Publix #1563 - Banana River Square

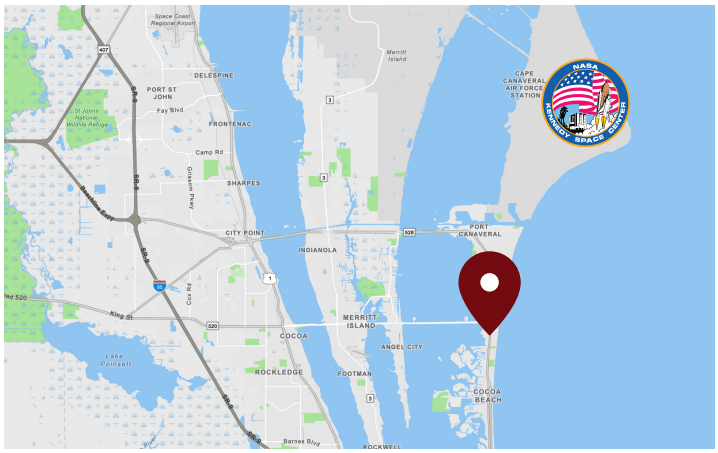
2067 N Atlantic Avenue
Cocoa Beach, FL 32931
Lat 28.342, Long -80.609

FOR LEASE

829 - 2,103 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Brand New Publix 2018
- Palm Bay-Melbourne-Titusville MSA
- Brevard County Market
- Ample Parking
- High Volume Tourist Area and Expanding Space Industry With Growing Job Market
- Pylon Signage Available
- Brand New Small Shop Vanilla Box Spaces Available
- Just Minutes South of SR 520/Cocoa Beach Causeway
- Publix Serves the Entire Southern Side of the Island
- Ideal Location for an Ice Cream Shop, Restaurants, and Other Services
- Traffic Count: A1A - 36,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	4,256	14,657	34,468
Daytime Population	5,949	18,369	40,484
Total Households	2,433	8,215	18,331
Avg. HH Income	$125,576	$119,653	$122,534

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Dylan Silverman

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Crossman & Company
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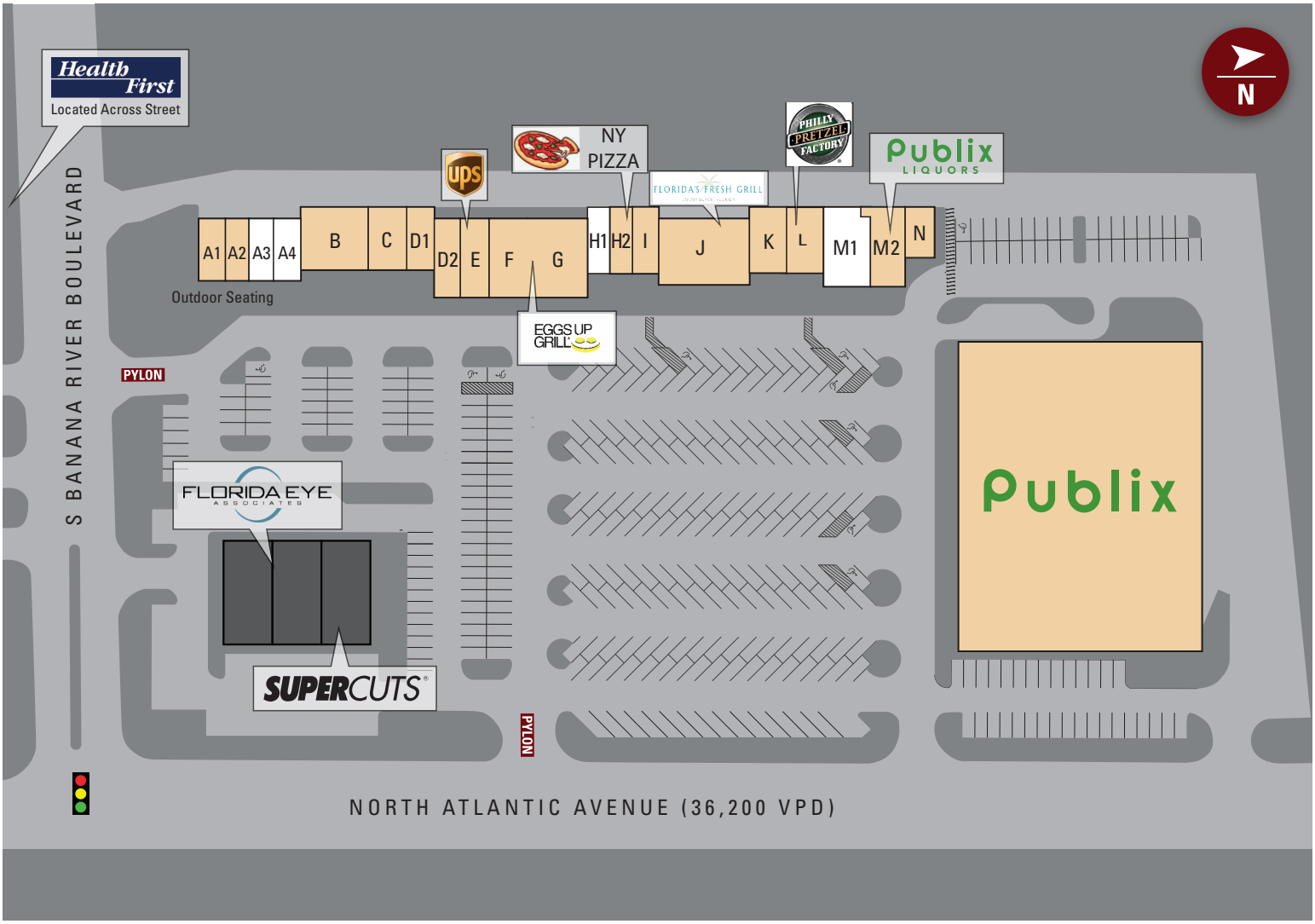

Suite	Tenant	Size
A1	Shoyu Hibachi Express & Poke Bowl	1,061
A2	Walk In Chiropractic	1,038
A3 -2005C	AVAILABLE (20 X 48) V-Box	1,038
A4 -2005D	AVAILABLE (21 X 48) V-Box	1,666
B	Paddy Cassidy's Irish Pub	2,200
C	Hollywood Nails	1,600
D1 -2017	Air Land & Sea Travel Agency	829
D2 -2019	Rockin Retro Ice Cream	1,575

Suite	Tenant	Size
E	The UPS Store	1,200
F - G	Eggs Up Grill	4,220
H1 -2031A	AVAILABLE (20 X 50) V-Box	1,028
H2 -2031B	Surfside Pizza (20 X 50)	992
I	New China	800
J	Florida's Fresh Grill	3,590
K	Magic Cleaners & Alterations	1,450
L	Philly Pretzel Factory	1,425
M1 -2049	AVAILABLE	2,103

Suite	Tenant	Size
M2	Publix Liquors	1,400
N	Tilman's Barber Shop	909
ANC	Publix	45,600
	TOTAL	75,724

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
392,100

EST. # OF VISITS ANNUALLY
1.4 Million

AVG. VISITS / CUSTOMER
3.45

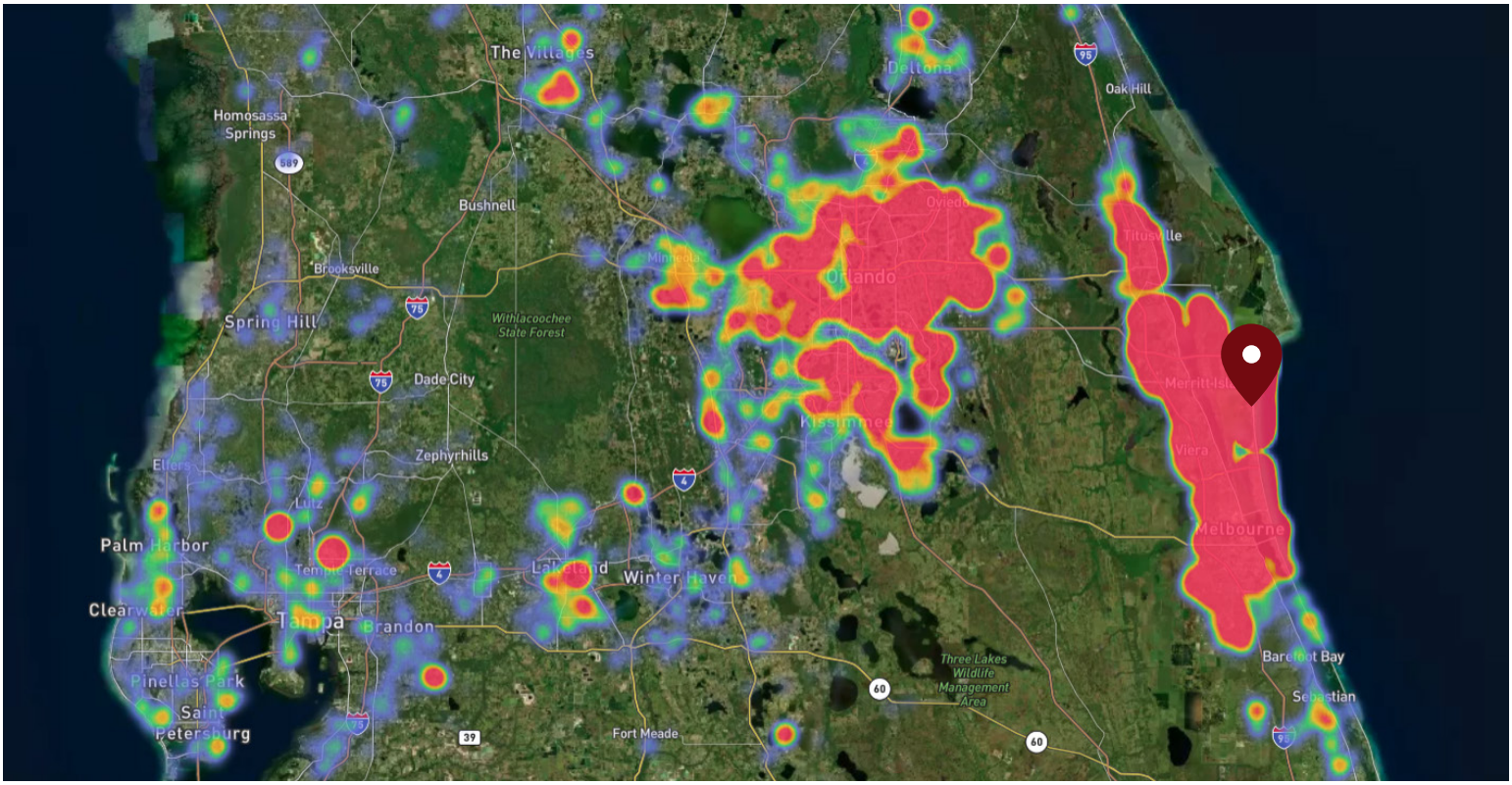
AVG. LENGTH-OF-STAY / VISIT
30 Min

TOP 3 DAYS	# OF VISITS
Saturday	229,976
Friday	206,048
Sunday	196,075

TOP 3 HOURS	# OF VISITS
5-6 PM	205,749
6-7 PM	204,100
4-5 PM	186,414

Data provided by Placer Labs Inc. (www.placer.ai) March 1, 2025 - February 28, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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