

FOR LEASE

Former Automotive Dealership... You must see to believe!

Walmart

WATSON
COMMERCIAL
REAL ESTATE, INC.

SITE

CLICK HERE TO VIEW IN 3D

PRICE

ADDRESS

LOT SIZE

BLDG SIZE

ZONING

1800-1850 E Merritt Island
Causeway Merritt Island,
FL 32952

7.229
ACRES

66,659
SF

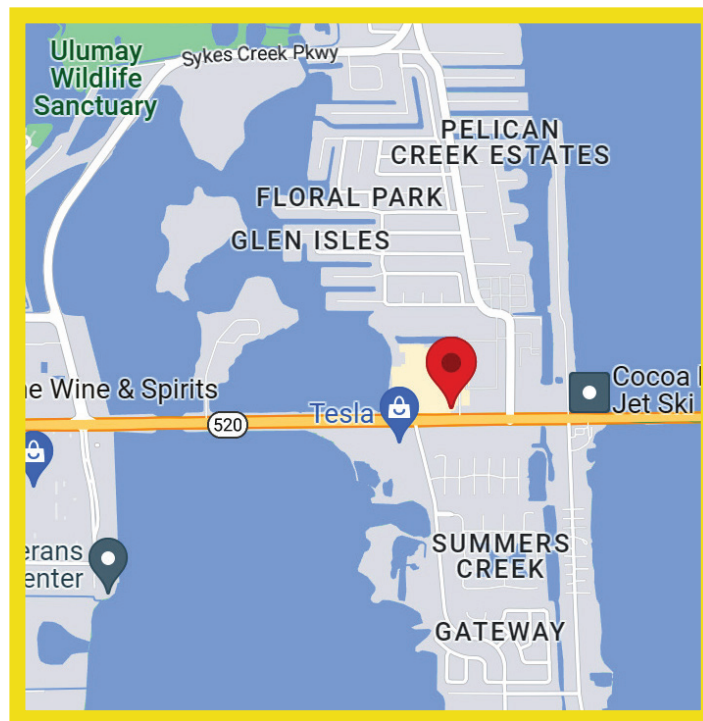
BU-2
COMMERCIAL

\$13 SF. NNN

Owner will consider dividing the property

Property Highlights:

- ✓ Direct SR 520 Frontage
- ✓ Formerly a high-end Auto Dealership w/One-Story Service Center
- ✓ Detached with High Bay and Two-Story Parts Center w/Service
- ✓ Writer Areas
- ✓ Two Large Showrooms with ample Sales and Executive Offices
- ✓ 3 Slip Boat Dock— Deep Water Access To
- ✓ Banana River & Atlantic Ocean
- ✓ High Visibility Entrance With Elegant Stairway to Second Floor
- ✓ Elevator
- ✓ Restaurant* Café* Carbucks* Nautical Lounge
- ✓ Fitness Center
- ✓ Theatre + Barber Shop
- ✓ Game Room + Children's Play Center



Duane A. Watson

Broker

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



Ralph S. Perrone Jr.

C: 407-733-0725
W: 321-452-9838
PerroneRealty@aol.com

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Port Canaveral (4.5 Miles)

Patrick Space Force Base



Summary

PRICE:	\$13 SF. NNN
BLDG SIZE:	66,659 SF
LOT SIZE:	7.229 Acres
ZONING:	BU-2

Property Demographics

	2 MILE	5 MILE	10 MILE
2027 Population Projection:	11,822	80,613	196,887
Avg Household Income:	\$80,694	\$84,694	\$86,464
2027 Household Projection	5,411	36,308	83,513



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