



**SITE HIGHLIGHTS**

- 2.42 acres for ground lease
- Seeking fast food, gas station, auto repair, bank or convenient store
- Main intersection to Florida's famous Cocoa Beach, and approx. 10 miles from Port Canaveral
- Traffic counts: I-95 52,500 VPD  
King Street 23,000 VPD

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Population	3,081	31,003	61,336
Households	1,127	12,752	25,503
Avg HH Income	\$37,066	\$48,320	\$58,435
Daytime Pop.	1,712	10,976	28,332

**CONTACT US**

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## TRADE AERIAL

