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High Performing
Mid-Scale Hotel
on Florida's
Space Coast

CONFIDENTIAL OFFERING | 3901 N ATLANTIC AVENUE | COCOA BEACH, FL

Comfort Inn & Suites Cocoa Beach - Port Canaveral Area

- Comfort Inn and Suites Cocoa Beach represents excellent opportunity to acquire high-performing mid-scale hotel on the barrier island along Florida's Space Coast
- The 170-room Hotel including 90-suites is exceptional real estate occupying a full city block along Highway A1A in the heart of Cocoa Beach just steps from the Atlantic Ocean
- Highly profitable hotel due to diversified year-round demand drivers and high barriers to entry
- Brevard County Florida remarkable RevPAR growth due to resurgent aerospace industry, military, tourism proximate to Orlando and a leading cruise port
- Hotel is offered without brand and management encumbrances; flexibility among severable brands or independent positioning

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Accelerating success.

FLORIDA'S SPACE COAST

- Brevard County Florida has a robust diversified regional economy led by aerospace, military installations, and tourism – closest beach to Orlando and surging cruise port
- Major area corporations with high paying jobs and lodging demand include Harris Corp., SpaceX, Northrop Grumman, Rockwell Collins, United Launch Alliance, Boeing, and Blue Origin. Since the Space Shuttle program concluded its final mission in July 2011, the US space program has effectively transitioned from government to private sector. Private rocket launches are now frequent and numerous. The return of manned launches is expected in the next few years
- Cocoa Beach-area military bases: Patrick Air Force Base, Cape Canaveral Air Station and Naval Ordnance Test Unit (NOTU) provide local economy more than \$1B benefit annually
- Port Canaveral is rivaling Miami and Fort Lauderdale as the busiest cruise port in the world. Proximity to Orlando International Airport (MCO) is a factor in Port's success, although many "Cruisers" drive-to their embarkation and are apt to stay in area hotels to enhance/extend their vacation "pre and/or post cruise".



LOCATION

Prominently located on Highway A1A, a half block from famed Cocoa Beach, the Hotel offers convenient access to numerous demand generators, including Kennedy Space Center, Port Canaveral, Cocoa Beach Pier, Patrick Air Force Base, Ron Jon Surf Shop and many other Space Coast area attractions. Cocoa Beach is the surfing capital of USA east coast. Just 45 miles away from Orlando International Airport, Cocoa Beach is a short drive from Orlando's theme parks, attractions and corporations.

