

Property Summary

Former Office Depot - Redevelopment
For Lease



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 550 E Merritt Island Cswy, this approximately 25,020 SF property offers a versatile space that can be subdivided. Situated on 2.69 acres, the property provides ample room for expansion and flexibility. With high traffic counts and a strong retail synergy nearby, this location ensures exceptional visibility and accessibility for your business.

LOCATION DESCRIPTION

Situated off SR 520 with high traffic counts exceeding 35,000 AADT, this strong retail corridor in Merritt Island offers a thriving retail ecosystem. Surrounding strong retail users including Chipotle, Chick-fil-A, ALDI, and more, the area offers prime exposure for your business. Notably, the location is in close proximity to Health First's \$300M+ Hospital, making it one of the busiest retail corridors in Brevard County.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	12,500 - 25,020 SF
Lot Size:	2.69 Acres
Building Size:	25,020 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,037	15,628	37,655
Total Population	6,495	34,675	87,107
Average HH Income	\$79,996	\$100,735	\$100,650

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

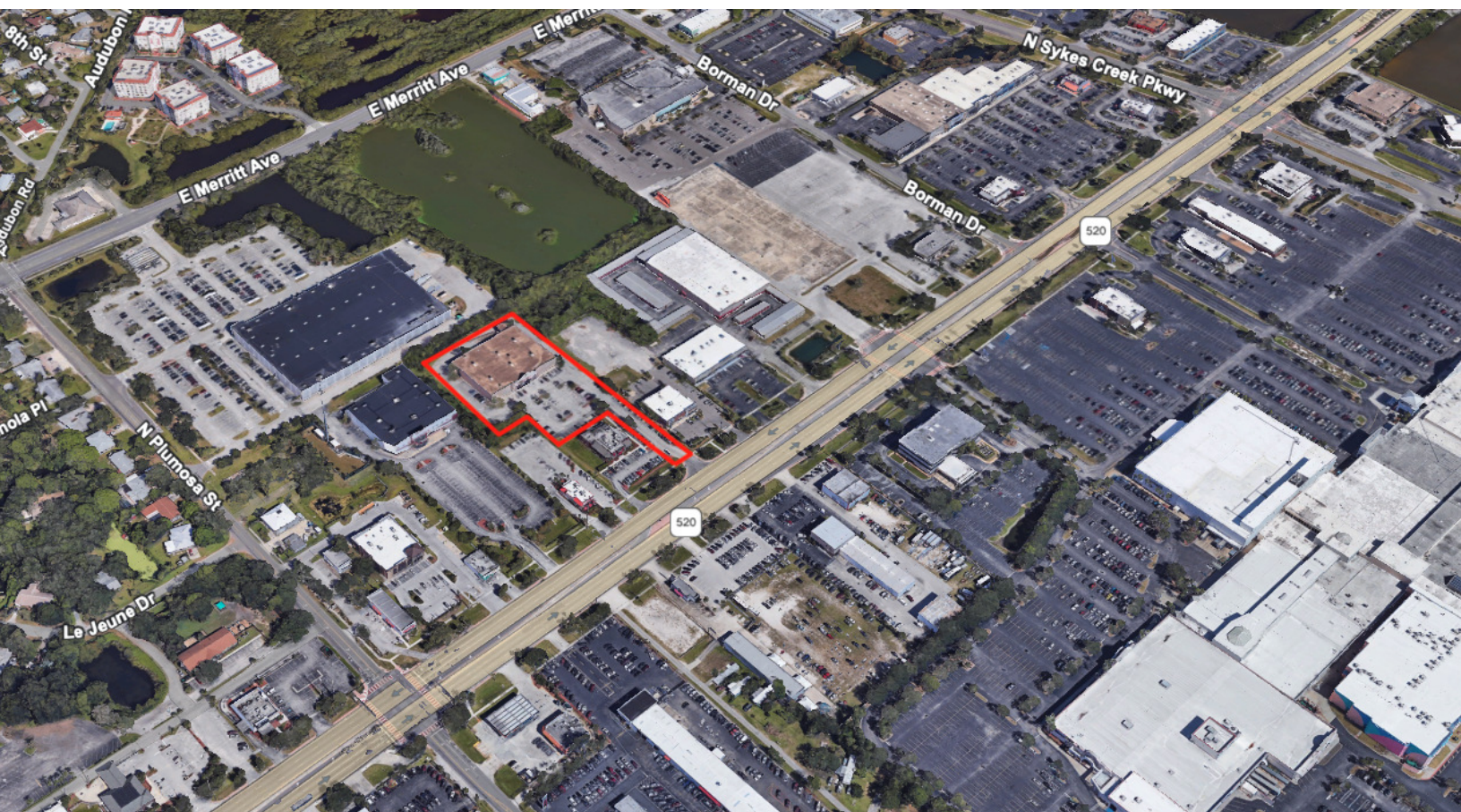
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos

Former Office Depot - Redevelopment
For Lease



JEFFERY T. ROBISON, CCIM

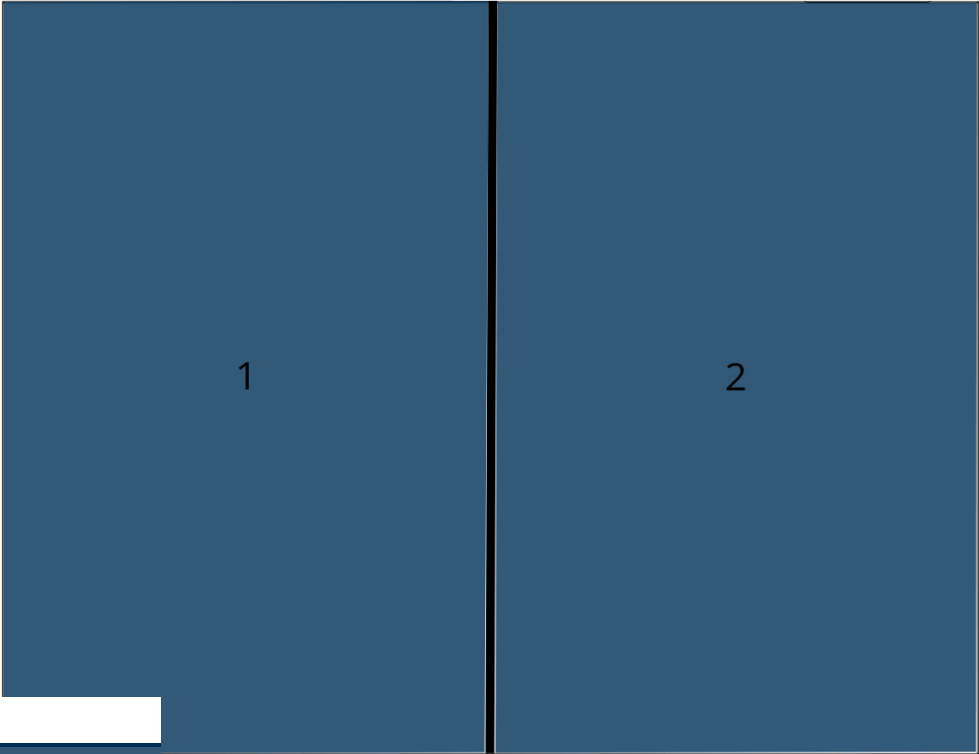
President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



LEGEND

Available

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	12,500 - 25,020 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1	Available	12,500 - 25,020 SF	NNN	Negotiable
2	Available	12,520 SF	NNN	Negotiable

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

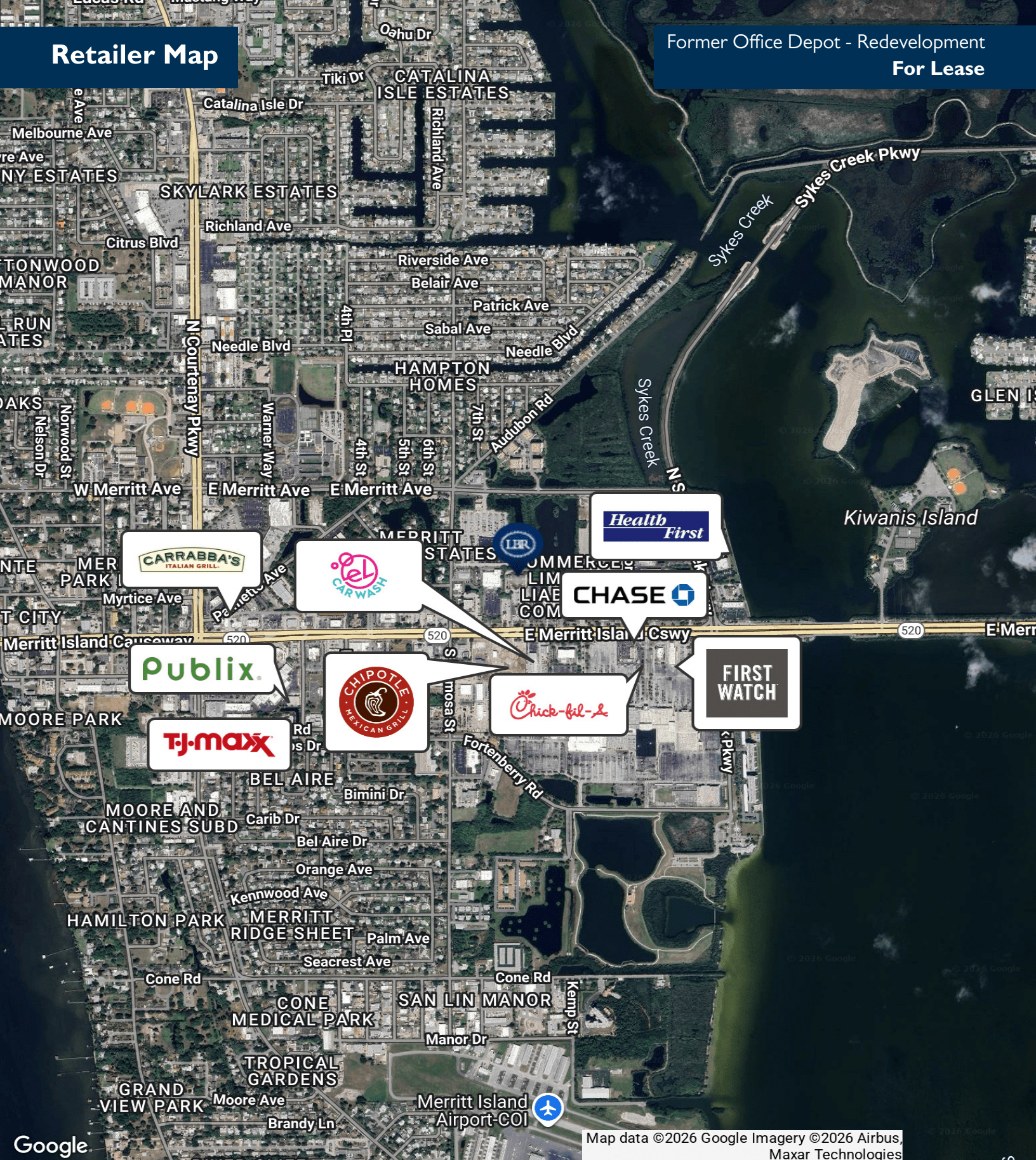
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Retail Map

Former Office Depot - Redevelopment
For Lease



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

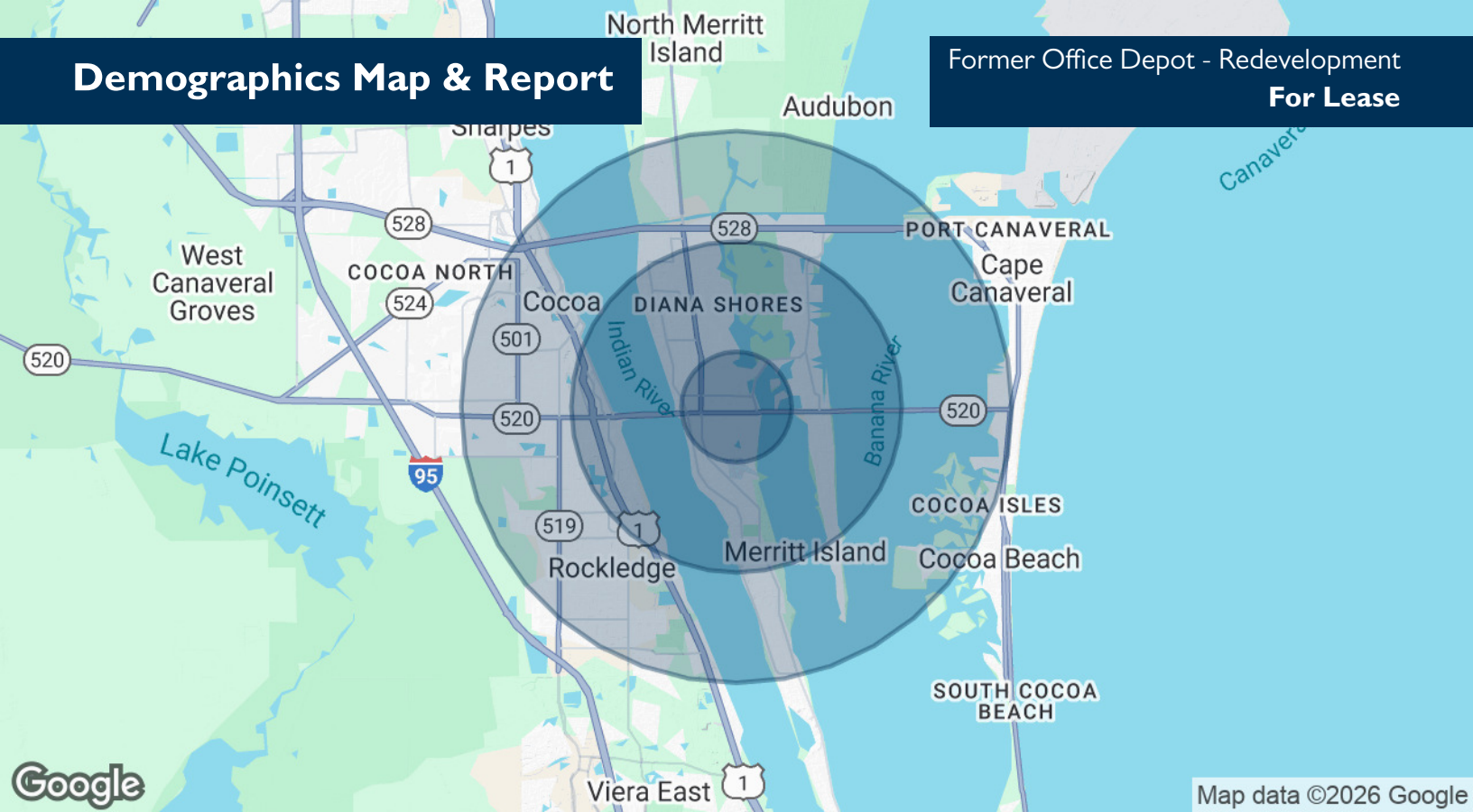
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Demographics Map & Report

Former Office Depot - Redevelopment
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,495	34,675	87,107
Average Age	48	48	47
Average Age (Male)	47	47	46
Average Age (Female)	50	49	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,037	15,628	37,655
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$79,996	\$100,735	\$100,650
Average House Value	\$419,186	\$439,896	\$398,839

Demographics data derived from AlphaMap

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.