

## RESTAURANT SPACE FOR LEASE

# A1A PLAZA

655 N. Atlantic Ave., Cocoa Beach, Florida 32931

FOR LEASE



JMREALESTATE.COM

### RESTAURANT / RETAIL SUITE FOR LEASE:

- 4,148 SF Turnkey Restaurant Opportunity in Prime Cocoa Beach Location
- Spacious 4,148 SF suite featuring a large dining area and expansive kitchen
- Equipped with walk-in cooler, hood system, grease trap, and dedicated bar area
- Two multi-stall restrooms
- Excellent layout for full-service restaurant or high-volume concept
- Unmatched Visibility & Traffic on A1A
- Located directly on high-traffic N Atlantic Ave (A1A)
- Approx. 28,500 vehicles per day
- Positioned near Dunkin' (outparcel), Dollar General, and established retailers
- Strong tourist and local consumer base
- Base Rent \$13.00/PSF plus \$5.20/PSF CAM



**COURTNEY SMITH**

Licensed Commercial Agent

JM Real Estate, Inc.

Office: 321.242.2882 x 217

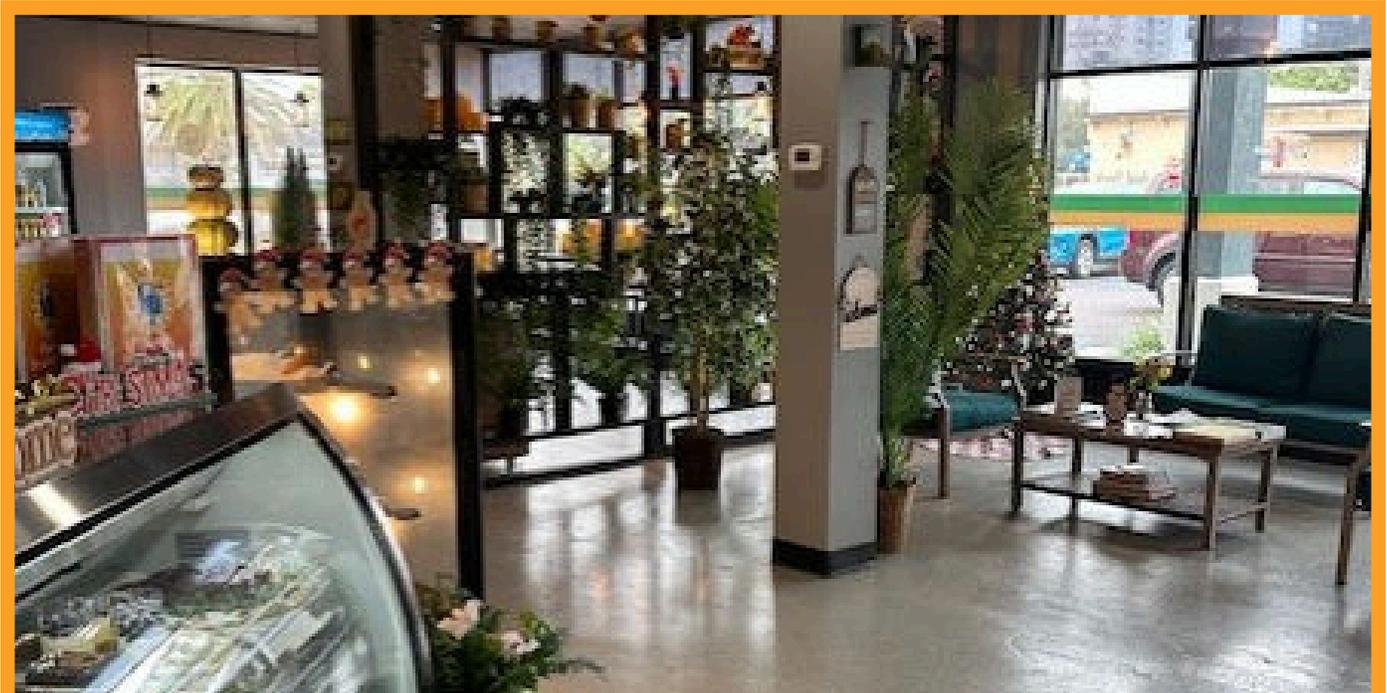
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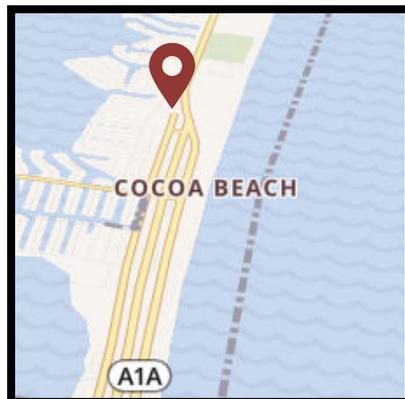
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DEMOGRAPHICS	1 mile	3 mile	5 mile
2022 Population	4,077	13,188	36,109
2027 Pop Projection	4,339	14,082	38,554
Growth 2022-2027	1.3%	1.4%	1.4%
Median Age	62.2	61.4	56.3
Bachelor's or Higher	42%	41%	37%
Average Income	\$101,476	\$91,700	\$91,270



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