



## Retail Center For Lease

# First Merritt Center

125 E Merritt Island Causeway  
Merritt Island, FL 32952

### Property Highlights

- GLA: 91,938± SF
- 700± SF up to 4,200± SF of inline space available for lease at Publix anchored center
- Prime visibility off the Merritt Island Causeway
- 7 access points to the center
- Merritt Island Hospital to be built 1.3 miles from the center and will be 7 stories with 120 beds
- Approximately 8.9 miles from Port Canaveral with around 5 million guests annually; has more passenger volume than Miami
- Cape Canaveral Space Force Station is approximately 15 miles from center with 15,000 employees
- Kennedy Space Center is approximately 11.9 miles from center with 12,857 employees
- Space X is developing the largest rocket in the world and has a new facility under construction
- Blue Origin is constructing a new launch pad that will bring 1,500 employees
- Population (3 mile radius): 39,892
- Average household income (3 mile radius): \$96,540

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# Site Plan

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Tenant	Suite #	SF
<b>Available</b>	<b>101</b>	<b>700</b>
State Farm Insurance	102	1,400
Rose Nails	103	1,020
Verona Insurance	105	2,040
UPS Store	107	1,020
Cloud 9 Smoke Shop	109	1,020
Pizza Hut	111	1,480
Hokkaido Japanese Steakhouse	113-115	3,463
Joy Luck	117	1,020

Tenant	Suite #	SF
Star Salon	119	1,623
Hibiscus Dental	127	2,129
Firehouse Subs	129	1,404
Pet Supermarket	133	8,000
Publix Supermarket	125	51,420
Milano Nails	201	5,000
<b>Negotiating LOI</b>	<b>205</b>	<b>4,200</b>
Hair Cattery	209	1,400
KFC	155-OP	.70 AC

# Photo Gallery

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# Area Overview

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# Demographics

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Population  
(2023)



Households  
(2023)



Average Household  
Income (2023)



Daytime  
Population (2023)

1 Mile	8,066	3,732	\$75,511	12,933
3 Mile	39,892	17,693	\$96,540	47,745
5 Mile	87,719	37,304	\$98,112	94,590
Trade Area*	627,579	267,699	\$96,724	616,718

Source: ESRI Business Analyst

