

Outparcel in front of the Merritt Island Walmart Supercenter



## FOR SALE! LAND, BUILDING & BUSINESS

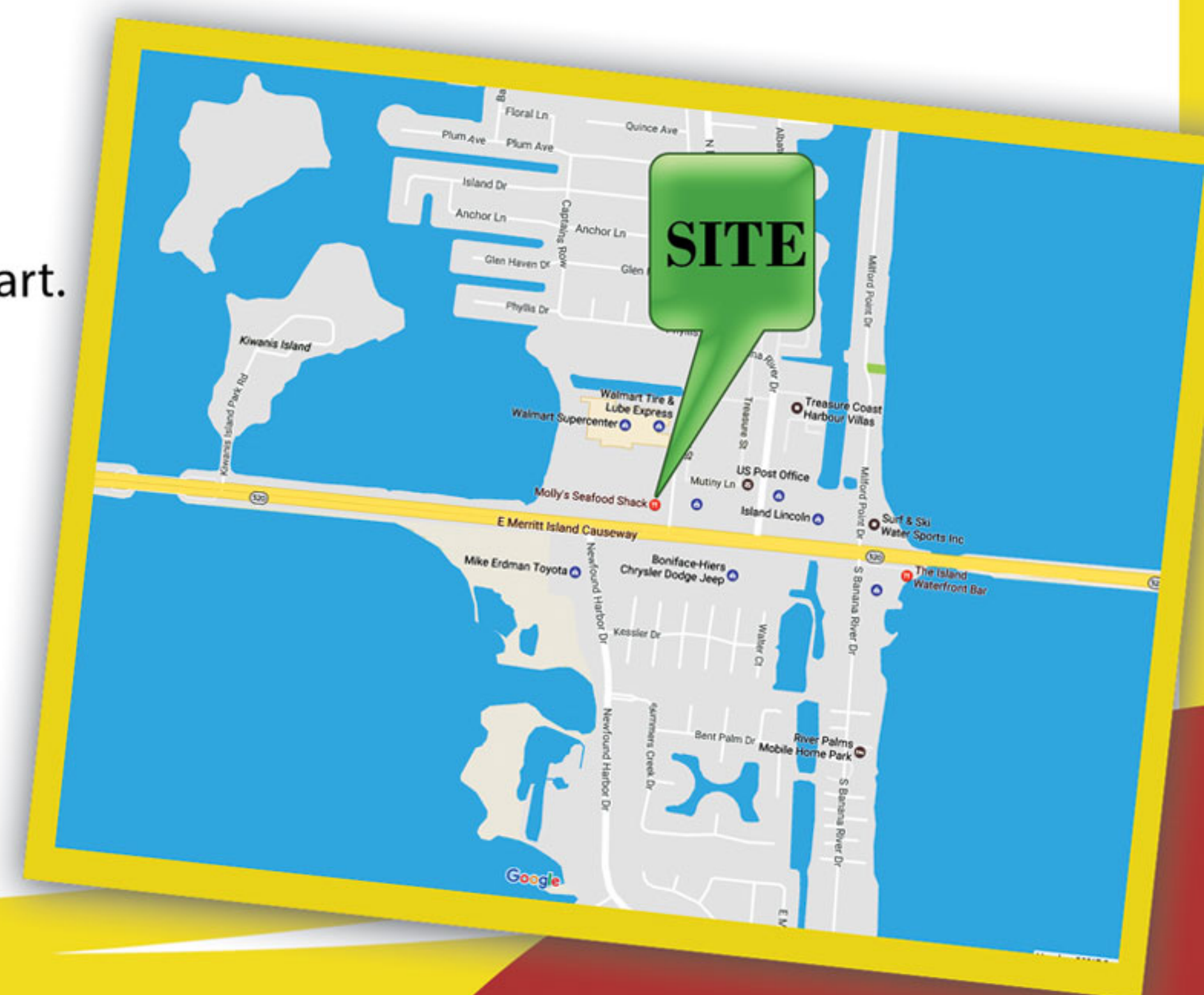
# 6,215 SF + Patio

1580 E Merritt Island Causeway,  
Merritt Island, FL 32952

Watson Commercial Real Estate presents this Newly designed restaurant:

- ✓ The only out parcel in front of the Merritt Island Super Wal- Mart.
- ✓ 2 miles from Cocoa Beach.
- ✓ Owners will entertain leasing.
- ✓ 200 seat restaurant.
- ✓ Liquor license.
- ✓ 79 parking spaces on site and 35 spaces on the Wal-Mart parking area.

**For Sale \$2,100,000**  
**For Lease \$15,000 NNN**



**Duane A. Watson**  
Broker

Office: (321) 459-0000 Ext. 15  
Cell: (321) 223-8845

Office: **(321)459-0000**

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335 S. Plumosa Street Merritt Island, FL 32952

# Property Details

Price For Sale: \$2,100,000

Price for Lease: \$15,000/monthly NNN

Lot Size: 1.01 AC

Building Size: 6,215 SF + Patio

Address: **1580 E. Merritt Island Cswy.**  
**Merritt Island, FL 32952**



# Demographics

	1 Miles	3 Miles	5 Miles
Total Daytime Population	11,057	45,299	86,267
AVG. Household Income	\$57,253	\$66,033	\$65,698
Total Employees	7,983	23,835	38,825



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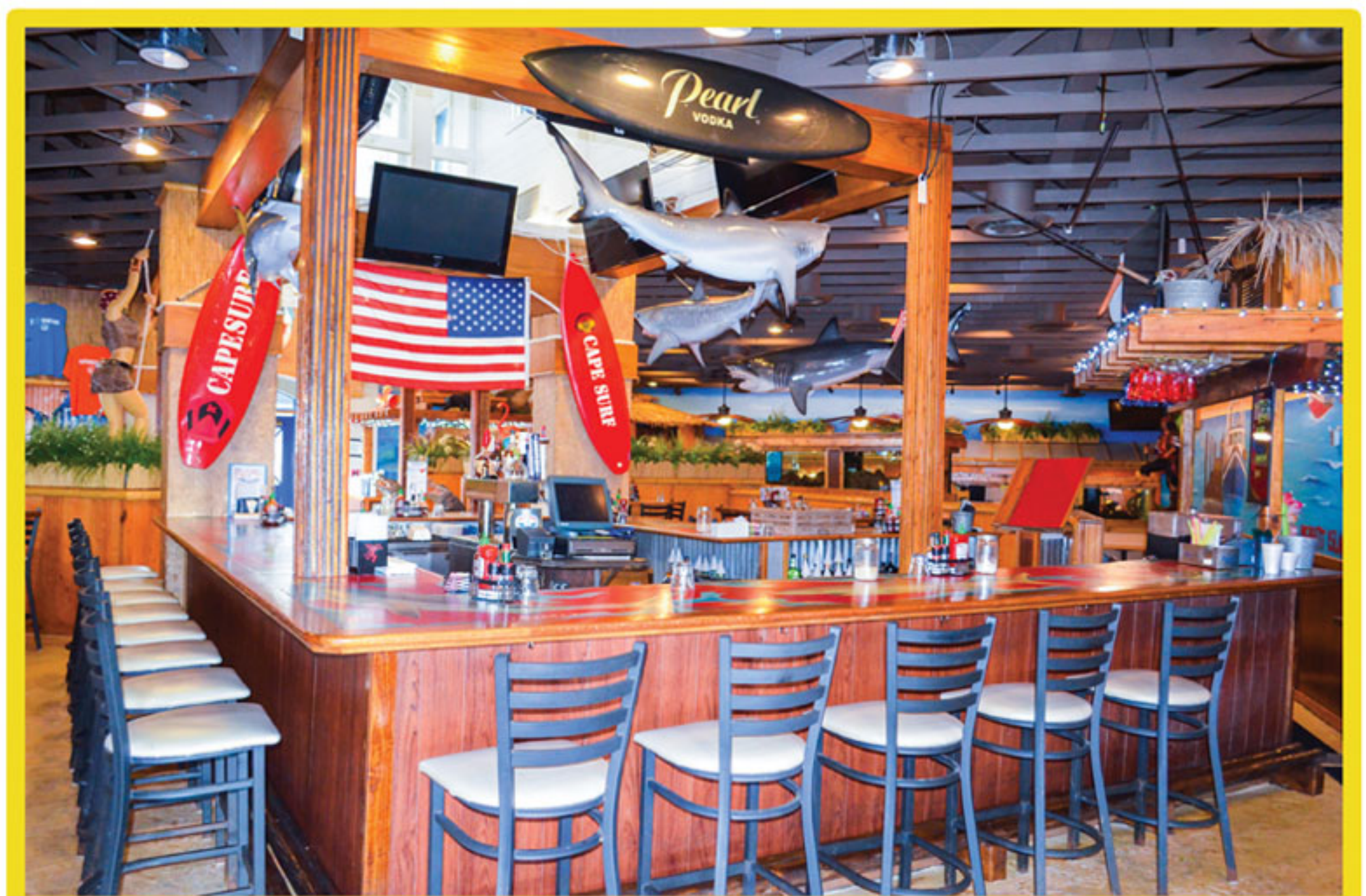
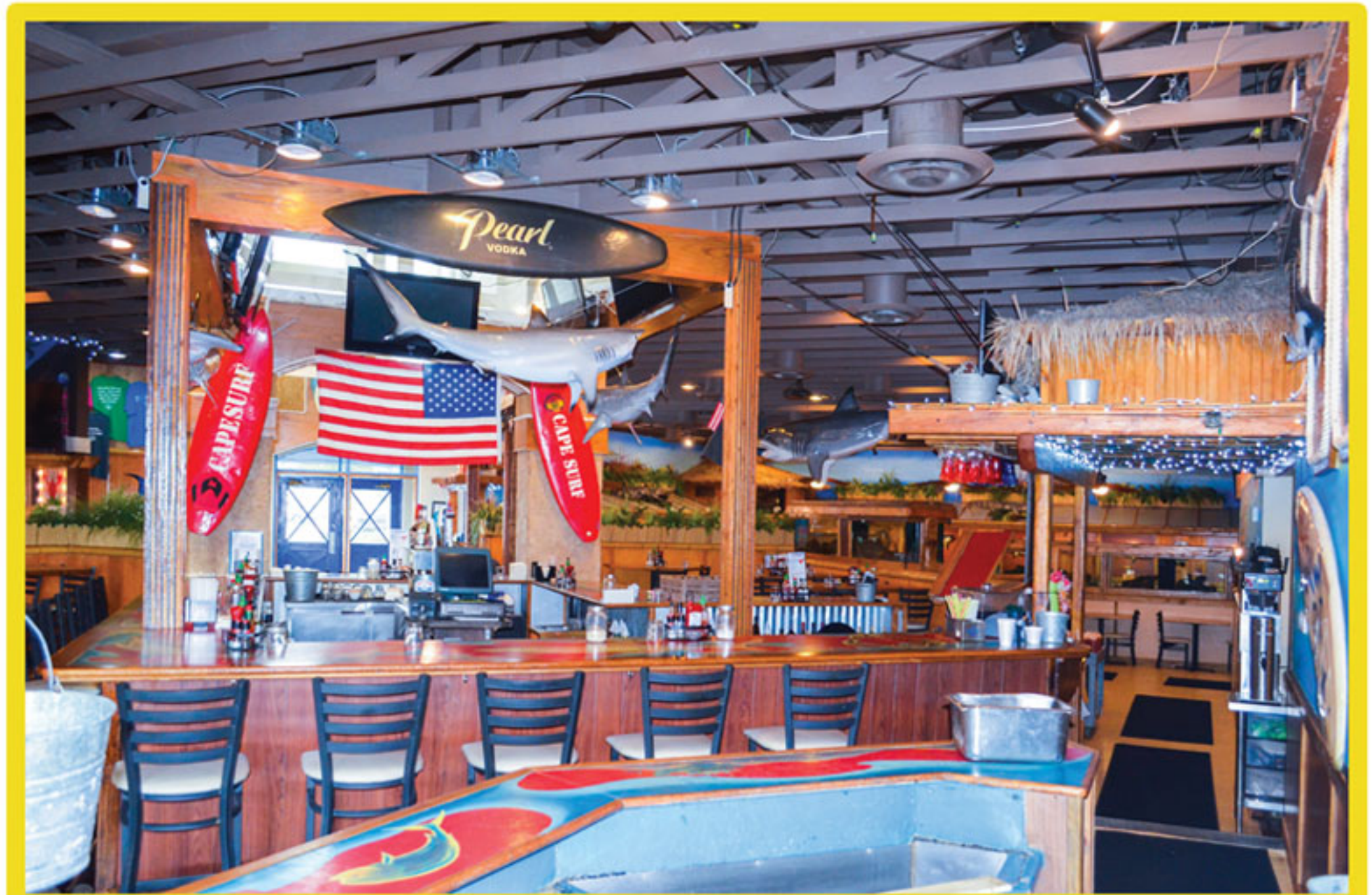
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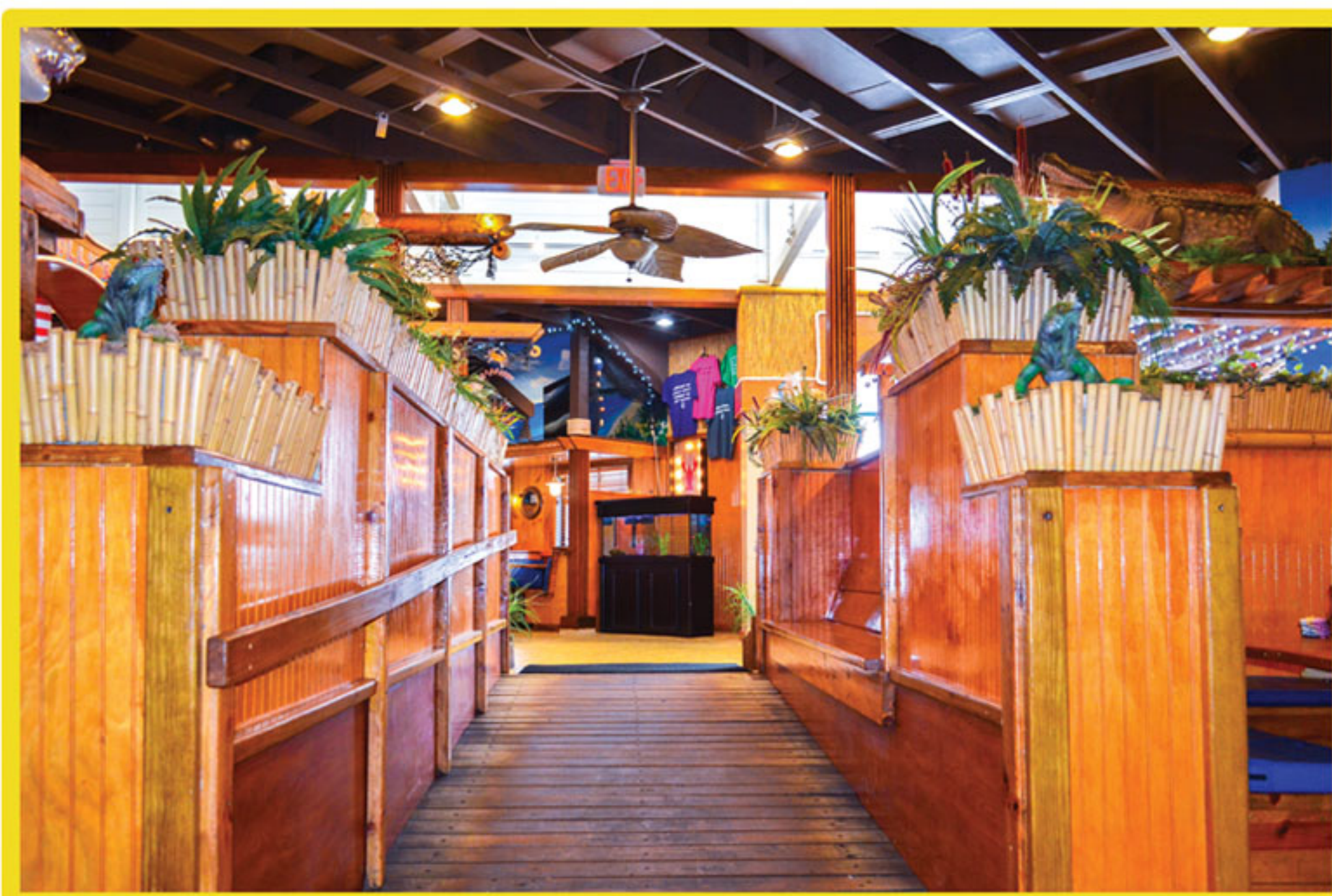
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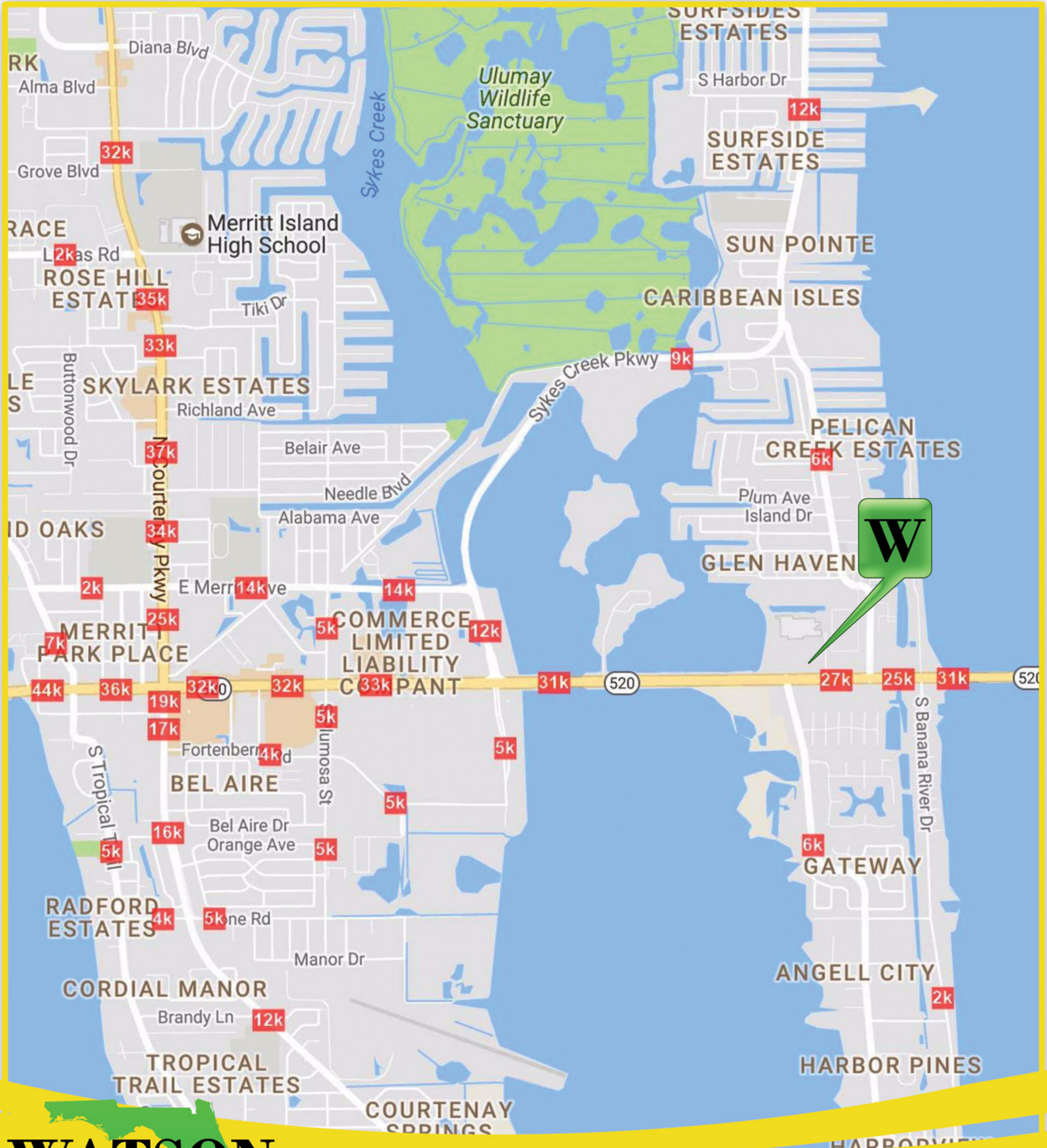
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# Traffic Count:

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