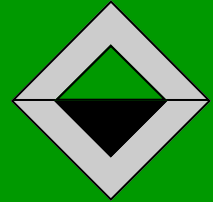


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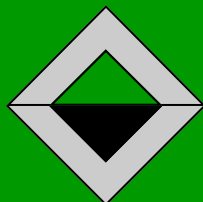
7404 N. ATLANTIC AVENUE

Cape Canaveral, FL 32920



LIST PRICE \$895,000

- ▲ Best Location in Cape Canaveral!
- ▲ Located Directly on A1A with High Daily Traffic Counts
- ▲ Adjacent to Cape Canaveral City Hall
- ▲ Excellent Amount of Parking
- ▲ Backs Up to a Quiet Park
- ▲ Value Add Opportunity
- ▲ Priced to Sell
- ▲ Ideal for Owner/User or Investor



Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein.

Licensed Real Estate Broker



Commercial

- ▲ Management
- ▲ Leasing
- ▲ Sales

Contact:

Jewel McDonald CPM, CCIM

JM Real Estate, Inc.

Office: 321.242.2882 ext. 205

Cell: 321.431.0963

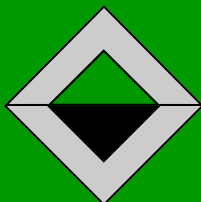
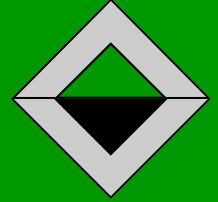
Email: Jewel@JMRealEstate.com

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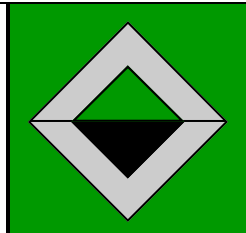
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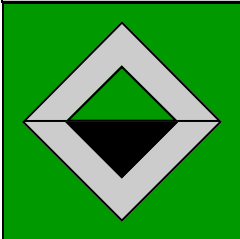
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Drive Time	10 Minutes	15 Minutes	20 Minutes
2018 Population	26,029	60,113	114,866
2018 Average Household Income	\$79,922	\$78,727	\$73,238
Median Age	55.1	52.3	48.5



**Daily Traffic Counts of
 40,500 Cars Per Day**



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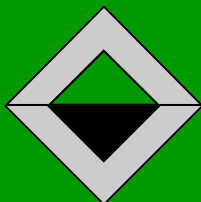
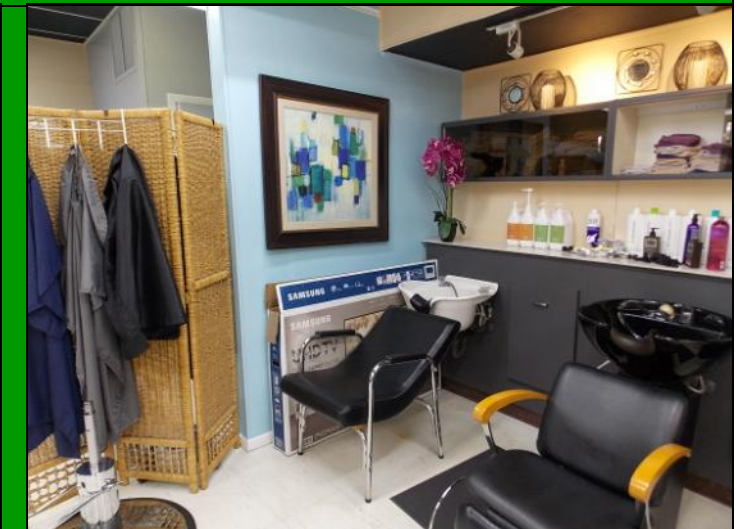
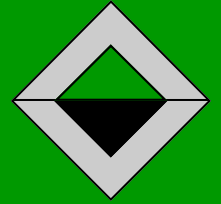
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