

5240 NORTH ATLANTIC AVENUE, STE 100

COCOA BEACH, FL 32931



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

2,800 SF interior restaurant space with a dedicated 1,000 SF outdoor seating area, 3,800 SF total usable. North Atlantic Avenue through Cocoa Beach carries 27,180 vehicles per day, and this center captures 330 feet of that exposure. The location sits in the corridor between Port Canaveral, one of the world's busiest cruise ports, and the Cocoa Beach tourist core, meaning two reliable, high-volume traffic streams every day of the week.

The premises are presently occupied by a seafood restaurant and any availability is prospective only, with availability commencing July 1, 2026. The restaurant infrastructure is already in place: 20-ton A/C, in-ground grease trap, and full signed and sealed plans. Whoever goes in here is not starting from scratch.

Built in 2008, the 20,300 SF center is fully leased. Retail use also permitted.
\$35.00/SF/YR NNN | 2,800 SF Interior + 1,000 SF Outdoor | Available July 1, 2026

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Number of Units:	1
Available SF:	2,800 SF
Lot Size:	1.83 Acres
Building Size:	24,320 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	577	1,927
Total Population	334	1,002	3,376

Owner
CASSANDRA HARTFORD
321.300.4773
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LOCATION DESCRIPTION

Located at 5240 North Atlantic Avenue sits in the corridor between Port Canaveral, one of the world's busiest cruise terminals, and the Cocoa Beach tourist district, capturing foot traffic from both without depending on either. Ron Jon Surf Shop anchors the retail strip roughly one mile south. Traffic count hits 27,180 vehicles per day across 330 feet of direct AIA frontage.

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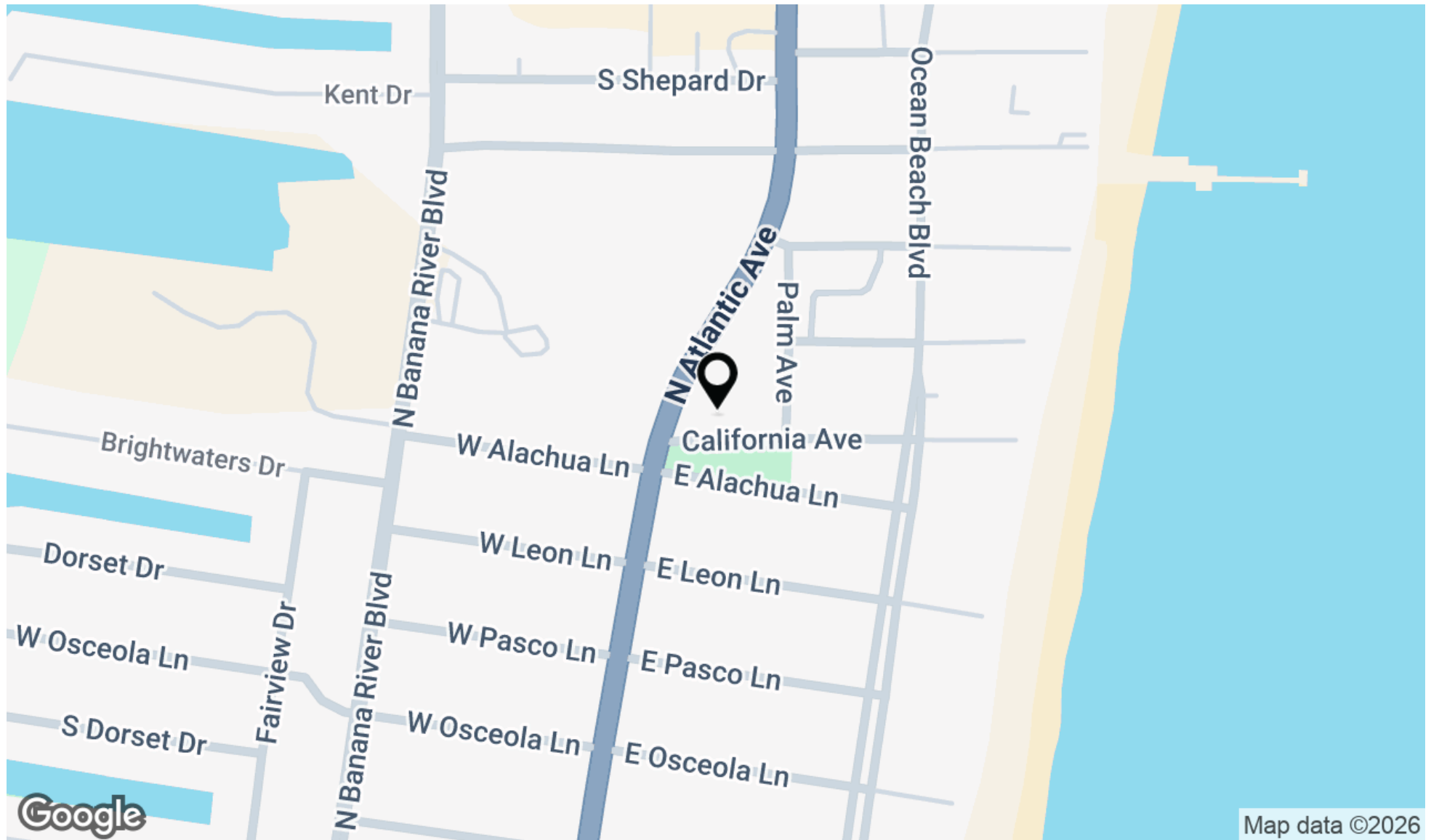
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Google

Map data ©2026

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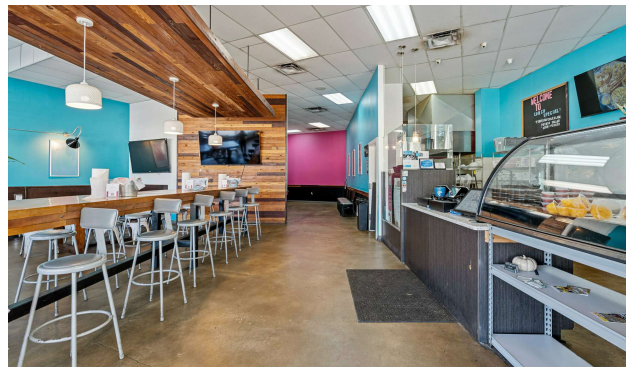
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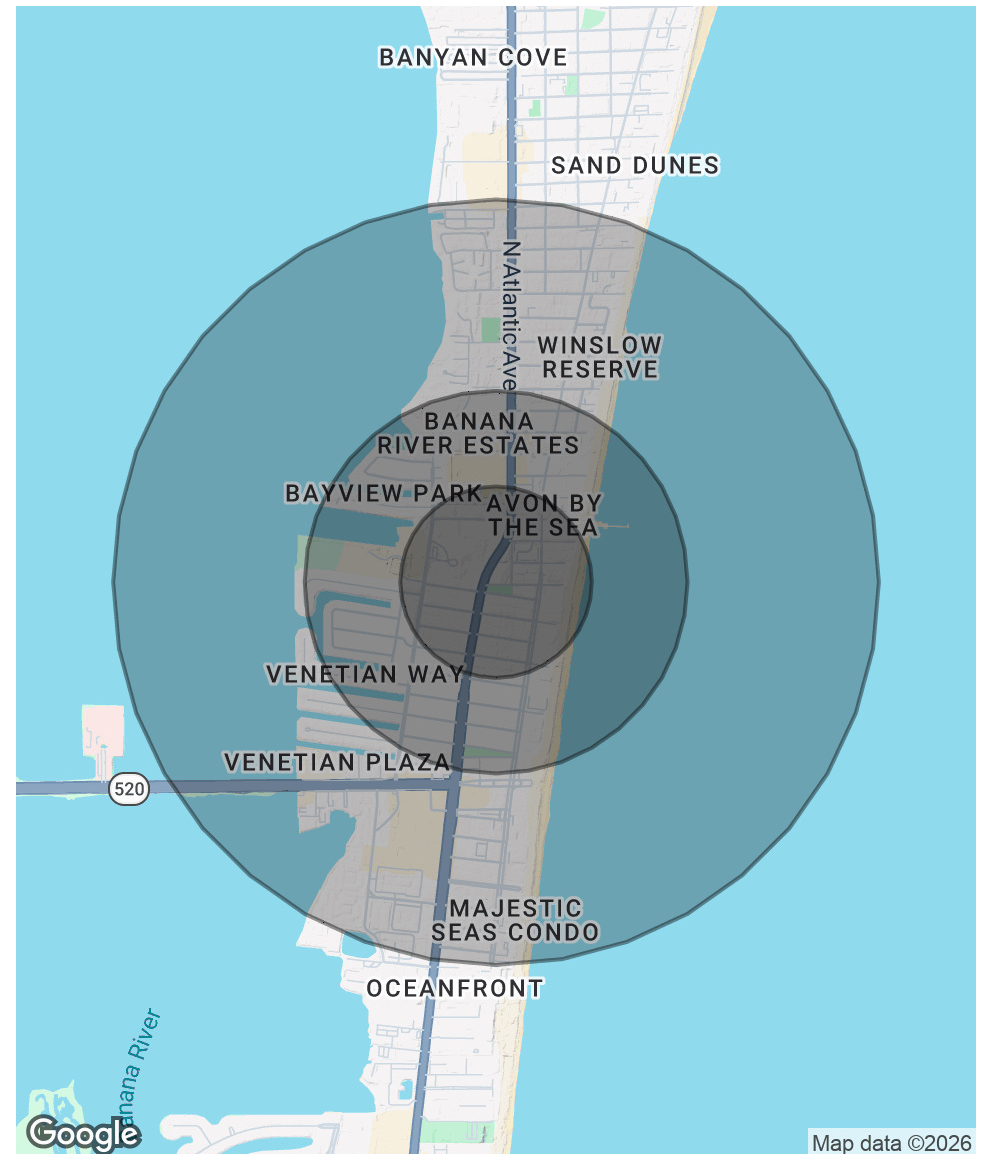
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	334	1,002	3,376
Average Age	52.1	53.5	57.7
Average Age (Male)	50.9	52.6	57.9
Average Age (Female)	54.8	55.0	57.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	577	1,927
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$132,209	\$123,590	\$109,174
Average House Value	\$642,989	\$592,039	\$498,122

2023 American Community Survey (ACS)



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