

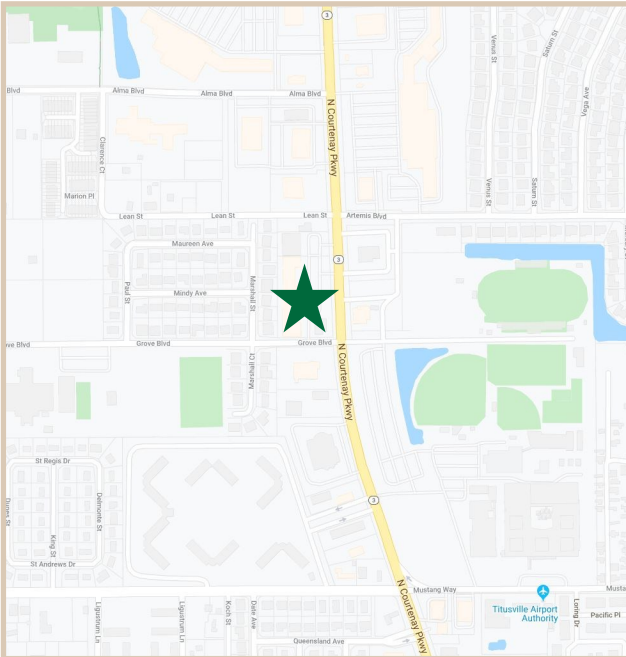
# FOR LEASE

## Town Square

1351-1355 N Courtenay Parkway, Merritt Island, FL 32953

### PROPERTY FACTS

Building Area:	32,273 Sq. Ft.	
Parcel Size:	2.89 Acres	
Parking	103 Spaces	
Unit Range:	531– 2,400 SF	
Year Built:	1983/ 1987	
Construction:	Concrete Block with Stucco Brick and Siding	
Building Height:	2 Story	
Zoning:	BU-ICC	
Complex Configuration:	3 Buildings	
	1351	12,882 Sq. Ft.
	1353	3,749 Sq. Ft.
	1354	15,642 Sq. Ft.



### PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing a great value for a newly renovated space.
Visibility & Access	Excellent visibility from Courtenay Parkway, the main road going through the island. We have entrances off Grove Boulevard and North Courtenay Parkway.
Location	Large quantity of restaurants on Courtenay Parkway and other national retailers.
Aesthetics	Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.



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# SITE PLAN

Town Square

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# UNITS FOR LEASE

Town Square

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UNIT	SIZE		RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE	
					WATER	ELECTRIC	TRASH	CABLE		
A	1,245	S F	\$10.00	SF/ YR	\$1,037.50	Yes	No	Yes	No	Newly Renovated Office Space
E & F	2,272	S F	\$10.00	SF/ YR	\$1,893.33	Yes	No	Yes	No	Newly Renovated Office Space
I	1,605	S F	\$10.00	SF/ YR	\$1,337.50	Yes	No	Yes	No	Newly Renovated Office Space
T	1,593	S F	\$10.00	SF/ YR	\$1,327.50	Yes	No	Yes	No	Newly Renovated Office Space



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# COMING AVAILABLE

Town Square

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
AA	2,400 S F	\$18.00 SF/ YR	\$3,600.00	Yes	No	Yes	No	January 1, 2026



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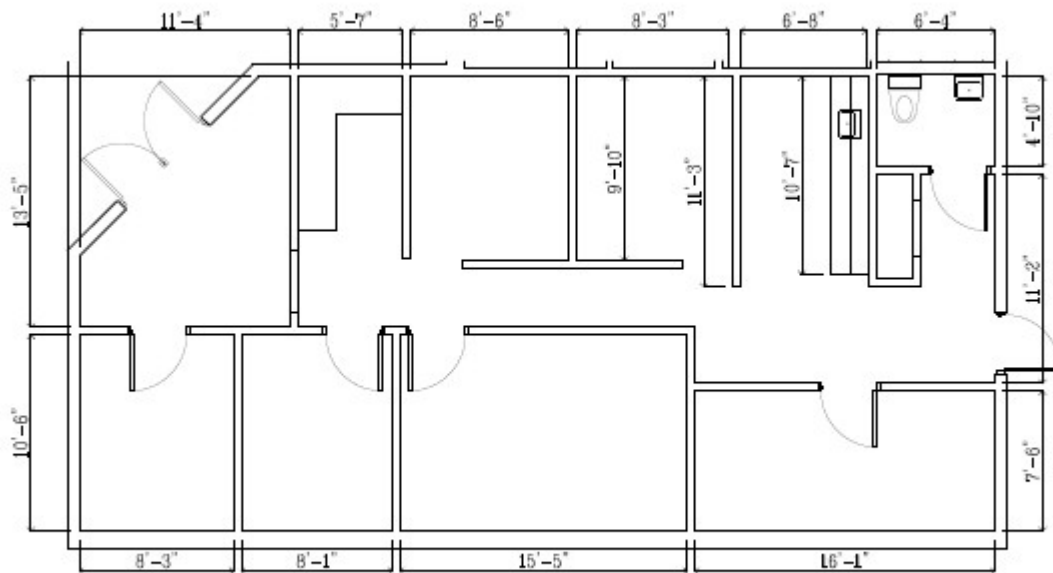
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# FLOOR PLAN

Unit A

Town Square

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1,245 SF



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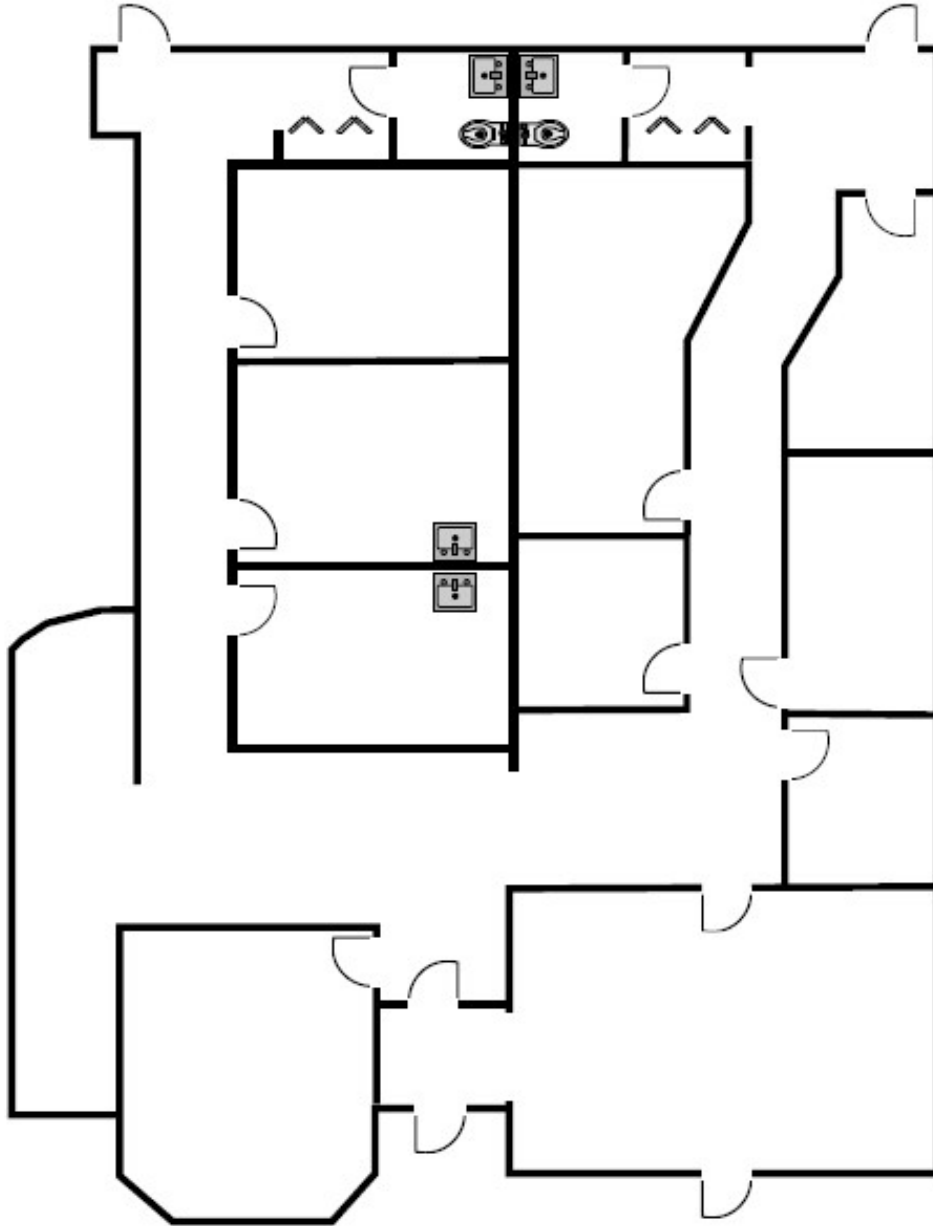
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# FLOOR PLAN

Unit E & F

Town Square

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2,272 SF



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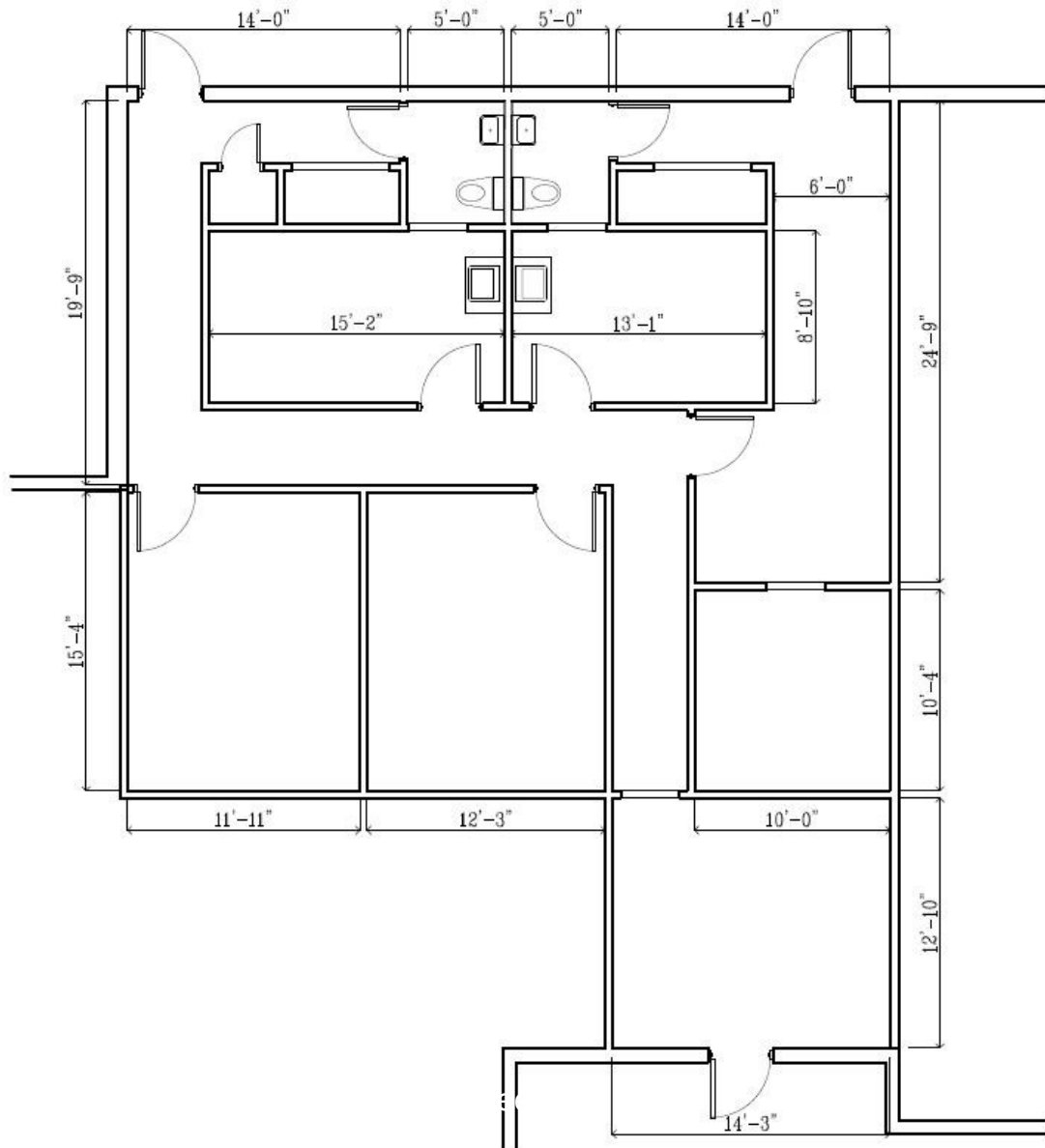
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# FLOOR PLAN

Unit I

Town Square

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1,605 SF



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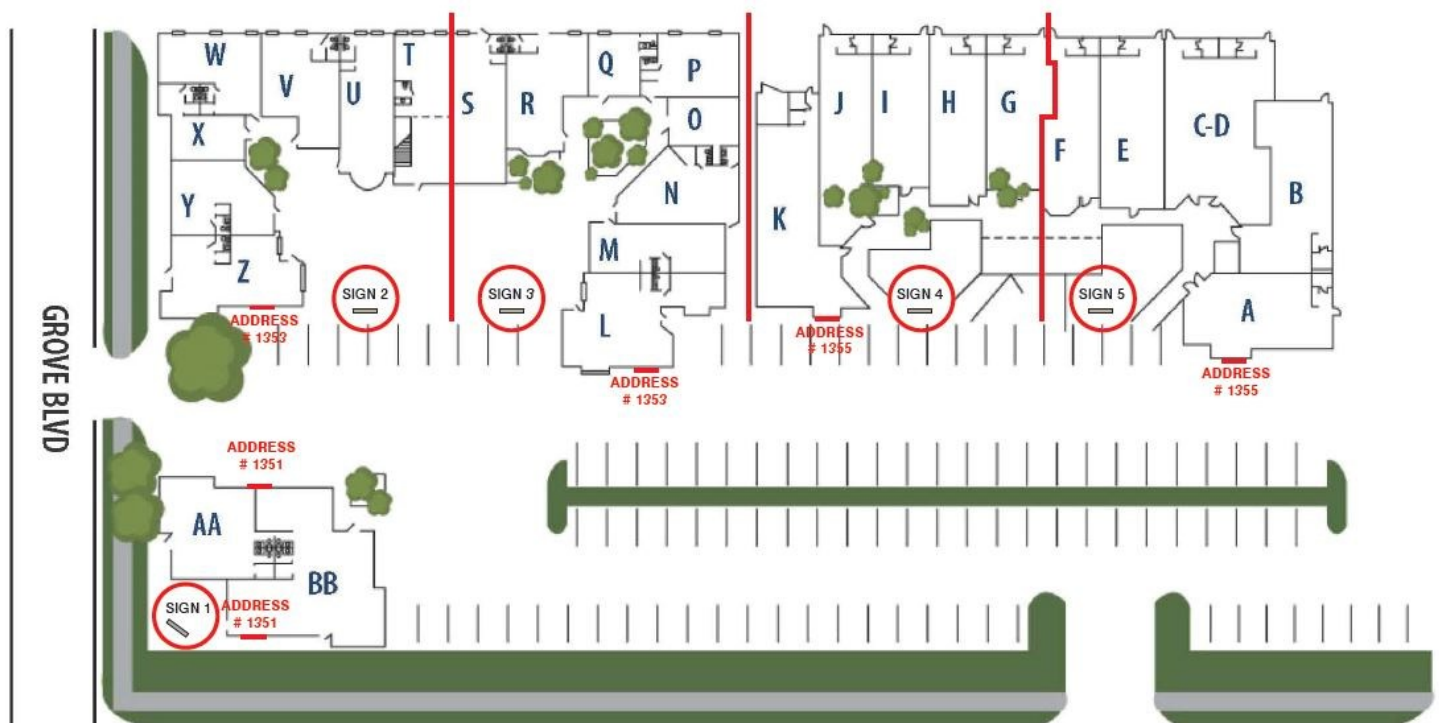
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## Town Square

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TOWN SQUARE  
MERRITT ISLAND, FL



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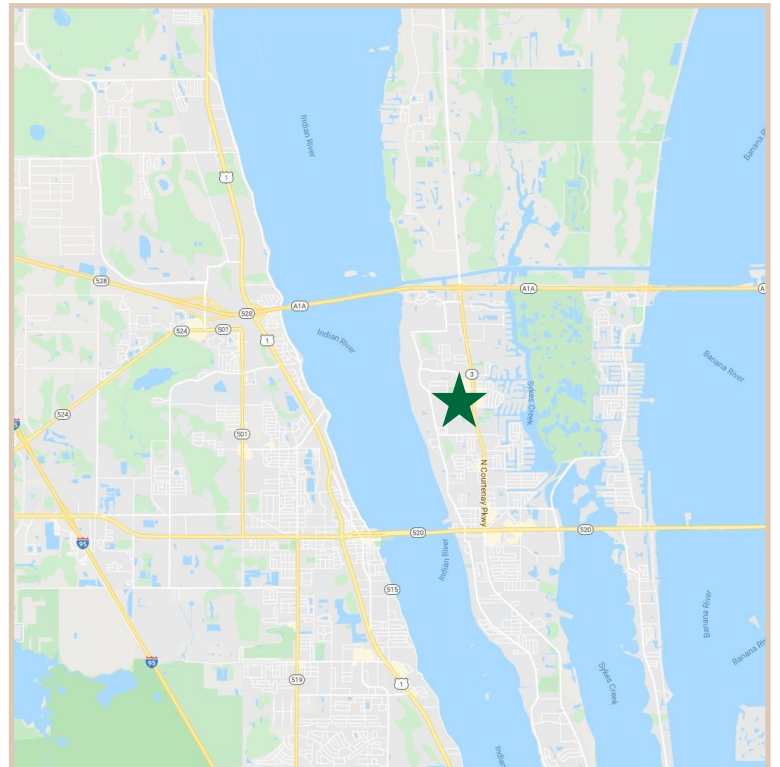
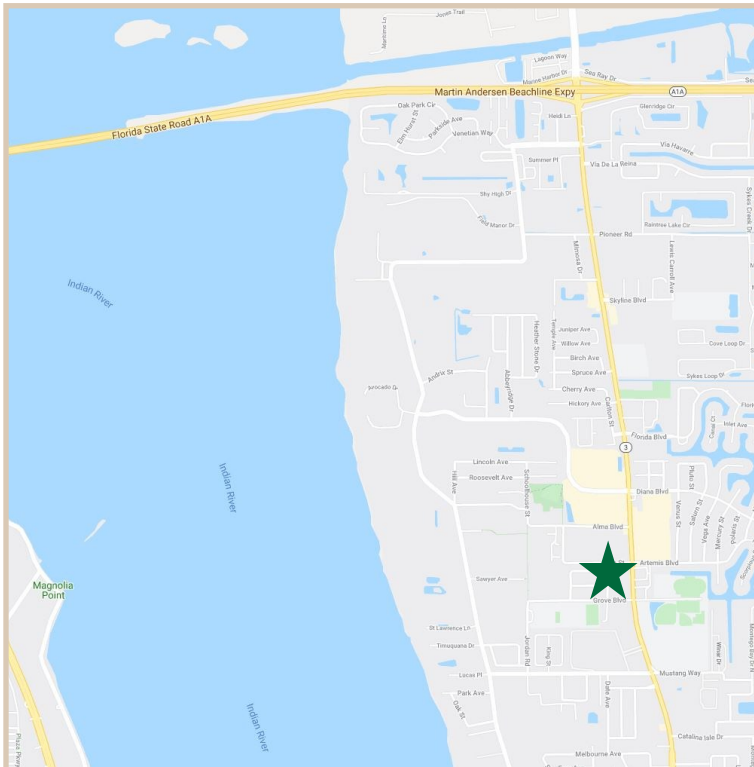
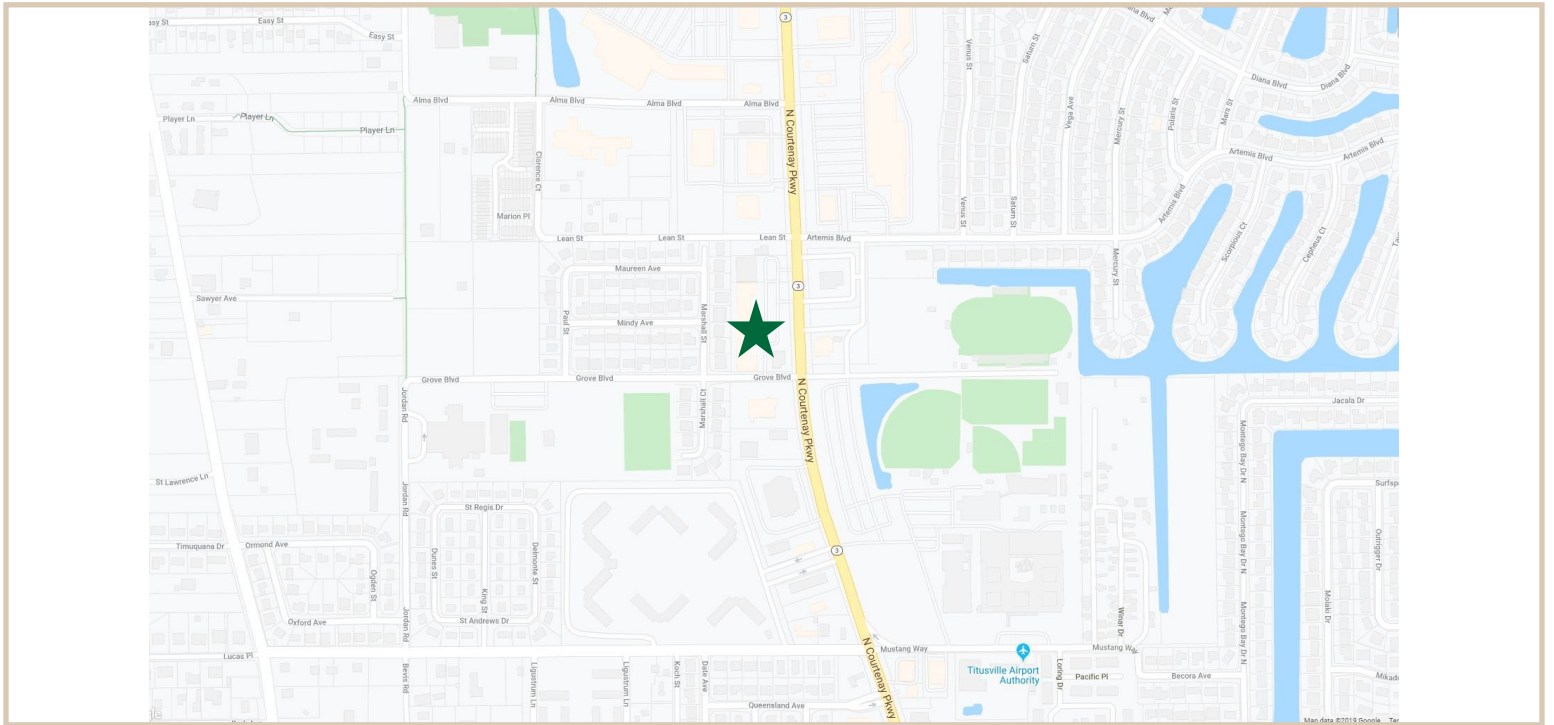
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# LOCATION MAPS

Town Square

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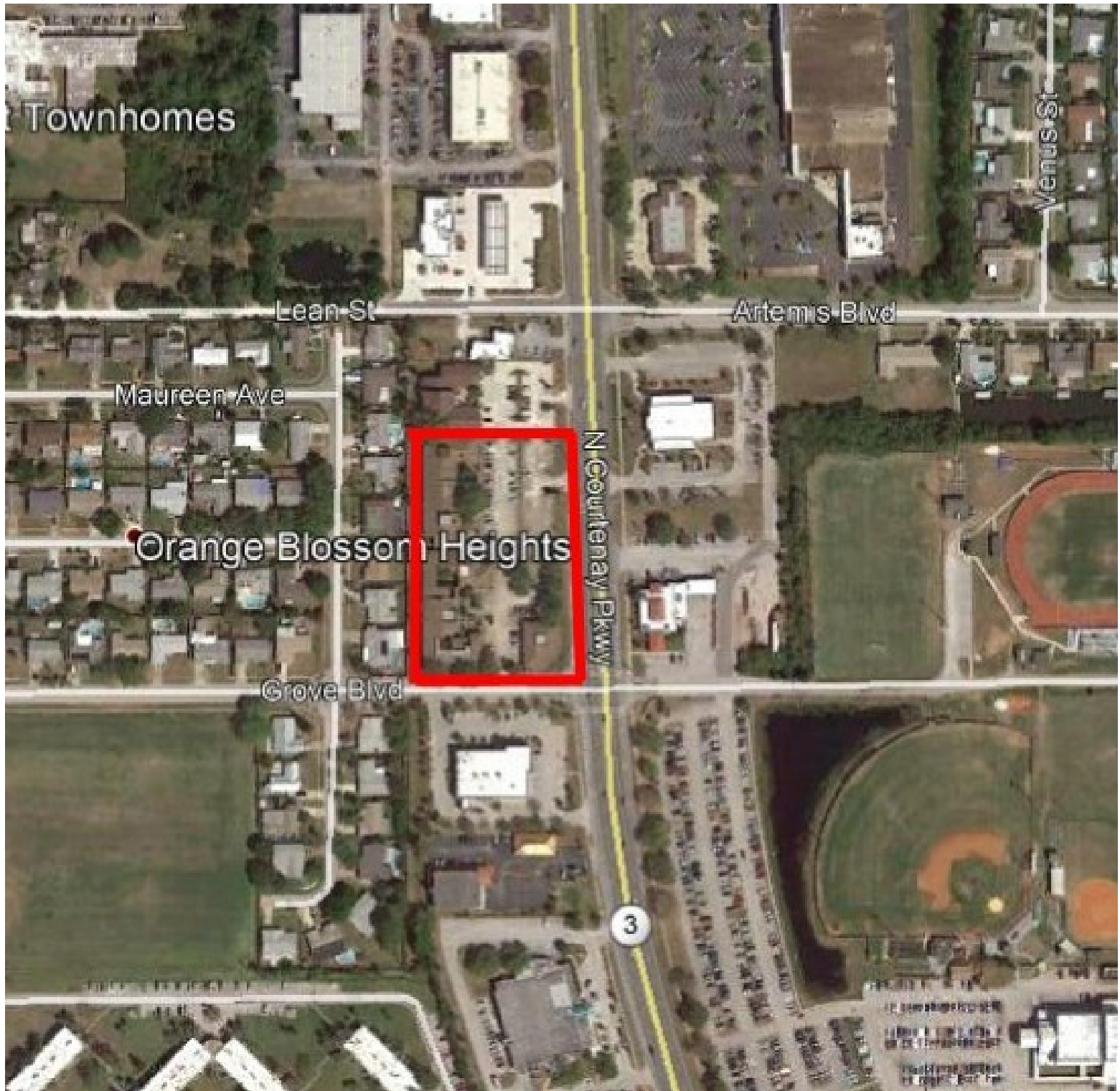
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# AERIAL

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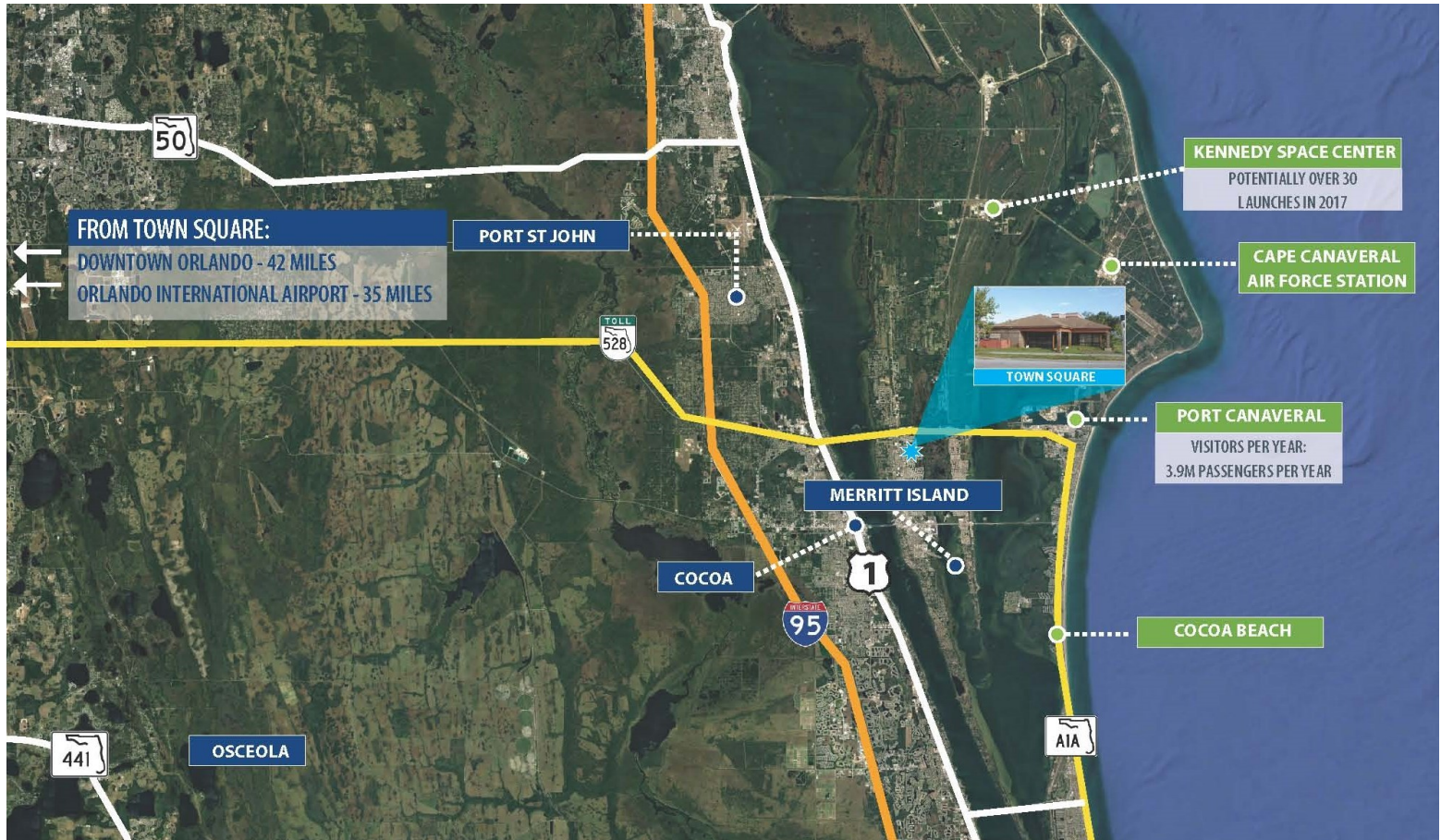
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# ADDITIONAL PHOTOS

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