

# BANANA RIVER SQUARE

SPACE	TENANT	SF
IANC	PUBLIX	44,824
A	SONNY'S BBQ	4,967
B	PADDY CASSIDY'S IRISH PUB	2,200
C	HOLLYWOOD NAILS	1,600
D	VACANT	2,520
E	FIRST PHOTO STUDIO	1,200
F	THE UPS STORE	1,680
G	ERA SHOWCASE PROPERTIES	2,520
H	SHOBHA'S BOUTIQUE	2,000
I	NEW CHINA	800
J	SILVESTRO'S	3,590
K	MAGIC CLEANERS	1,450
L	VACANT	1,425
M	JOHNSTON'S HALLMARK	3,520
N	AMAZING WIRELESS	909
O	THE ART OF COFFEE	720
P	VACANT	720
Q	VIVE LA DIFFERENCE	1,440
R	VACANT	1,440
S	FAMILY DOLLAR	10,368
<b>TOTAL</b>		<b>89,893</b>



706.327.4774 TEL  
706.327.4413 FAX  
[www.vrei.net](http://www.vrei.net)

LEASING AGENT: DANIEL MARTIN  
706.580.5017 \* [DMARTIN@VREI.NET](mailto:DMARTIN@VREI.NET)  
PROPERTY MANAGER: ROBERTA McCARDLE  
[RMCCARDLE@VREI.NET](mailto:RMCCARDLE@VREI.NET)

**VICTORY**  
REAL ESTATE INVESTMENTS  
240 BROOKSTONE CENTRE PARKWAY  
COLUMBUS, GA 31904

## COMMUNITY CENTER

2005 - 2067  
 NORTH ATLANTIC AVENUE  
 COCOA BEACH, FL  
 (NORTHWEST CORNER OF N. ATLANTIC AVE  
 & S. BANANA RIVER BLVD)

BREVARD COUNTY

CENTER SIZE: 89,893  
 TOTAL STORES: 20  
 TRAFFIC COUNT: 43,500 CARS/DAY

ANCHOR STORES: PUBLIX, FAMILY  
 DOLLAR

### DEMOGRAPHICS

THREE MILE  
 POPULATION: 16,566  
 AVG. HOUSEHOLDS: 8,839  
 AVERAGE INCOME: \$62,280  
 AVERAGE AGE: 51

FIVE MILE  
 POPULATION: 37,394  
 AVERAGE HOUSEHOLDS: 18,738  
 AVERAGE INCOME: \$58,850  
 AVERAGE AGE: 48



★	BANANA RIVER SQUARE	4	DOUBLETREE HOTEL
1	WENDY'S		
2	BLOCKBUSTER VIDEO		GREEN DENOTES HIGH INCOME HOUSING
3	WACHOVIA BANK		