

# Watson Plaza

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

**Centrally Located / Ample Parking / Retail & Office Units**



## OFFERING SUMMARY

**Available SF:** 1,112 - 2,224 SF

**Lease Rate:** \$25.00 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!

### Zachary Ullian

Broker Associate

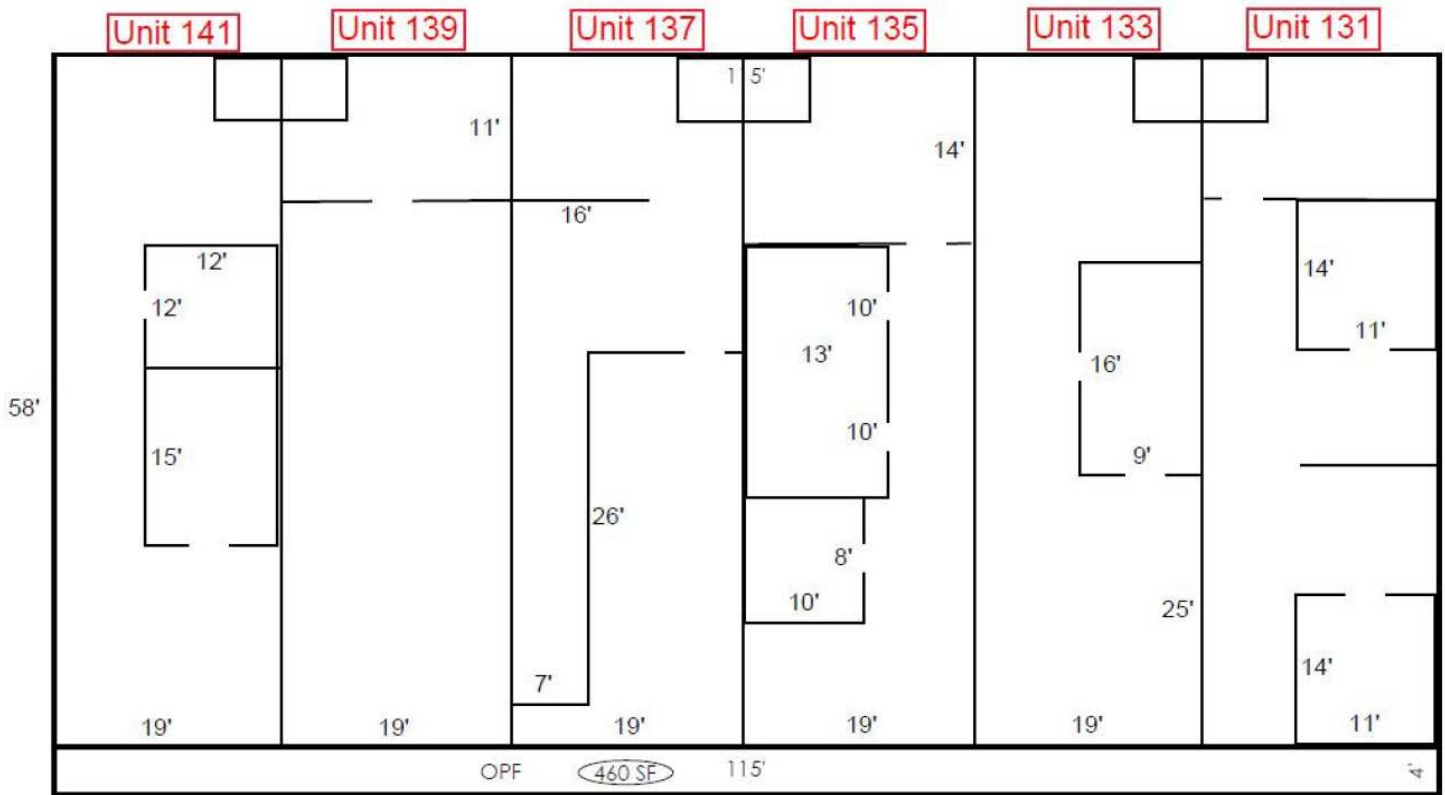
Cell: 321.750.3439

zach@ullianrealty.com

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Floor Plan (Dimensions, SF, Wall Locations Estimated)



Dimensions and Wall Locations Estimated

**Zachary Ullian**

Broker Associate

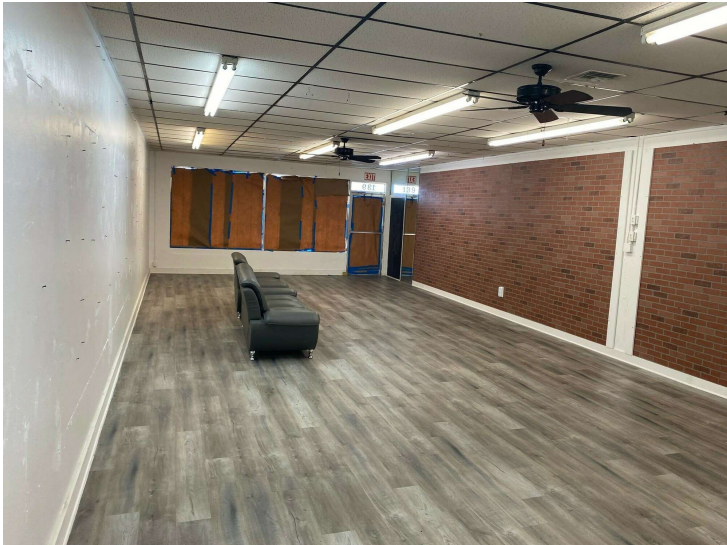
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## Unit 139 Interior Photos



**Zachary Ullian**

Broker Associate

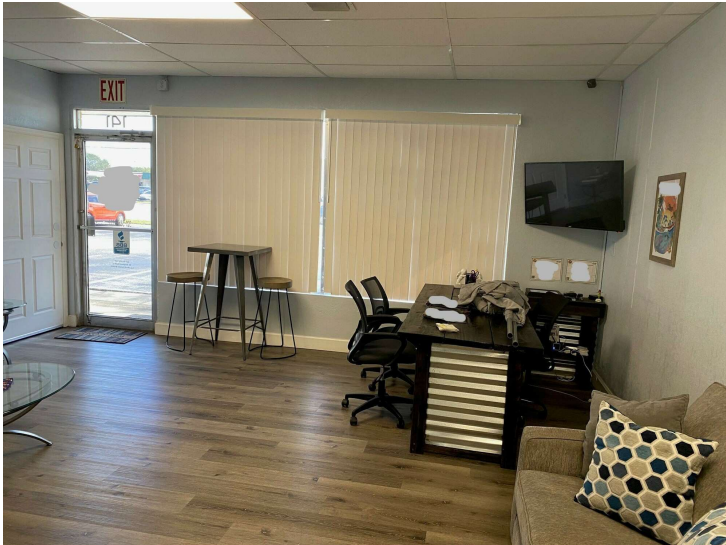
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## Unit 141 Photos



**Zachary Ullian**

Broker Associate

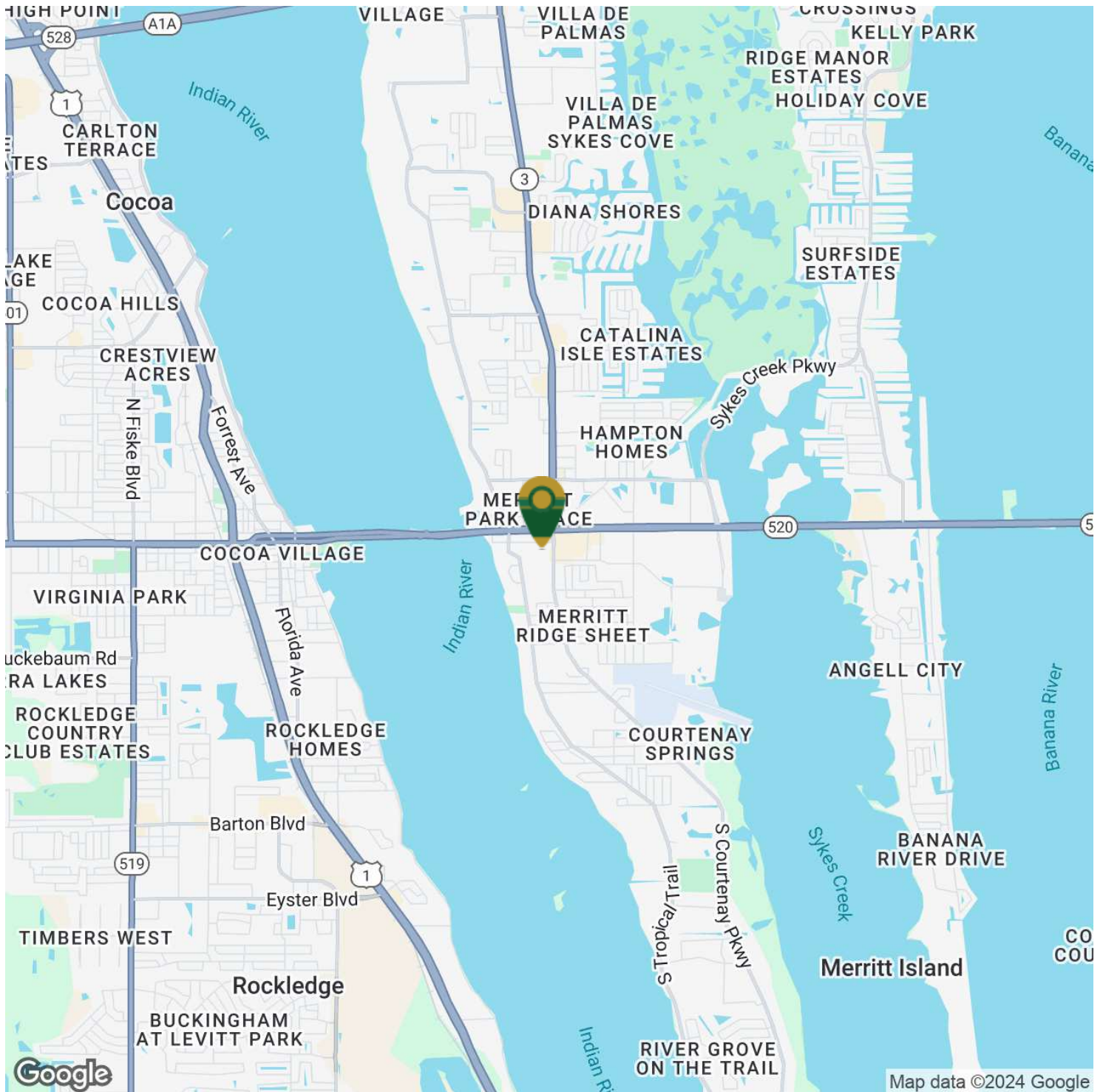
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## Location Map



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