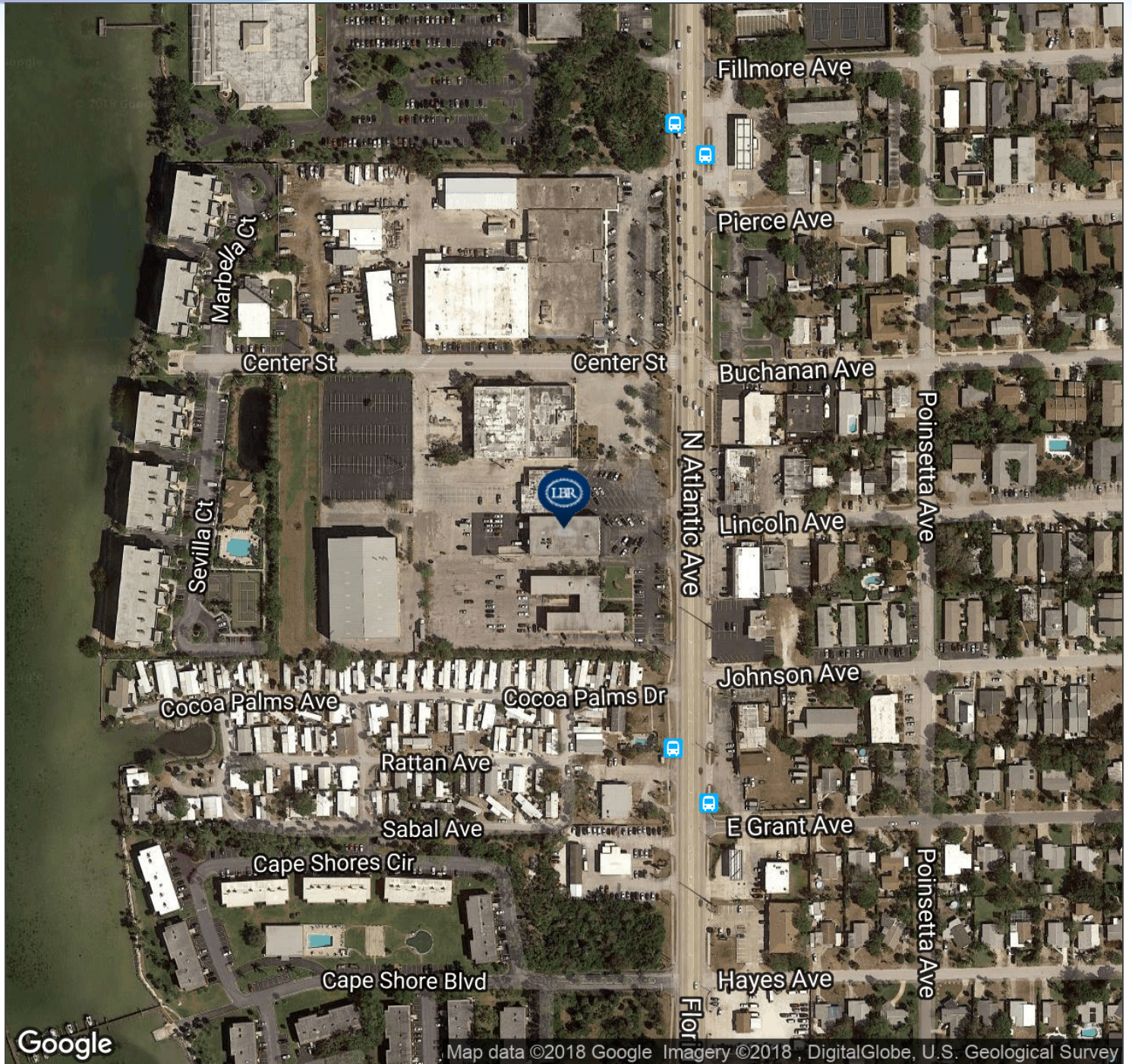
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AERIAL MAP

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LOCATION MAPS

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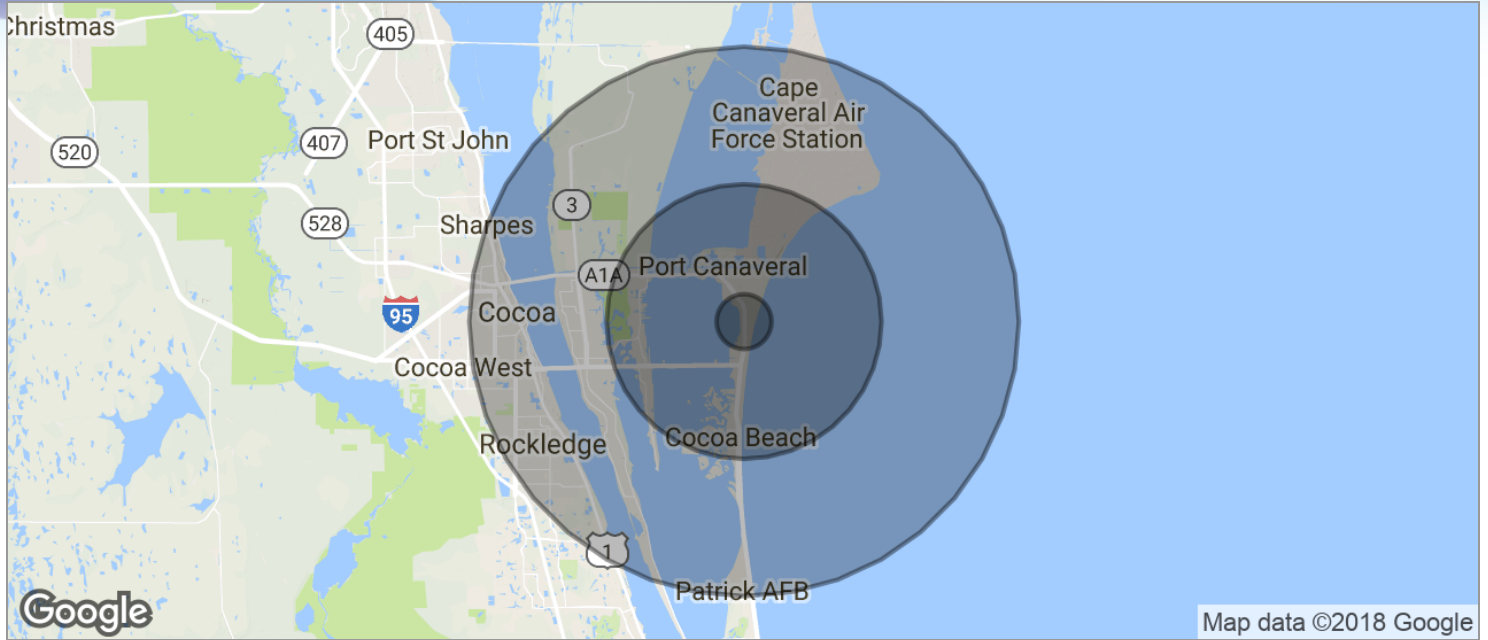
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DEMOGRAPHICS MAP

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 3,346 | 25,670 | 87,566 |
| MEDIAN AGE | 50.7 | 50.6 | 46.4 |
| MEDIAN AGE (MALE) | 52.3 | 52.0 | 46.3 |
| MEDIAN 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 |

* Demographic data derived from 2010 US Census

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