

High-Visibility Commercial Space

Ideal for Medical, Office, or Retail Use!

WATSON
COMMERCIAL
REAL ESTATE, INC.



FOR SALE

ADDRESS

**8400 Astronaut Blvd
Cape Canaveral, FL 32920**

SIZE

**2,400 SF
Square Foot**

TYPE

**BLDG
Medical**

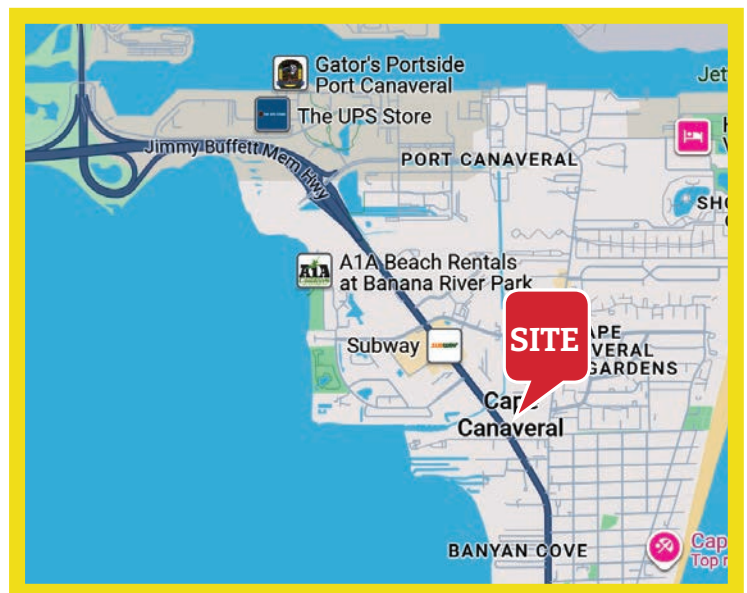
ZONING

**C-1
Commercial**

\$1,325,000

Property Highlights:

- ✓ **Prime Visibility & High Exposure:** Located directly on Astronaut Blvd with 29,000 vehicles passing daily, this site offers unmatched visibility for your business in a high-traffic corridor of Cape Canaveral.
- ✓ **Versatile Commercial Space – 2,400 SF**
- ✓ **Attractive Purchase Opportunity:** Competitively priced opportunity in Wendy's Business Park
- ✓ **Modern Construction & Ample Parking**
- ✓ **Strong Local Demographics & Infrastructure**



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845



Jay Pope, MBA

Sales Associate

Office: (321) 459-0000 ext. 12
Cell: (407) 617-1223

8400 Astronaut Blvd Cape Canaveral, FL 32920



Summary

For Sale:	\$1,325,000
TYPE:	Retail Office
ZONING:	C-1
SIZE:	2,400 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	18,730	40,394	139,497
Avg Household Income	\$82,482	\$92,955	\$91,345
2029 Household Projection:	10,785	21,882	63,786

Port Canaveral Cruise Terminal



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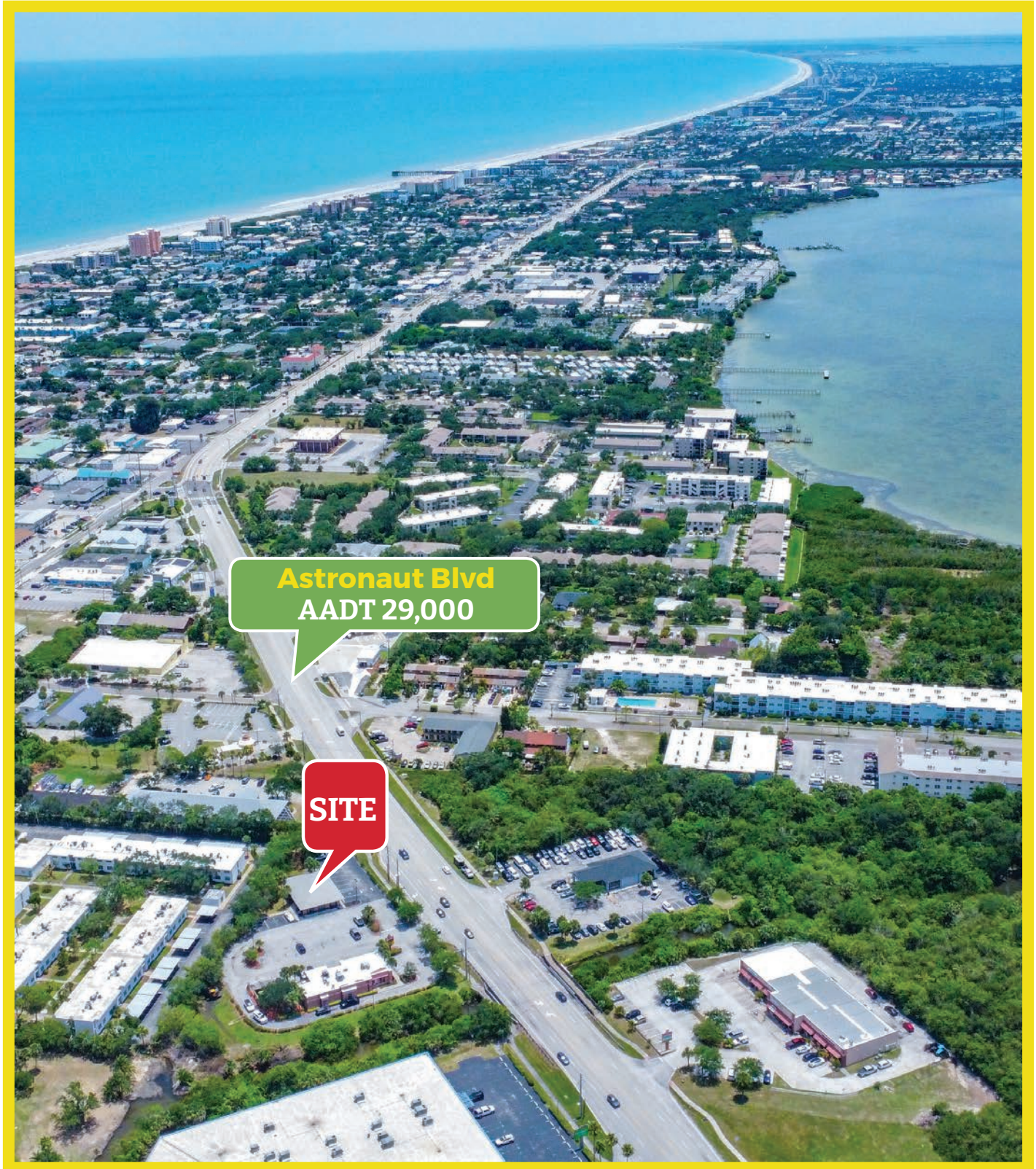
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Astronaut Blvd
AADT 29,000

SITE

8400 Astronaut Blvd Cape Canaveral, FL 32920



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Demographic Summary Report

8400 Astronaut Blvd, Cape Canaveral, FL 32920

Building Type: **Class B Office** Total Available: **2,400 SF**
 Class: **B** % Leased: **100%**
 RBA: **2,400 SF** Rent/SF/Yr: **Negotiable**
 Typical Floor: **2,400 SF**



Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	18,730	40,394	139,497
2024 Estimate	16,437	35,739	126,368
2020 Census	11,833	27,518	115,304
Growth 2024 - 2029	13.95%	13.02%	10.39%
Growth 2020 - 2024	38.91%	29.87%	9.60%
2024 Population by Hispanic Origin	1,117	2,512	13,198
2024 Population	16,437	35,739	126,368
White	14,334 87.21%	31,229 87.38%	95,791 75.80%
Black	313 1.90%	526 1.47%	11,823 9.36%
Am. Indian & Alaskan	64 0.39%	121 0.34%	538 0.43%
Asian	233 1.42%	610 1.71%	2,429 1.92%
Hawaiian & Pacific Island	10 0.06%	32 0.09%	169 0.13%
Other	1,483 9.02%	3,220 9.01%	15,619 12.36%
U.S. Armed Forces	62	136	683
Households			
2029 Projection	10,785	21,882	63,786
2024 Estimate	9,477	19,321	57,678
2020 Census	6,857	14,560	51,723
Growth 2024 - 2029	13.80%	13.26%	10.59%
Growth 2020 - 2024	38.21%	32.70%	11.51%
Owner Occupied	5,300 55.92%	12,929 66.92%	38,849 67.35%
Renter Occupied	4,177 44.08%	6,392 33.08%	18,829 32.65%
2024 Households by HH Income			
Income: <\$25,000	1,811 19.11%	3,412 17.66%	11,022 19.11%
Income: \$25,000 - \$50,000	2,126 22.44%	3,827 19.81%	11,688 20.26%
Income: \$50,000 - \$75,000	1,419 14.97%	2,691 13.93%	8,264 14.33%
Income: \$75,000 - \$100,000	1,370 14.46%	2,483 12.85%	7,043 12.21%
Income: \$100,000 - \$125,000	1,023 10.80%	2,327 12.04%	6,180 10.71%
Income: \$125,000 - \$150,000	646 6.82%	1,599 8.28%	4,517 7.83%
Income: \$150,000 - \$200,000	562 5.93%	1,412 7.31%	4,184 7.25%
Income: \$200,000+	519 5.48%	1,570 8.13%	4,783 8.29%
2024 Avg Household Income	\$82,482	\$92,955	\$91,345
2024 Med Household Income	\$65,598	\$72,473	\$68,589

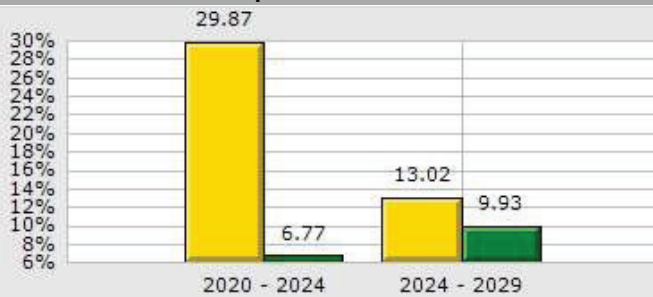
Demographic Market Comparison Report

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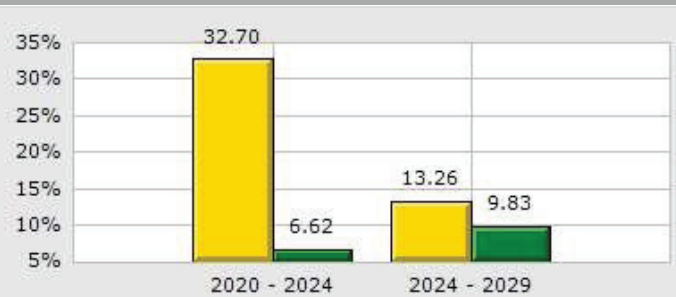
Type: **Class B Office/Medical**
 County: **Brevard**

5 Mile
County

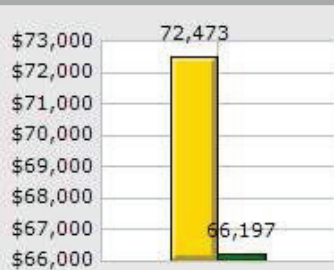
Population Growth



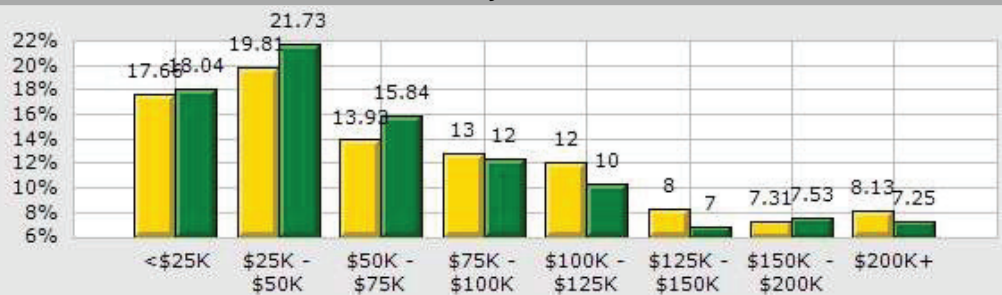
Household Growth



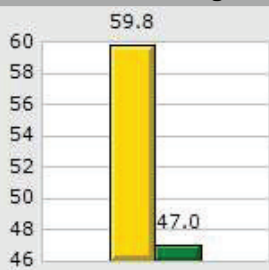
2024 Med Household Inc



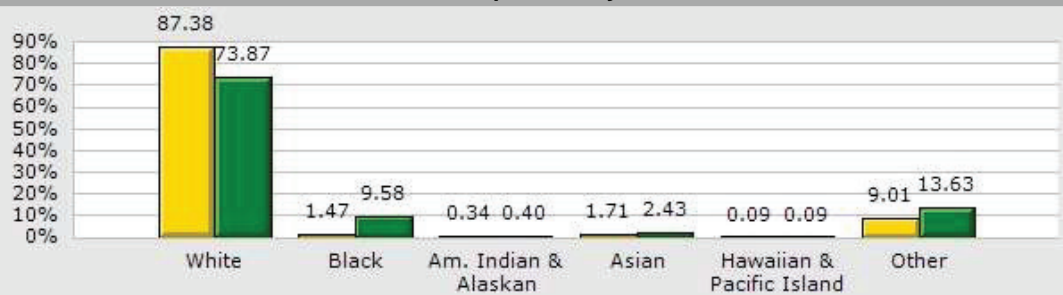
2024 Households by Household Income



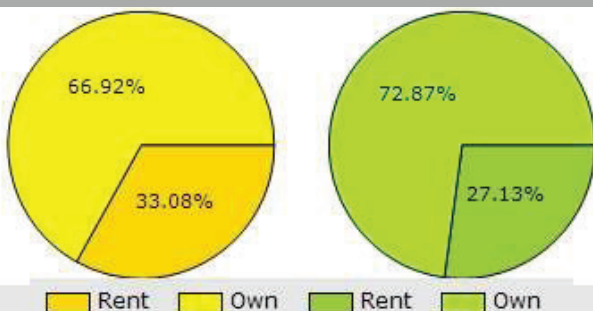
2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

