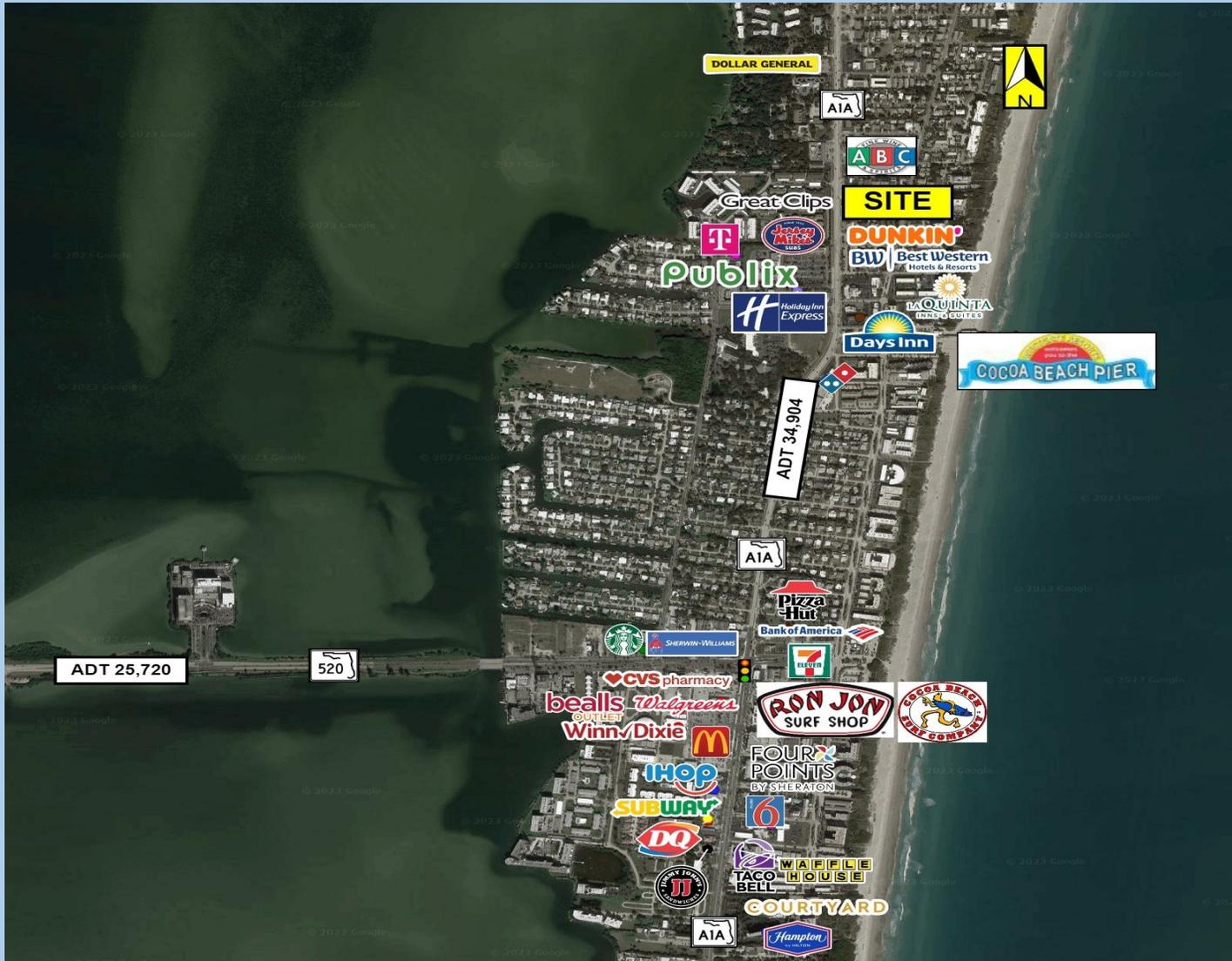


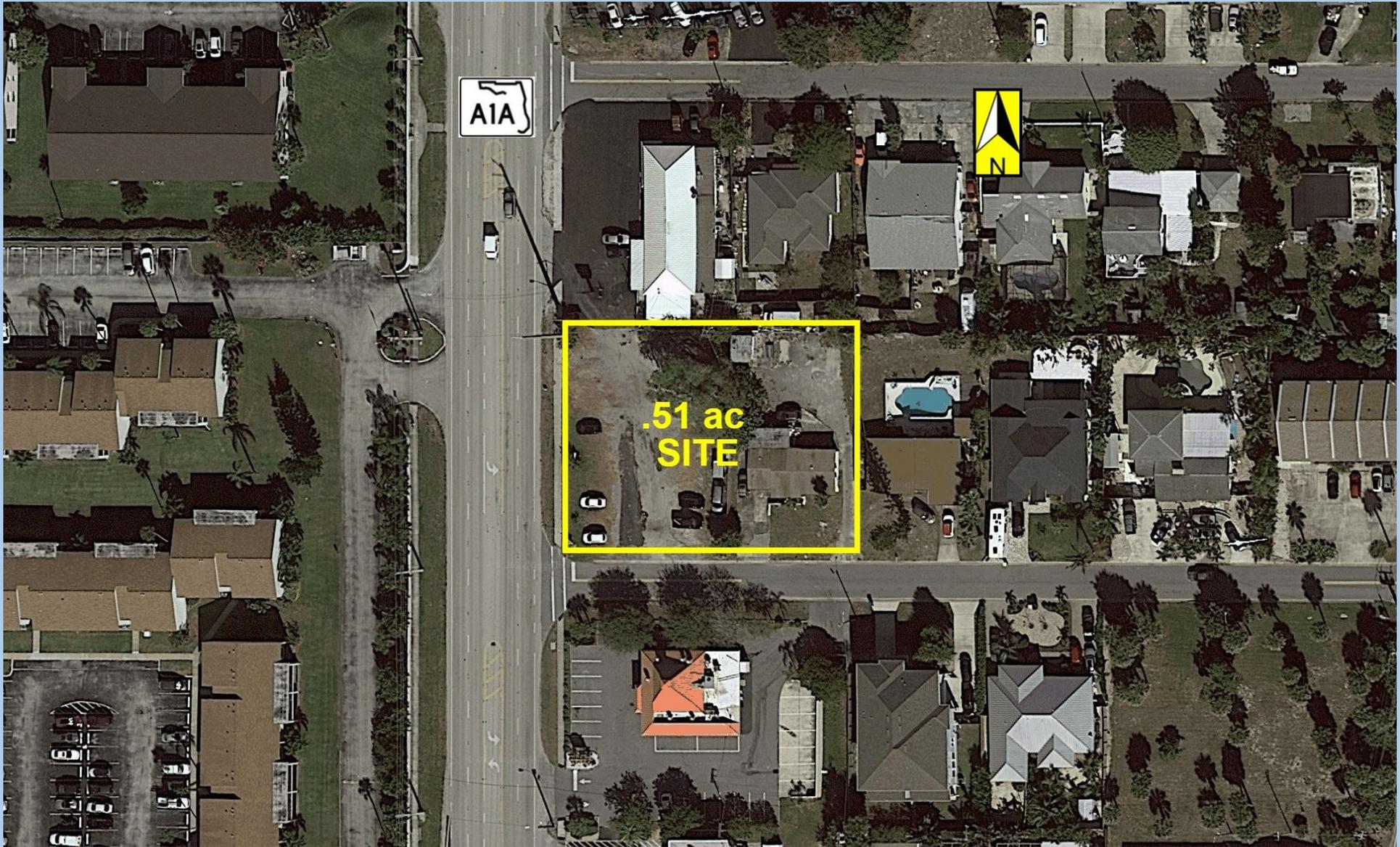
# .51 ac QSR Site | 5900 North Atlantic Ave Cocoa Beach | Brevard County FL 32931



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# AERIAL CLOSE UP



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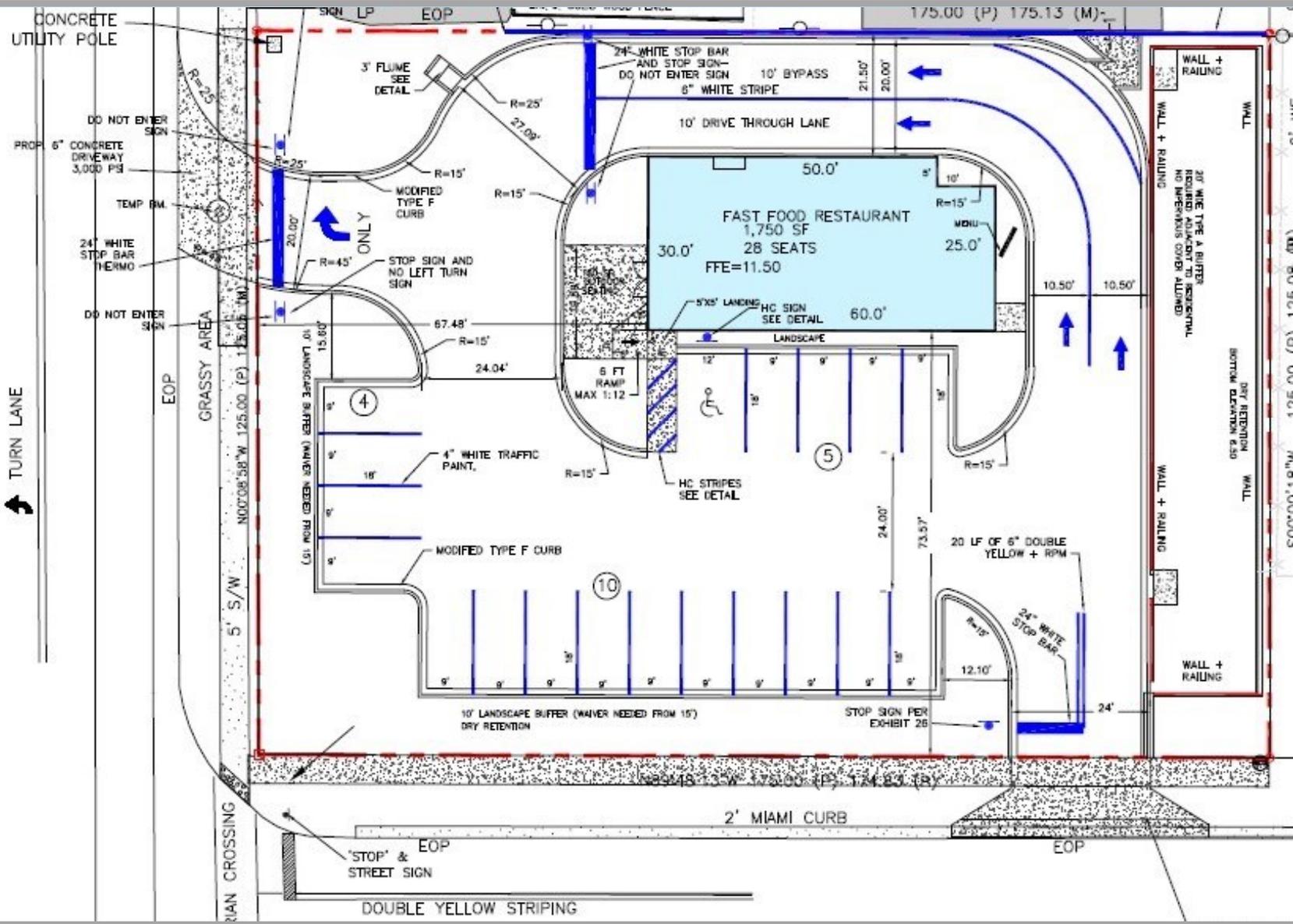
# AREA HOTELS



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# SITE PLAN



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# SITE OVERVIEW

## AREA HIGHLIGHTS

- **Port Canaveral** - 3 miles from site  
Busiest cruise terminal in the world recently surpassing Port of Miami to take the top spot with 4.07 million passengers in 2022. From October to February the port has seen a 129% increase in cruise passengers for the same timeframe last year. Port Canaveral is one of many entities that help boost the region's \$75 billion tourism industry. Every 24 cruisers create one full-time equivalent job; they spend an average of \$750 per passenger in port cities.
- Ron Jon Surf Shop-1 mile from site
- World Famous Cocoa Beach Pier - .5 miles from site
- Kennedy Space Center and Patrick Space Force Base in close proximity
- 2000 +/- hotel rooms in the area and more under development

## SITE DETAILS

- +/- .51 ac site
- Cleared lot, rough grade
- Utilities to site
- Access from A1A and Harding Ave to the south
- Permitted for 1,750 SF bldg with drive thru
- Ground lease or build to suit
- Price - Contact Broker

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,245	17,840	33,926
MEDIAN HH INCOME	\$62,178	\$64,008	\$70,656
MEDIAN AGE	55.2	56.6	54.1

## TRAFFIC COUNTS

US Hwy A1A—34,904 ADT



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