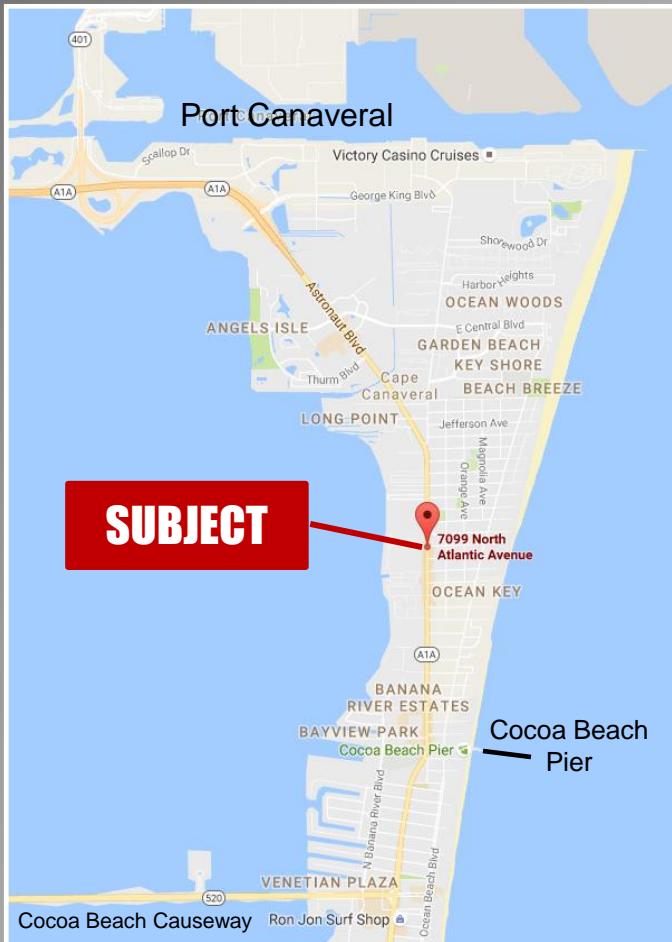


7099-7199 N Atlantic Ave.
Cape Canaveral, FL

CapeCanaveralCenter.com



AVAILABLE FOR SALE

\$3,000,000

58,000 SF Retail/Office/Warehouse

- 4 connected buildings on 2.92 acres
- Loading dock and high-bay rollup doors
- Signalized intersection on A1A
- 35,000+ cars per day
- 98 parking spaces
- Attractive zoning and funding incentives
- Minutes from Port Canaveral & Cocoa Beach
- 80K – 160K cruise passengers per month
- Zoned C2 commercial (city)
- Excellent development opportunity for retail, entertainment, mini-storage, or hotel/tourism.



For more information, or to schedule a tour please contact:

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321-544-2511
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Cape Canaveral Center was originally built in 1961 by Boeing Corporation as support for the NASA Space Center.

The original structure's design and configuration were created to house executive and administrative offices in one building, manufacturing in another, engineering and design in a third, and a warehouse for shipping and receiving in the fourth.

The buildings are relatively unchanged, and therefore enable a wide range of uses without requiring significant changes to the current configuration. Conversely, an even greater opportunity for this property can be realized by redevelopment to take advantage of multiple economic incentives currently available from the City of Cape Canaveral as well as Brevard County.

This prime 3-acre parcel sits on a traffic light controlled corner of the major traffic artery through the East Coast beachside community of Cape Canaveral.

North Atlantic Avenue is the only commercial roadway connecting world famous Cocoa Beach to Port Canaveral, the 2nd busiest cruise port in the United States. Additionally, State Route 528 from Orlando International Airport becomes Atlantic Avenue as it enters the city, funneling all Orlando beachgoers directly past Cape Canaveral Center.

Any visionary developer who recognizes this exceptional opportunity, and who understands how to capture value will realize the significant potential available within this unique offering.



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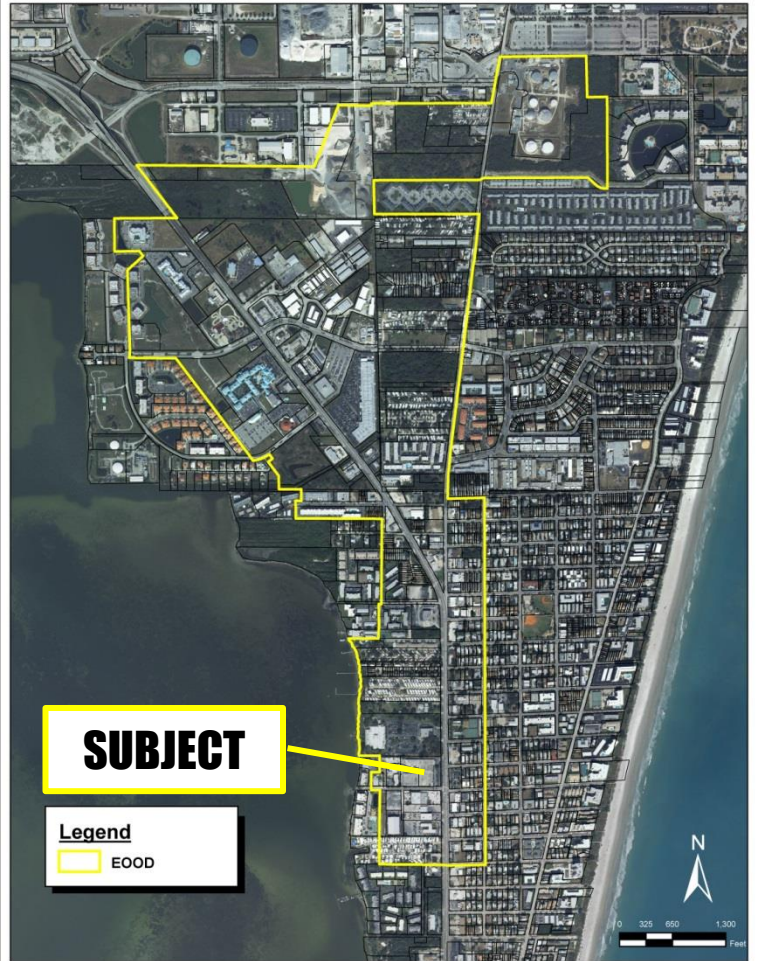
Economic Incentives

Cape Canaveral Center is located within the city's Community Redevelopment Area, and the Economic Opportunity Overlay District.

For redevelopment that provides "a lively and attractive interface between the Town Center and the adjacent residential communities," the following eased zoning regulations and financial incentives are available:

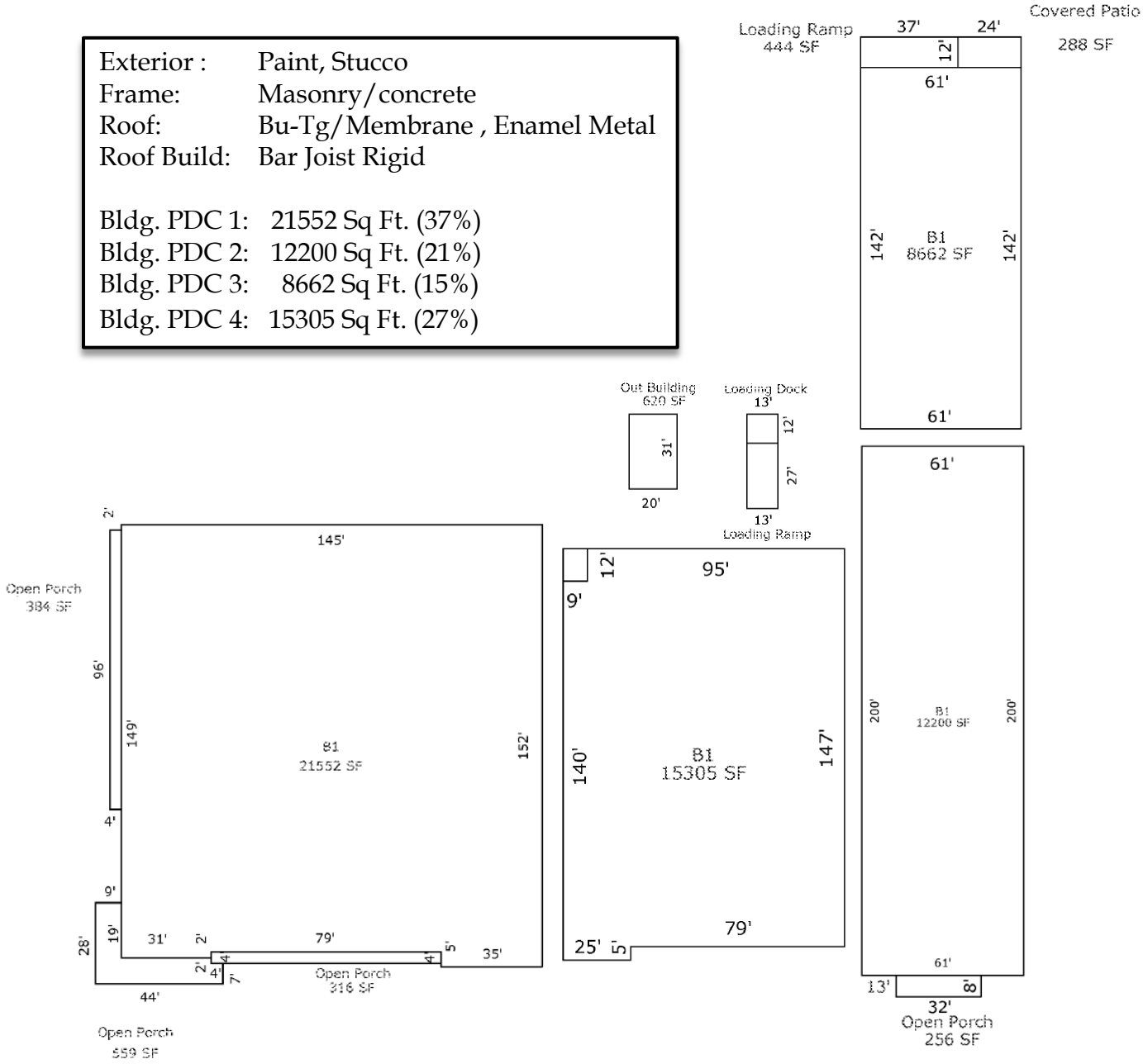
- Grants and Loans for rehabilitation and repurposing of existing structures
- Grants and Loans for removal of obsolete structures
- Grants for façade improvements
- Tax abatement
- Tax Increment Financing
- Impact Fee Reduction
- Eased setback requirements
- Eased height restrictions
- Eased parking requirements

ECONOMIC OPPORTUNITY OVERLAY DISTRICT (EOD)



Exterior : Paint, Stucco
 Frame: Masonry/concrete
 Roof: Bu-Tg/Membrane , Enamel Metal
 Roof Build: Bar Joist Rigid

Bldg. PDC 1: 21552 Sq Ft. (37%)
 Bldg. PDC 2: 12200 Sq Ft. (21%)
 Bldg. PDC 3: 8662 Sq Ft. (15%)
 Bldg. PDC 4: 15305 Sq Ft. (27%)



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