

# FOR LEASE | Merritt Crossings



## PROPERTY DESCRIPTION

Retail lease space available at beautifully renovated plaza directly on BUSY Courtney Pkwy in central Merritt Island. Plaza has great tenant mix: grocery/produce, restaurants, daycare, cruise tours, hair studio, florist, thrift store, AND THE PERFECT SPOT FOR YOUR BUSINESS! The plaza is located across from a Target and adjacent to an Aldi and a Walgreens in a buzzing retail-heavy area of central Merritt Island, ensuring steady customer flow. Available spaces: 1,205 sf min to 4,868 contiguous sf max. Well maintained common areas, landscaping and ample parking.

## PROPERTY HIGHLIGHTS

- Prime Location – CLOSE to Kennedy Space Center!
- Gorgeous landscaping
- Freshly painting in 2019
- Miles Of Beaches: 72 | Avg. Temp: 73 | Annual Tourists: 2.5m
- Major Employers: Lockheed, Boeing, Nasa, Blue Origin, and SpaceX, Kennedy Space Center, Eastern Florida State College

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	23
Available SF:	997 - 2,397 SF
Lot Size:	15.26 Acres
Building Size:	92,741 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,064	13,315	28,833
Total Population	4,806	30,502	67,564
Average HH Income	\$72,881	\$61,998	\$60,675

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Merritt Crossing Site Plan  
Merritt Island, Florida



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	997 - 2,397 SF	Lease Rate:	\$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 213	Available	997 - 1,002 SF	NNN	\$14.00 SF/yr	Take advantage of this 2nd generation restaurant and get in quickly for less! Ask about equipment savings!
Suite 253-55	Available	2,397 SF	NNN	\$14.00 SF/yr	This 2,398 sf suite is located at the right side of the Plaza.
Suite 257	Available	1,205 SF	NNN	\$14.00 SF/yr	This 1,205 SF unit was previously a nail salon, with plenty of outlets for individual work stations.
Suite 259	Available	1,205 SF	NNN	\$14.00 SF/yr	This 1,205 SF unit has a vanilla shell buildout ready for you!
209	Available	1,567 SF	NNN	\$14.00 SF/yr	-

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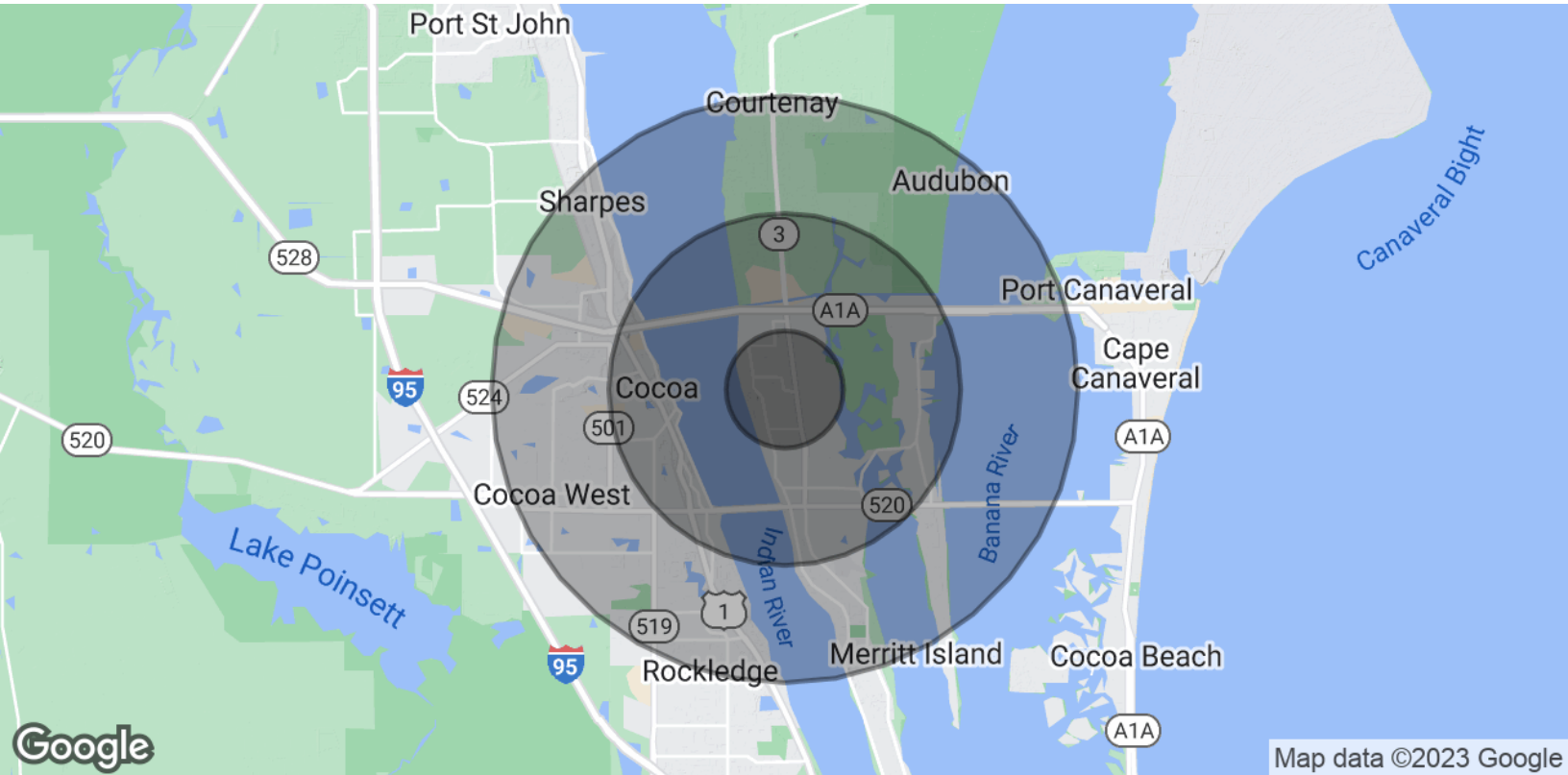
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,806	30,502	67,564
Average age	47.0	44.8	43.4
Average age (Male)	45.6	43.5	42.4
Average age (Female)	48.4	45.2	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,064	13,315	28,833
# of persons per HH	2.3	2.3	2.3
Average HH income	\$72,881	\$61,998	\$60,675
Average house value	\$298,467	\$266,249	\$246,637

\* Demographic data derived from 2020 ACS - US Census

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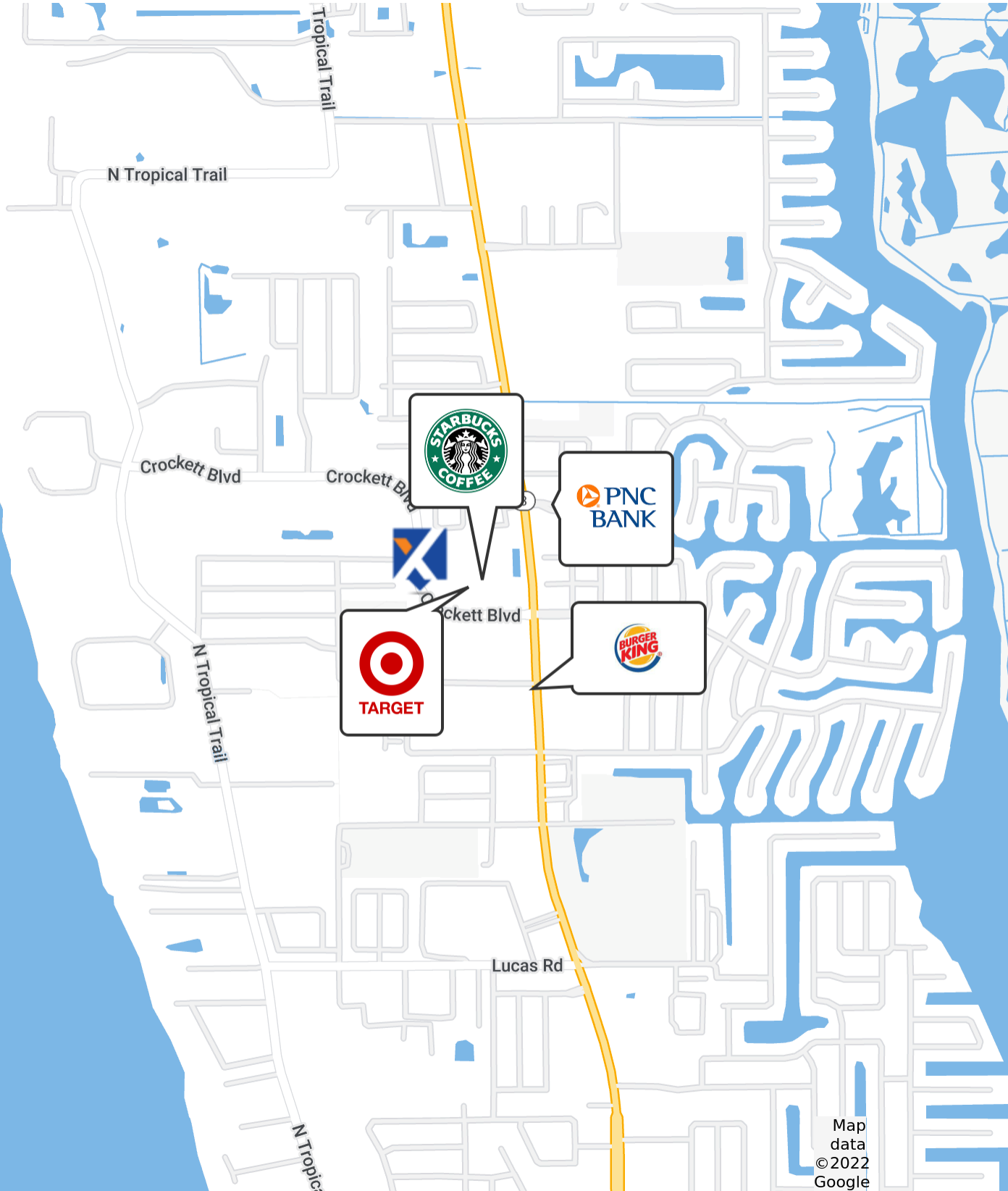
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