



EXECUTIVE TOWER & PLAZA

Mediterranean-styled Class A
Office and Upscale Retail Shoppes
Cocoa Beach, FL



Location: 801 N. Atlantic Avenue – on AIA at Cocoa Isles Boulevard, Cocoa Beach. 2 miles south of State Road 520.

MARKET OVERVIEW

- High visibility AIA location - Signal Intersection
- 36,000 cars per day (FDOT traffic count)
- Only north-south artery
- 2.5 miles south of major East -West highway (SR 520)
- Expanding tourism market
- Affluent beach community
- Conveniently located between downtown business district and oceanfront condo neighborhoods

DEMOGRAPHICS

- 2006 population: 14,921 (3 mile radius)
- 59.3% of population in the coveted 35-64 consumer demographic
- 40.3% of households above \$75K income
- Average household income: \$71,215

FEATURES

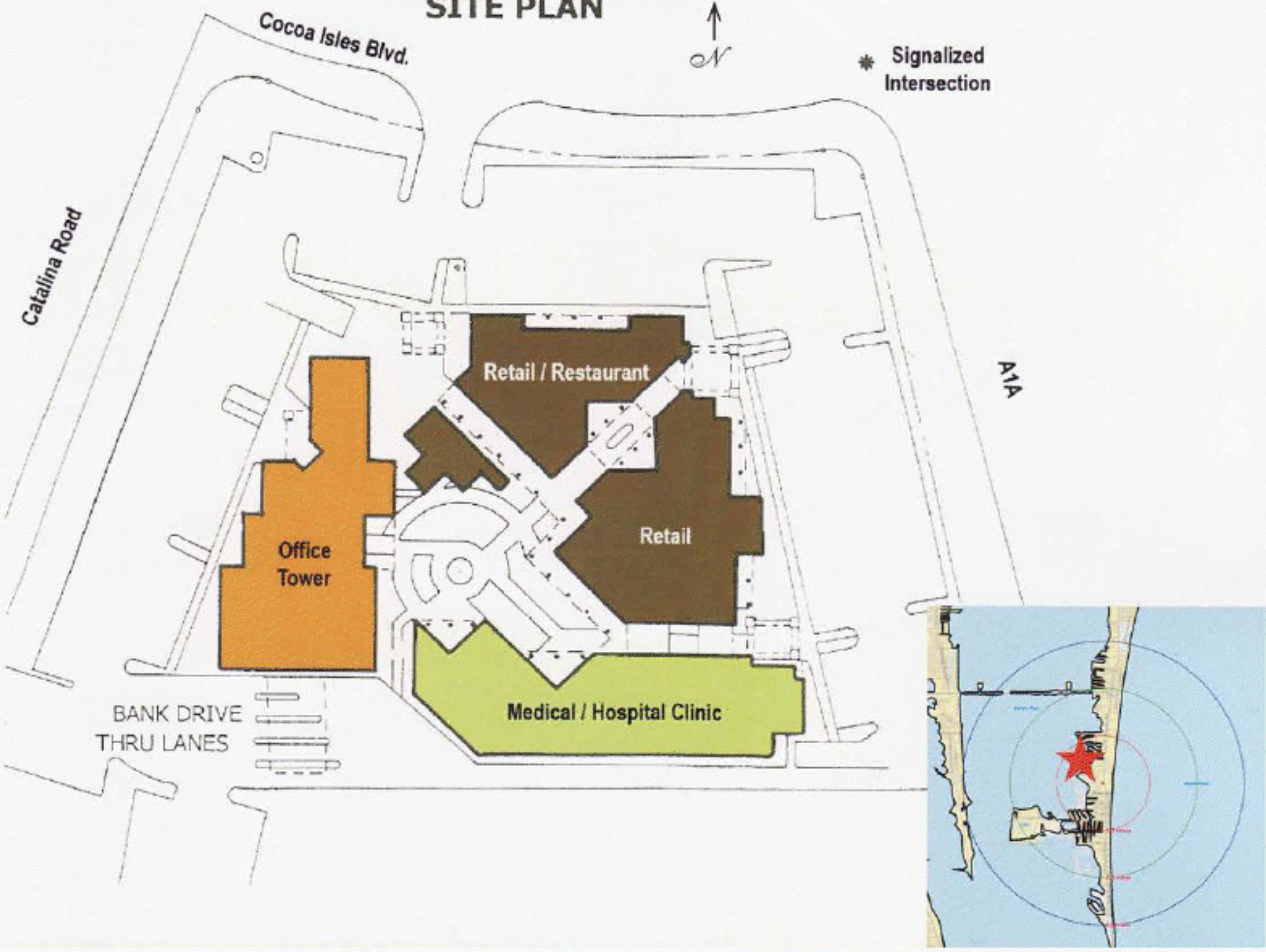
- Mixed-use commercial property: 18,000 sq. ft. of retail; 25,000 sq. ft. Class A office
- Park-like interior courtyard with aesthetically pleasing landscape design
- Exterior upgrade with contemporary Mediterranean styling
- Corner location with multiple access
- Be part of a business community that includes:
SunTrust
Health First
Aquatic Health and Rehabilitation
Atlantic Shorts Realty
BT Equity



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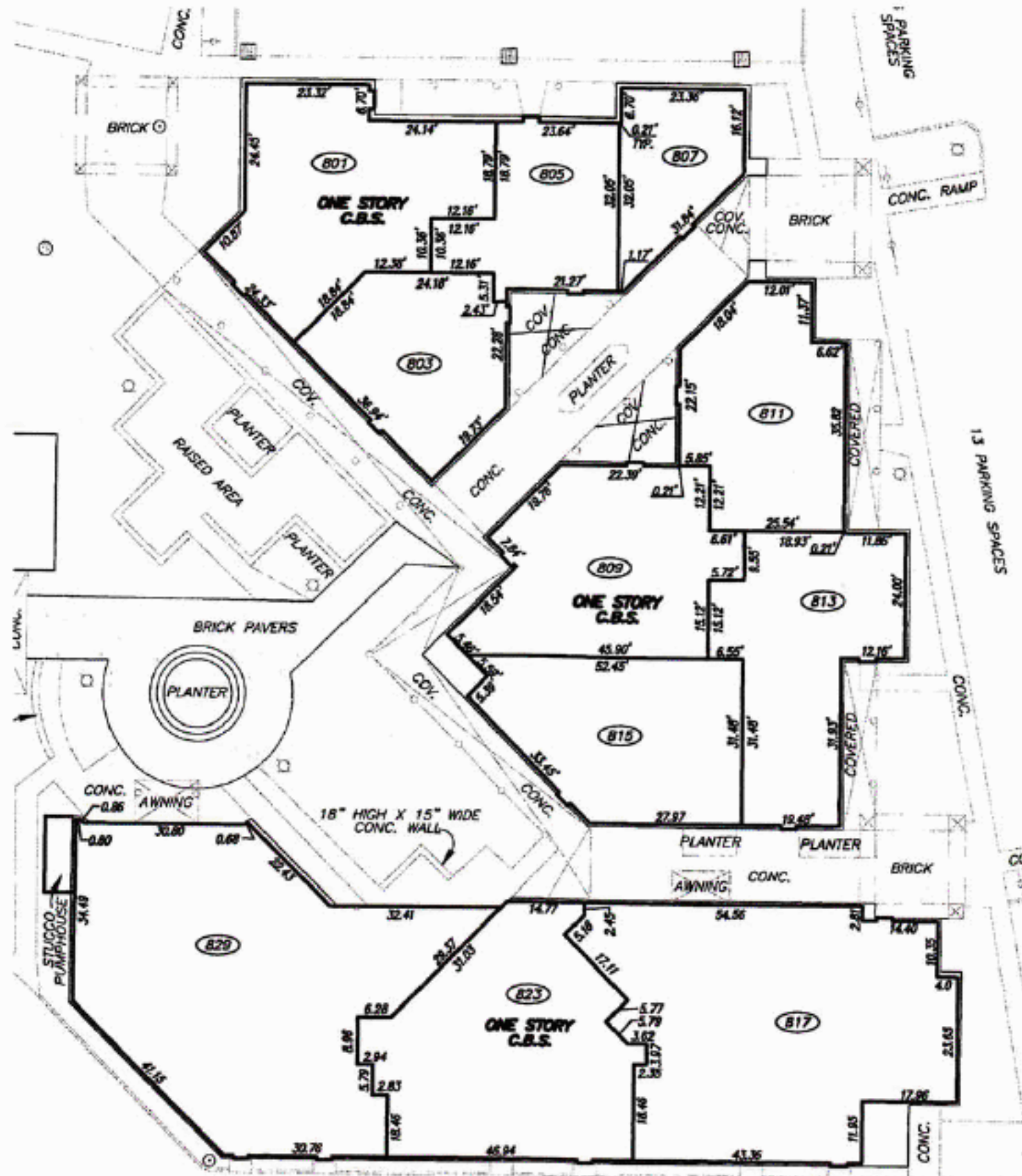
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SITE PLAN





BUILDING 1 FIRST FLOOR PLAN

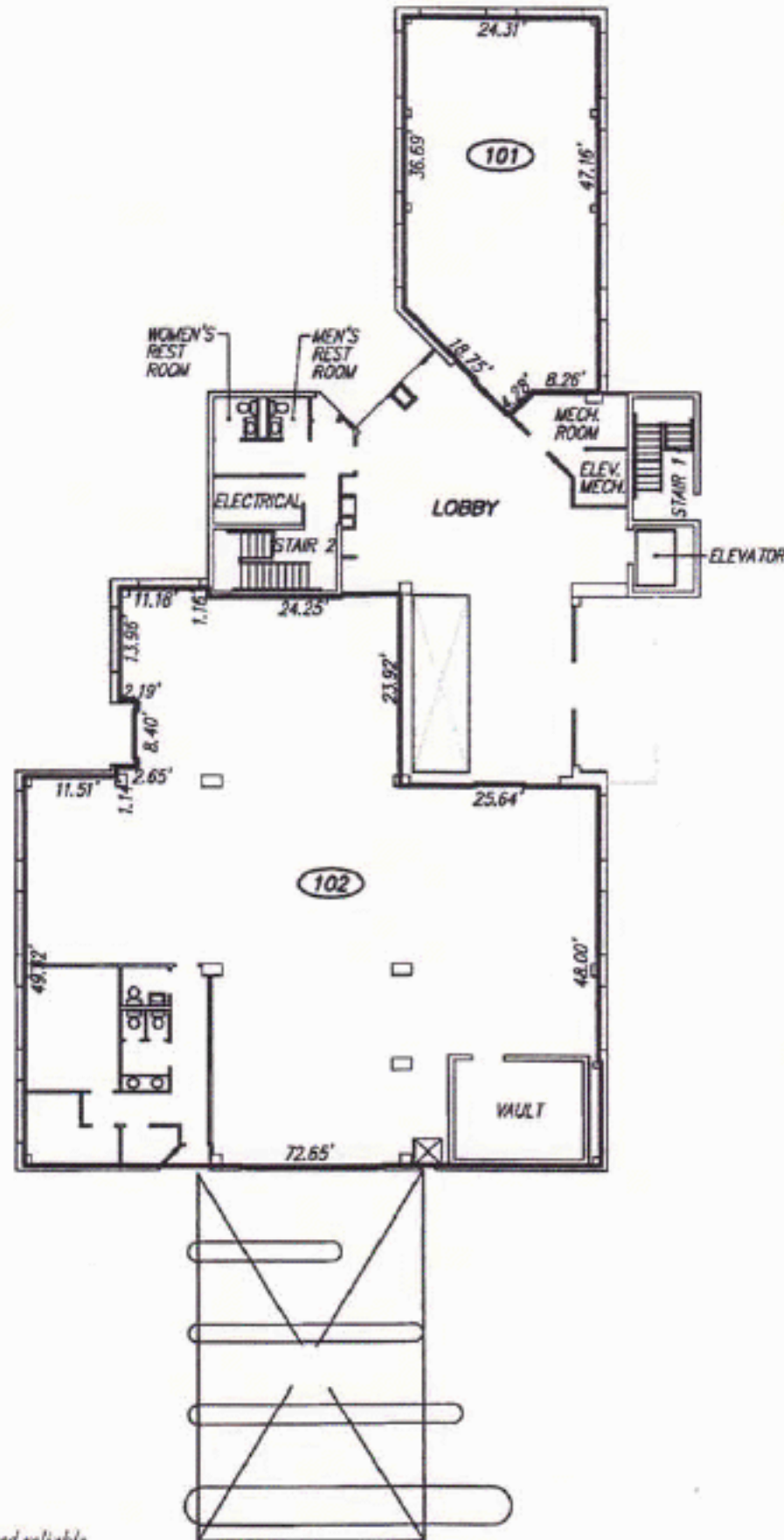


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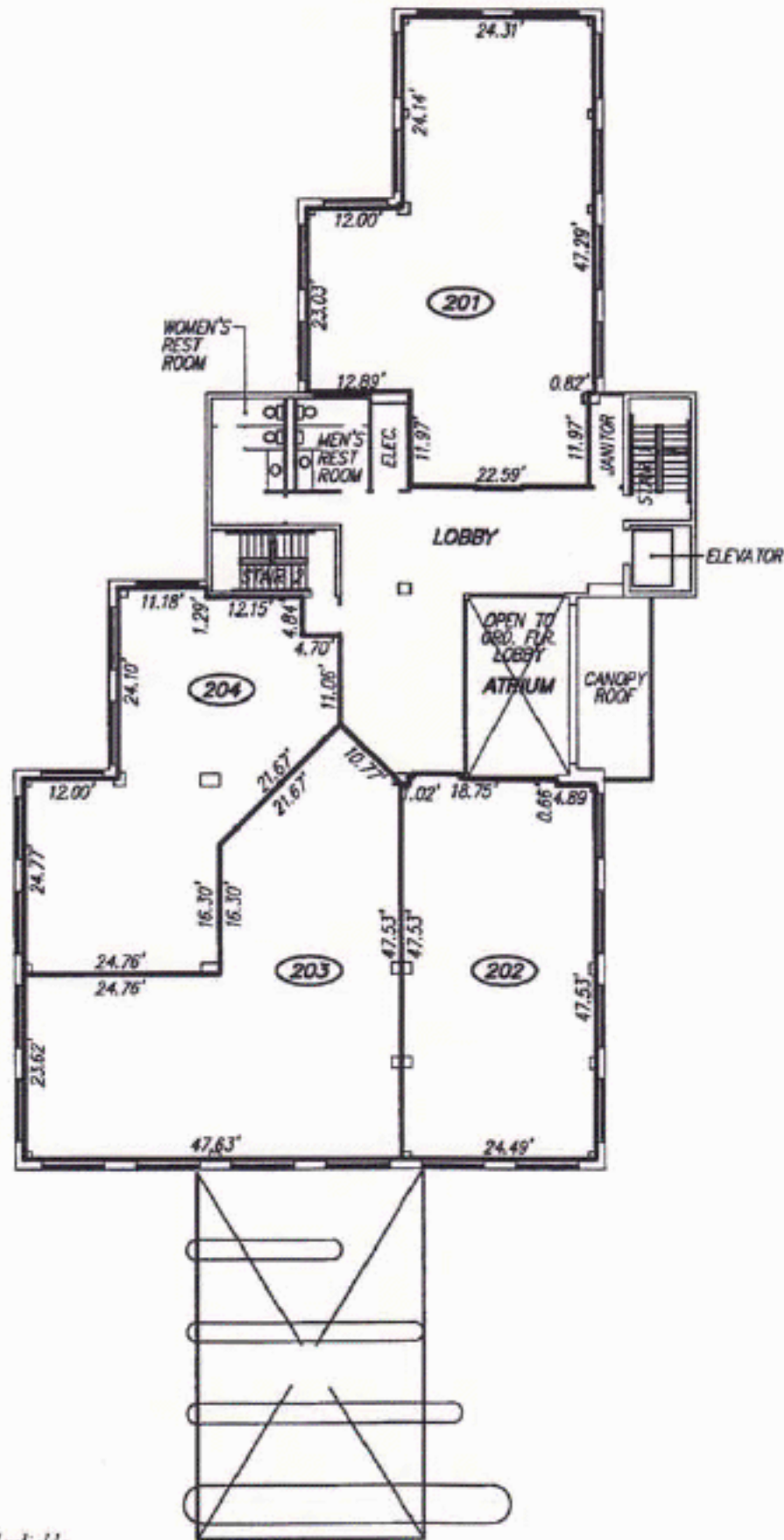
TOWER BUILDING FIRST FLOOR PLAN



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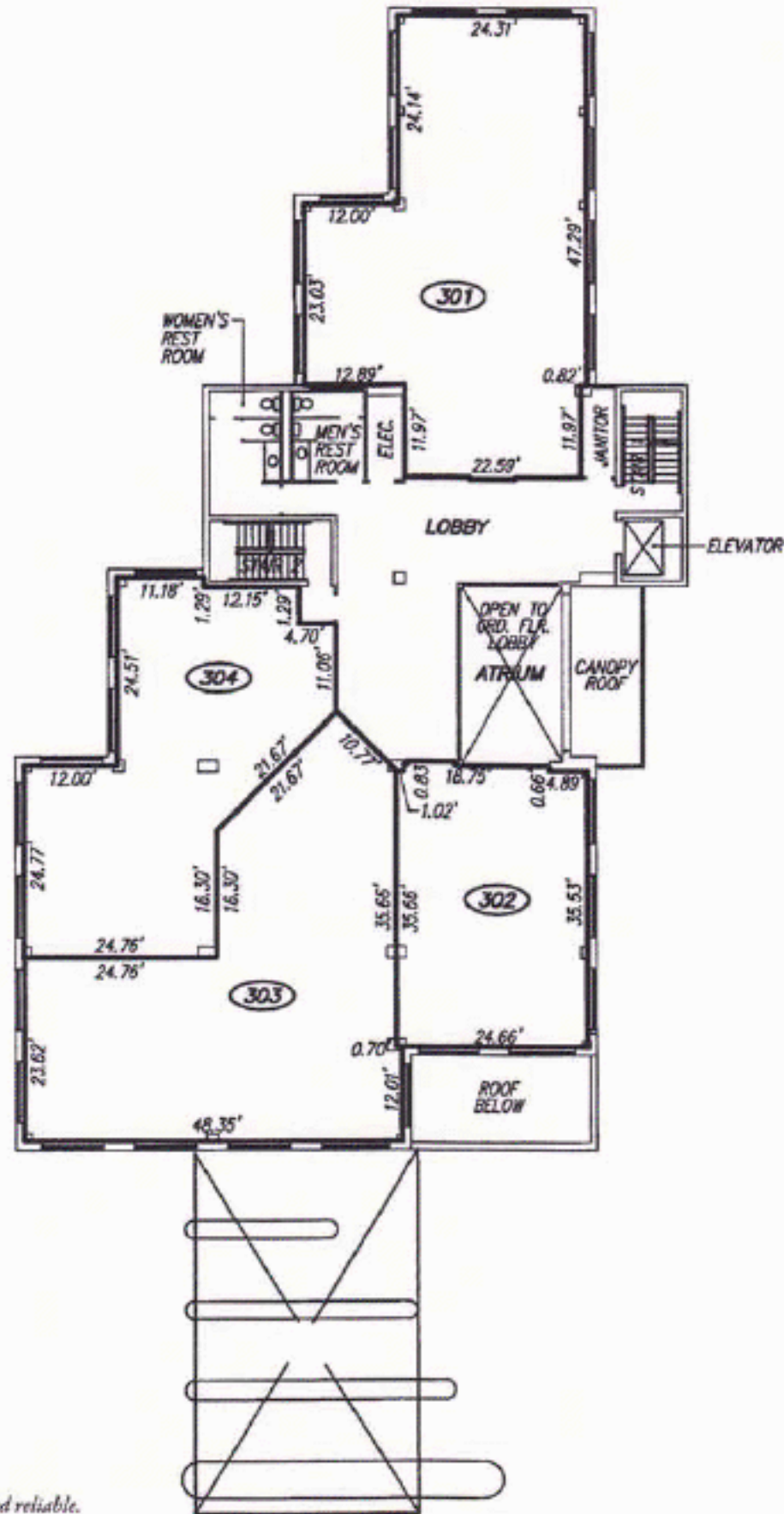
TOWER BUILDING SECOND FLOOR PLAN



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TOWER BUILDING THIRD FLOOR PLAN



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