

Watson Plaza

131-141 S. Courtenay Parkway, Merritt Island, FL 32953

Renovated in 2025 / Centrally Located / Ample Parking / Retail & Office Units



OFFERING SUMMARY

Available SF: 1,112 - 2,224 SF

Lease Rate: \$27.50 SF/yr (NNN)

Acreage: 0.72 Acres

Facility SF: 6,670 SF

Zoning: Brevard County General
Retail Commercial (BU1)

PROPERTY OVERVIEW

Unit 139 = 1,112 SF. Open Configuration, 1 Restroom, Storage Area.

Unit 141 = 1,112 SF. Reception Area, Conference, Office, 1 Restroom

Units can be Leased Individually or Combined for 2,224 SF

Both Units 100% HVAC with LVP Flooring & Drop Ceiling Throughout

City Water/Sewer & FPL Electric

47 Asphalt Paved/Striped Parking Spaces

Traffic Count est. 15,680 VPD on Courtenay Parkway

BU-1 Zoning: Office, Retail, Medical, Restaurant & More!

Est. \$4.00 PSF OPEX

LOCATION OVERVIEW

Located in the heart of Merritt Island, just south of State Road 520. Easily accessible via nearby Interstate 95, US1 and SR A1A. Close proximity to the Merritt Island Airport, Health First Cape Canaveral Hospital, Merritt Square Mall, Downtown Cocoa Village and all of the other education, dining and childcare that the area has to offer. Call today for details!

Zach Ullian, SIOR

Broker Associate

Cell: 321.750.3439

zach@ullianrealty.com

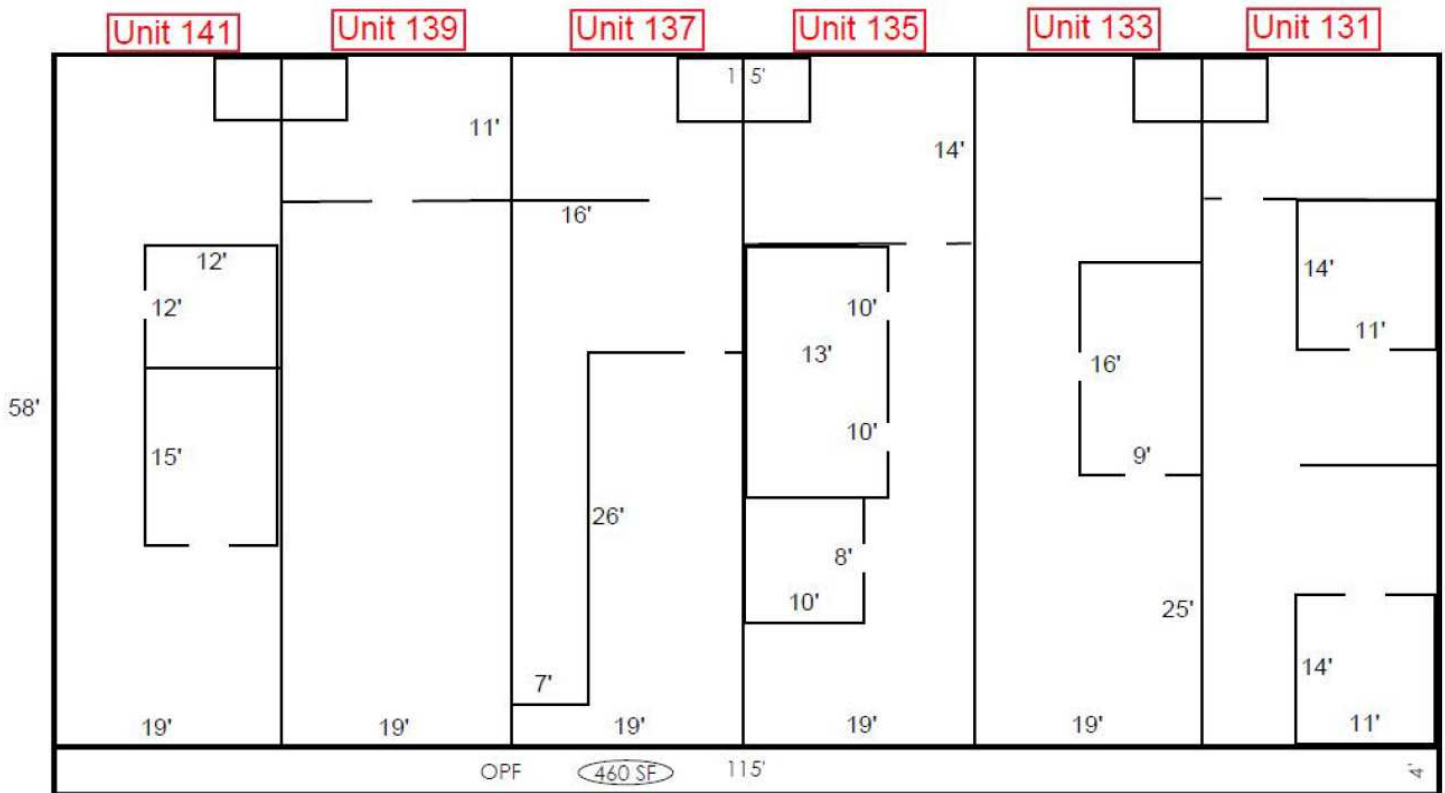


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Floor Plan (Dimensions, SF, Wall Locations Estimated)



Dimensions and Wall Locations Estimated

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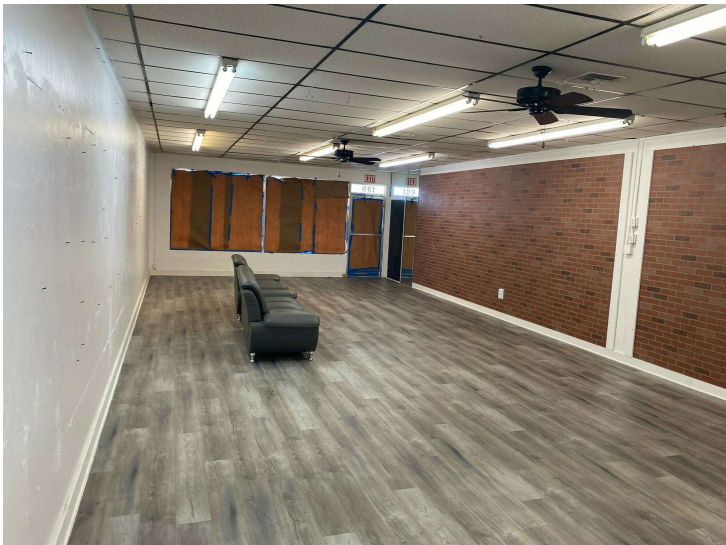


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Unit 139 Interior Photos



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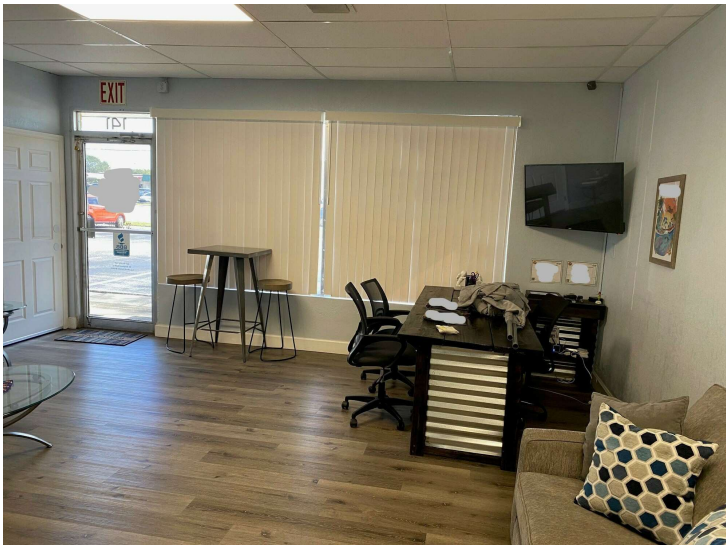
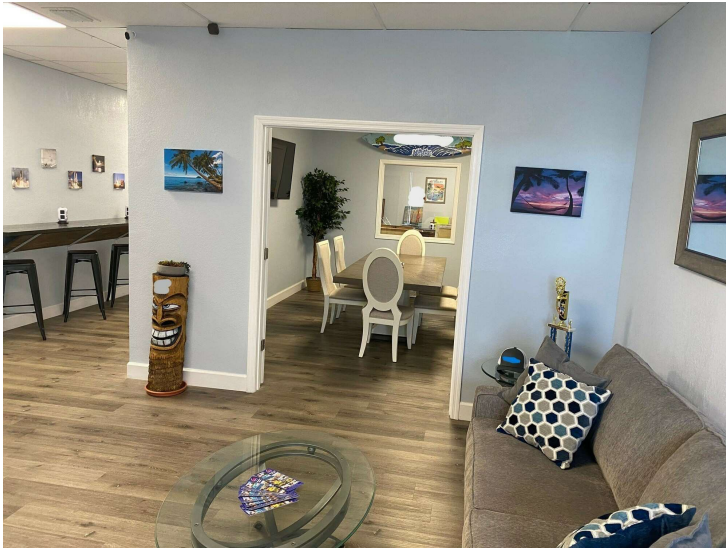


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Unit 141 Photos



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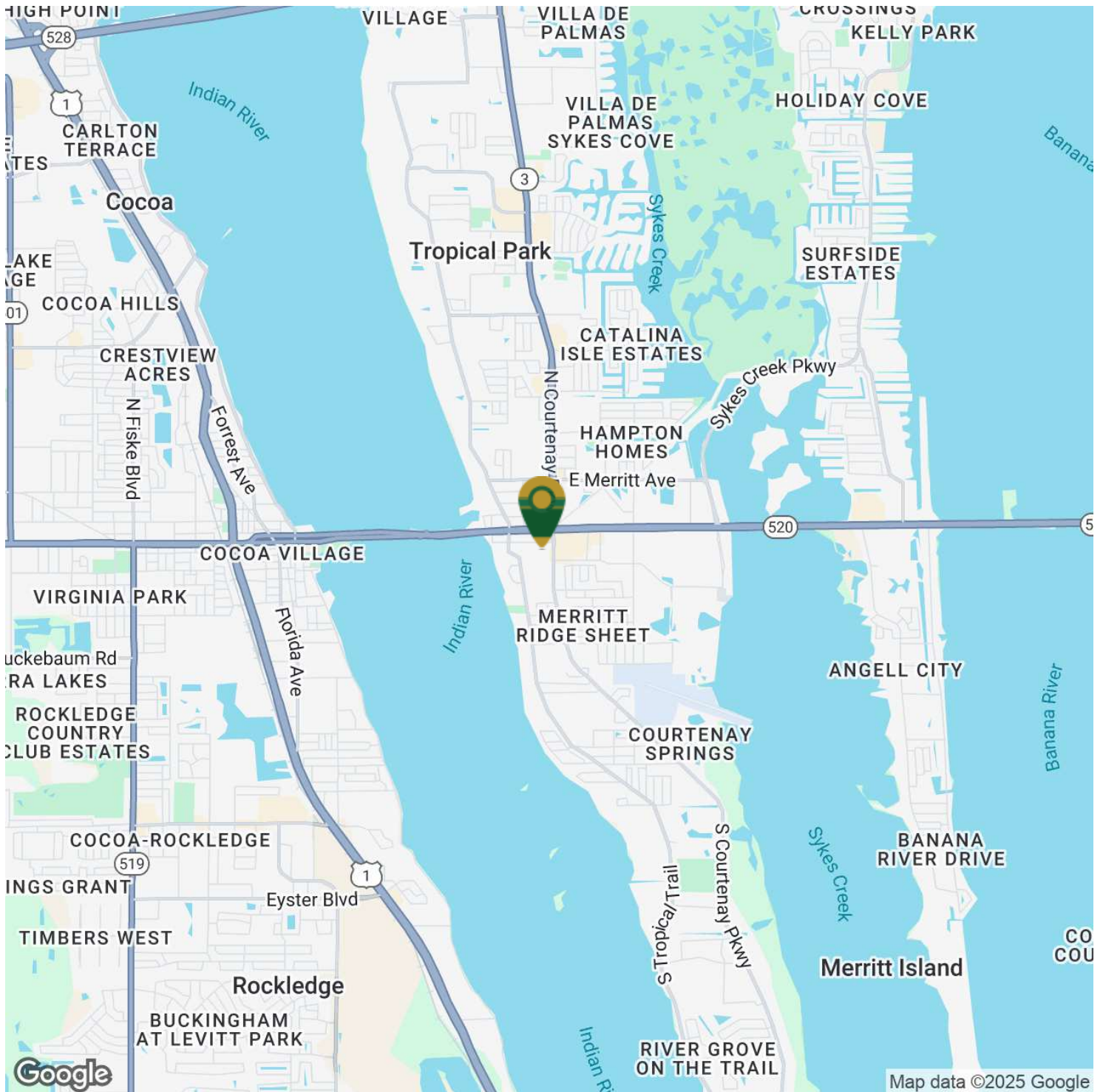


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Location Map



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