

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	SIVESTRO'S	3,590
K	MAGIC CLEANERS	1,450
L	VACANT	1,425
M	JOHNSTON'S HALLMARK	3,520
N	VACANT	909
O	THE ART OF COFFEE	720
P	AMAZING WIRELESS	720
Q	VIVE LA DIFFERENCE	1,440
R	VACANT	1,440
S	FAMILY DOLLAR	10,368
TOTAL		89,893



706.327.4774 TEL
706.327.4413 FAX
www.vrei.net

LEASING AGENT: DANIEL MARTIN
 706.580.5017 * DMARTIN@VREI.NET
PROPERTY MANAGER: ROBERTA McCARDLE
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		