

Watson Plaza

131-141 S. Courtenay Parkway, Merritt Island, FL 32953

Renovated in 2025 / Centrally Located / Ample Parking / Retail & Office Units



OFFERING SUMMARY

Available SF: 1,112 SF

Lease Rate: \$27.50 SF/yr (NNN)

Acreage: 0.72 Acres

Facility SF: 6,670 SF

Zoning: Brevard County General Retail Commercial (BU1)

PROPERTY OVERVIEW

Unit 133 = 1,112 SF. Interior is Open Configuration with 1 ADA Restroom
 Unit 141 = 1,112 SF. Corner Unit. Open Configuration with 1 ADA Restroom
 100% HVAC. Concrete Flooring & Drop Ceiling Throughout
 Renovated 2025: Impact Windows, HVAC, Electrical, Pylon Sign, Landscaping
 Water/Sewer, FPL Electric
 40 Asphalt Paved/Striped Common Parking Spaces
 Traffic Count est. 16,700 VPD on Courtenay Parkway
 Est. \$4.00 PSF OPEX (Includes Water & Dumpster)

LOCATION OVERVIEW

Located in the heart of Merritt Island, just south of State Road 520. Easily accessible via nearby Interstate 95, US1 and SR A1A. Close proximity to the Merritt Island Airport, Health First Cape Canaveral Hospital, Merritt Square Mall, Downtown Cocoa Village and all of the other education, dining and childcare that the area has to offer. Call today for details!

Zach Ullian, SIOR

Broker Associate
 Cell: 321.750.3439
 zach@ullianrealty.com

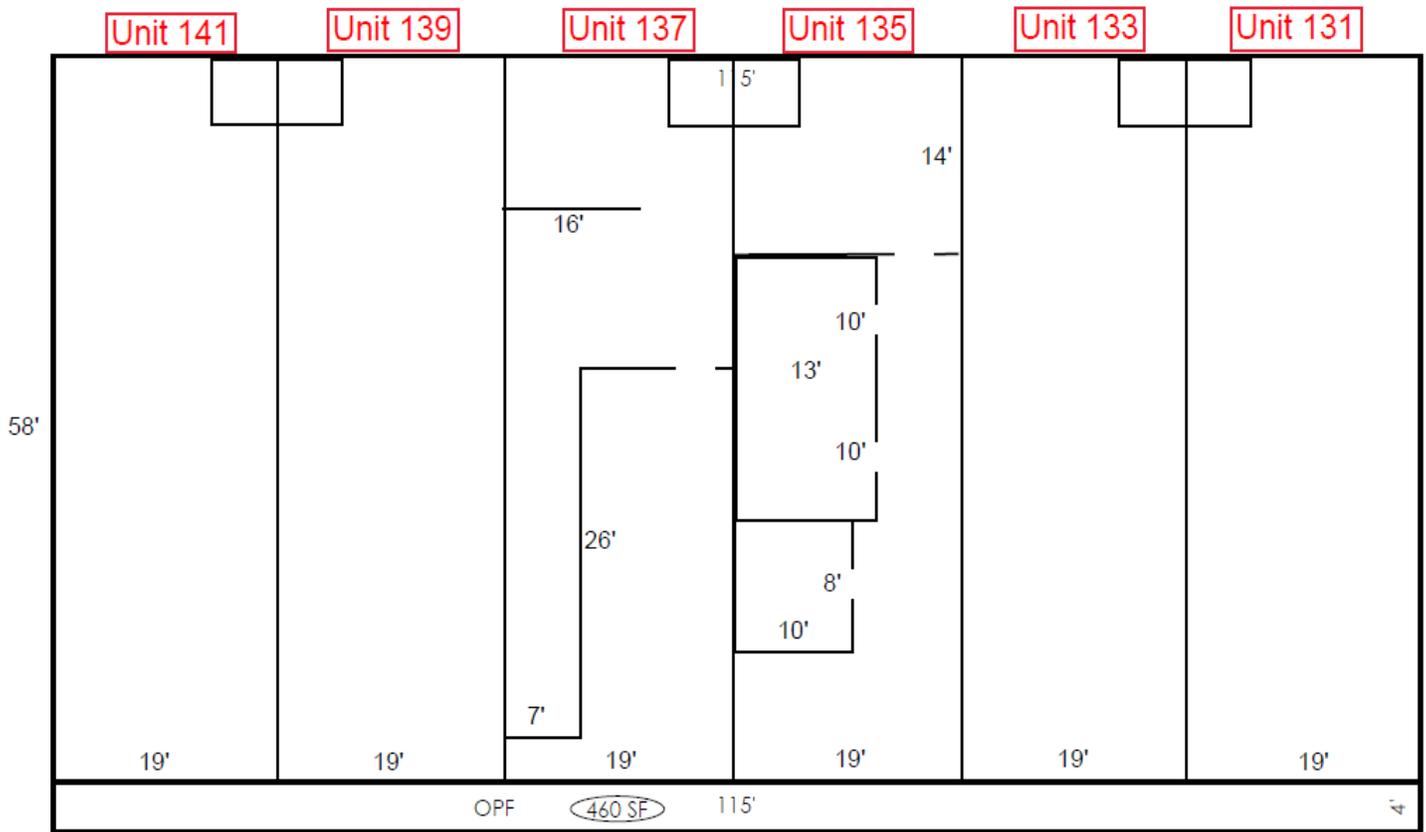


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Floor Plan

For Illustration Purposes Only



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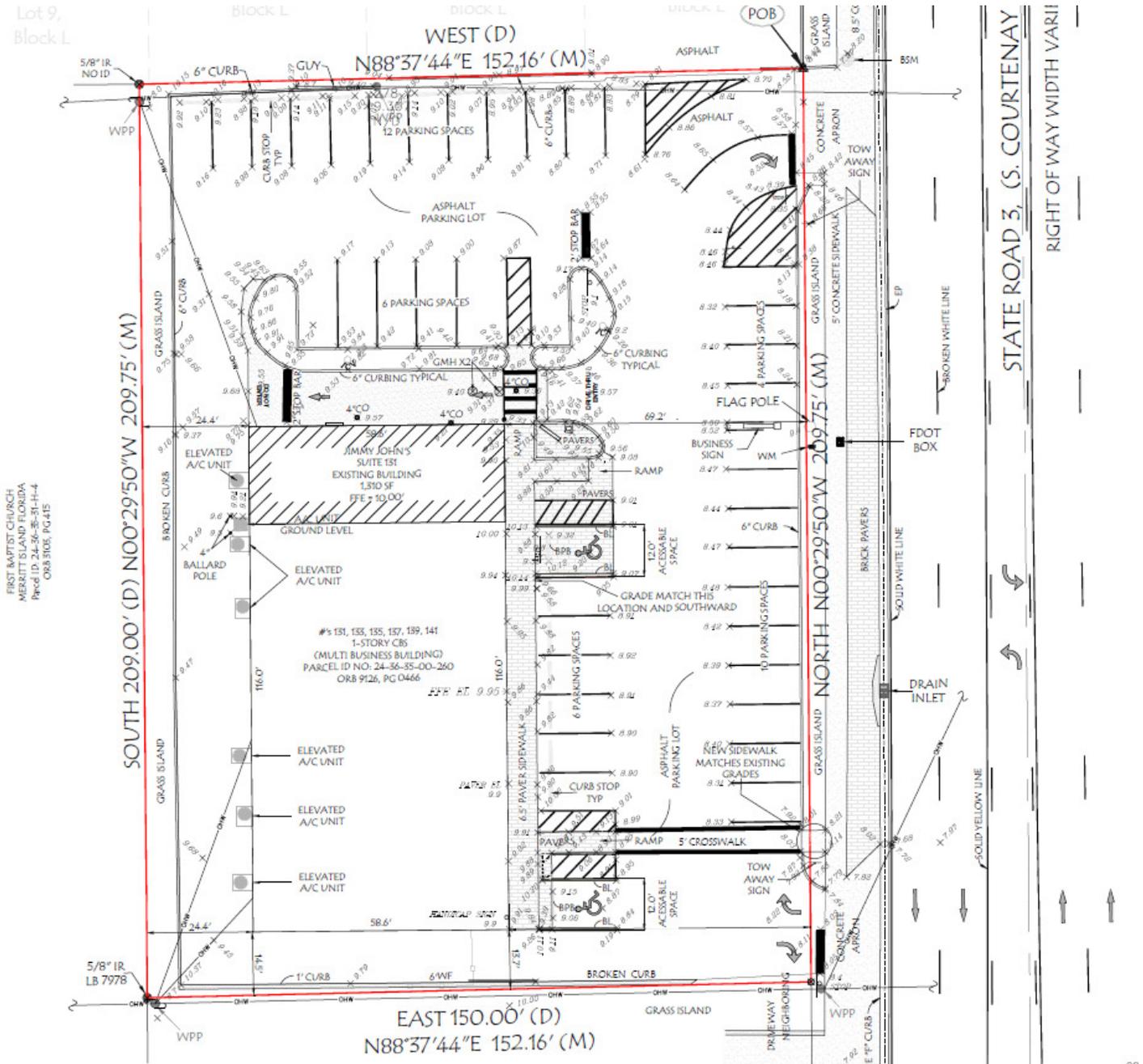


SIOR
Individual Members
Michael S. Ullian
Zachary M. Ullian

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Survey



FIRST BAPTIST CHURCH
MERRITT ISLAND FLORIDA
Parcel ID: 24-36-35-31-H-4
ORB 5106, PG 415

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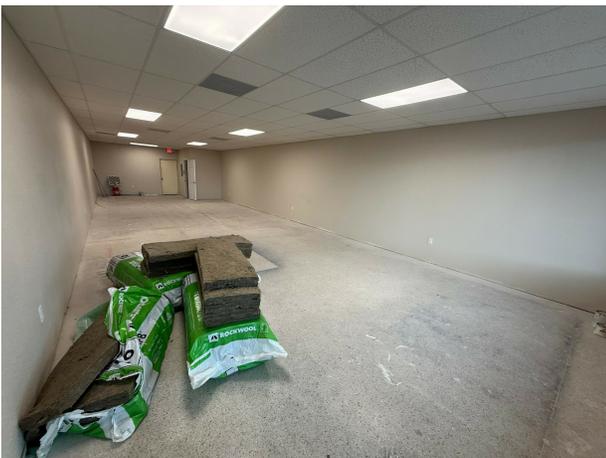
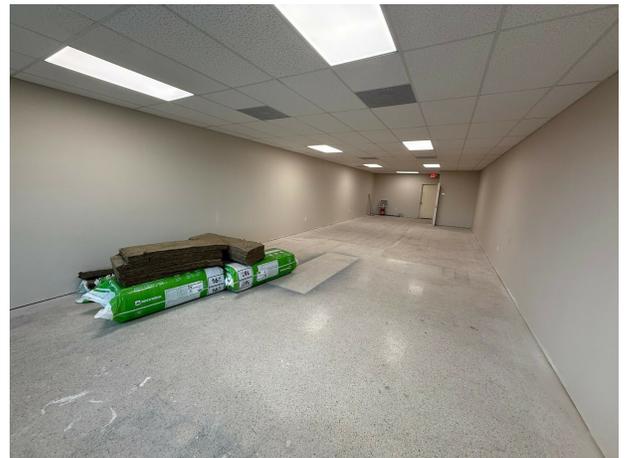


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Unit 133 Photos (1,112 SF)



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Unit 141 Photos (1,112 SF)



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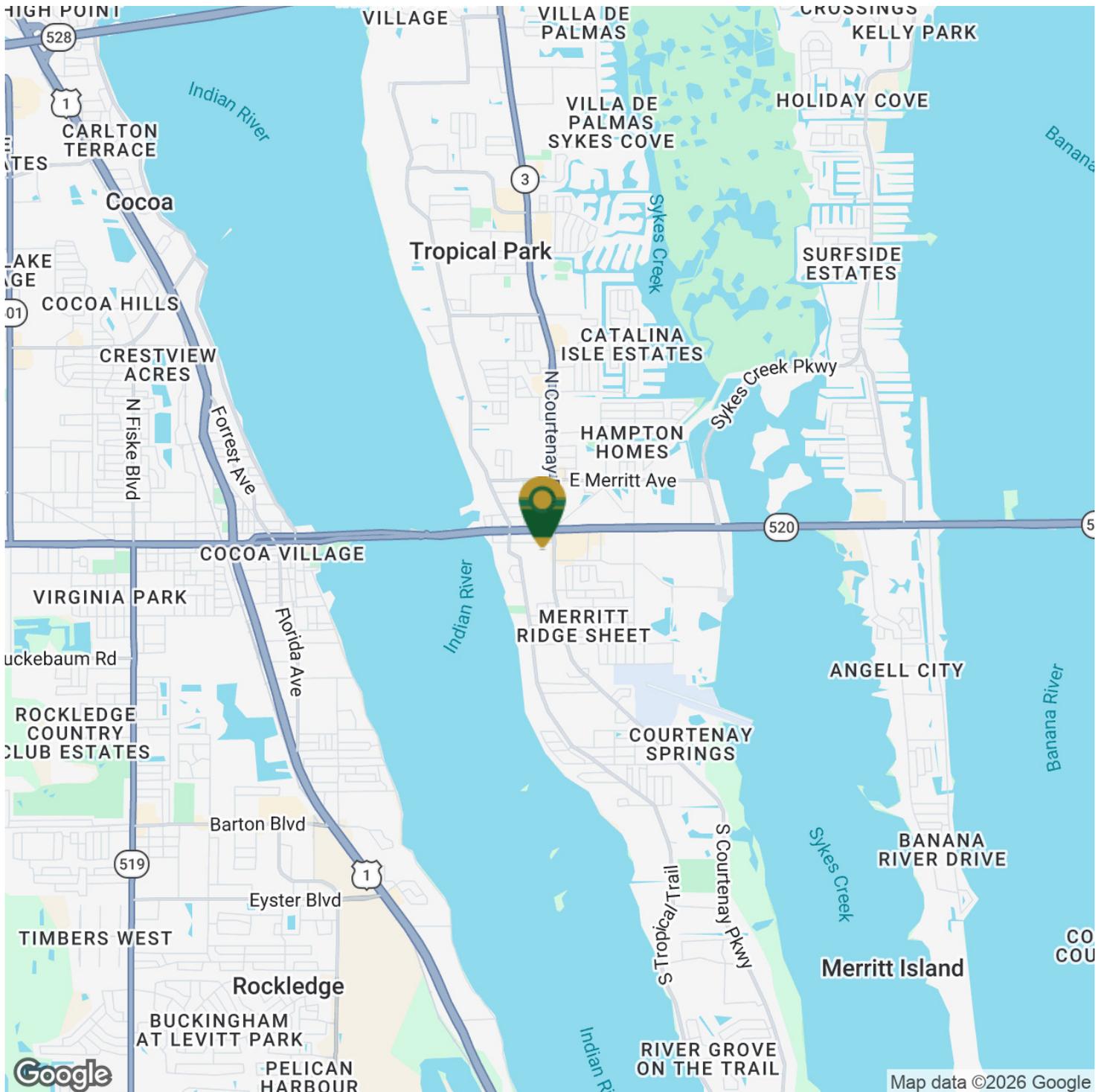


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Location Map



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