



±12,266 SF RETAIL AVAILABLE FOR SUBLEASE

SHOWROOM/WAREHOUSE

1700 E MERRITT ISLAND CSWY | MERRITT ISLAND | FL

CBRE



PROPERTY OVERVIEW

PRIME RETAIL AND WAREHOUSE SPACE IN MERRITT ISLAND, FL

This expansive retail and warehouse space encompasses ± 12,266 SF on a generous 2.07-acre lot, providing an exceptional opportunity for a diverse range of businesses. Ideally situated along the bustling Merritt Island Causeway, the property offers remarkable visibility and easy access, ensuring outstanding exposure to both local residents and tourists alike.

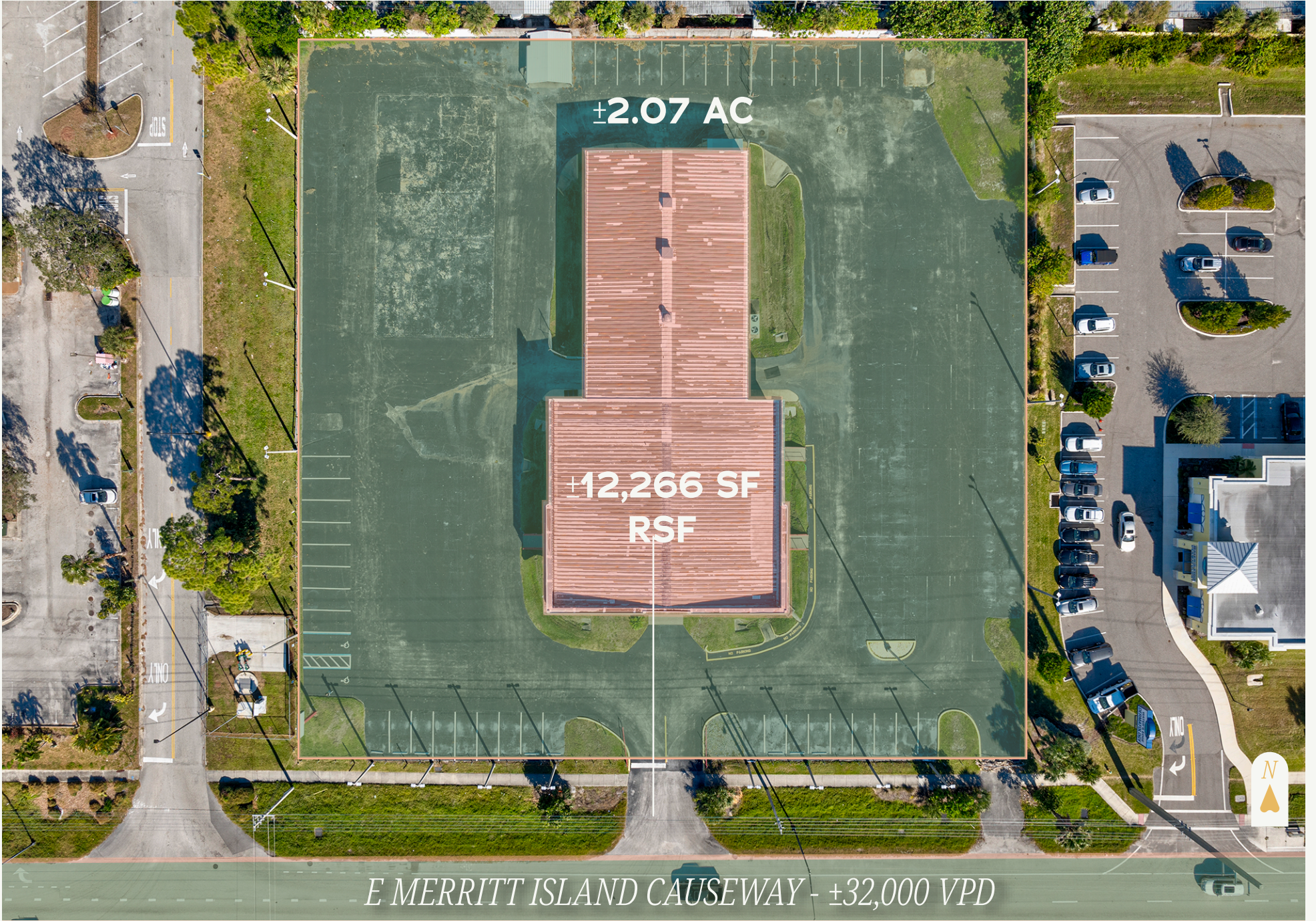
The site boasts ample parking, enhancing convenience for customers and facilitating seamless operations for staff. Nestled within a dynamic commercial district, 1700 E Merritt Island Cswy is strategically located near popular dining and shopping options, as well as essential services.

Additionally, its proximity to Orlando International Airport, Port Canaveral, and Cape Canaveral significantly amplifies its appeal, guaranteeing excellent business exposure. This property presents a compelling opportunity for any retail venture seeking to establish a strong foothold in Merritt Island.

\$17.50/SF
NNN

±12,266 SF
Prime Retail/Warehouse Space

AERIAL OVERVIEW



+2.07 AC

+12,266 SF
RSF

E MERRITT ISLAND CAUSEWAY - ±32,000 VPD



ZONING

BU-2

Sec. 62-1483. Retail, warehousing and wholesale commercial, BU-2.

The BU-2 retail, warehousing and wholesale commercial zoning classification encompasses lands devoted to general retail and wholesale business, contracting and heavy repair services and warehousing activities. Where this zoning classification is presently located or is proposed to be located adjacent to the lagoonal water edge or fronts on the ocean, water-dependent uses such as fish, shellfish and wildlife production, recreation, water-dependent industry and utilities, marinas and navigation shall have the highest priority. The next highest priority for uses along the waterfront include water-related uses such as utilities, commerce and industrial uses. Water-enhanced uses such as restaurants and tourist attractions shall have the next highest use priorities. Of lowest priority are those uses which are nonwater-dependent and nonwater-enhanced, and those which result in an irretrievable commitment of coastal resources.

Permitted Uses:

- Automobile repairs, minor and major, as defined in section 62-1102 (also see section 62-1837.6).
- Automobile washing.
- Bait and tackle shop.
- Banks and financial institutions.
- Bicycle sales and service.
- Display and sales rooms.
- Furniture stores.
- Hardware stores.
- Lawn mower sales.
- Paint and body shops.
- Restaurants.
- Wholesale salesroom and storage rooms.

Permitted uses with conditions are as follows (see division 5, subdivision II, of this article):

- Automobile and motorcycle repair (major) and paint and body work.
- Automobile sales and storage.
- Automobile tires and mufflers (new) (sales and service).
- Boat sales and service.
- Building materials and supplies.
- Cabinetmaking and carpentry.
- Contractor's offices, plants and storage yards.
- Engine sales and service.
- Farm machinery sales and services.
- Garage or mechanical service.
- Minor automobile repairs.
- Mobile home and travel trailer sales.
- Motorcycle sales and service.
- Service station for automotive vehicles and U-haul service.
- Warehouses.

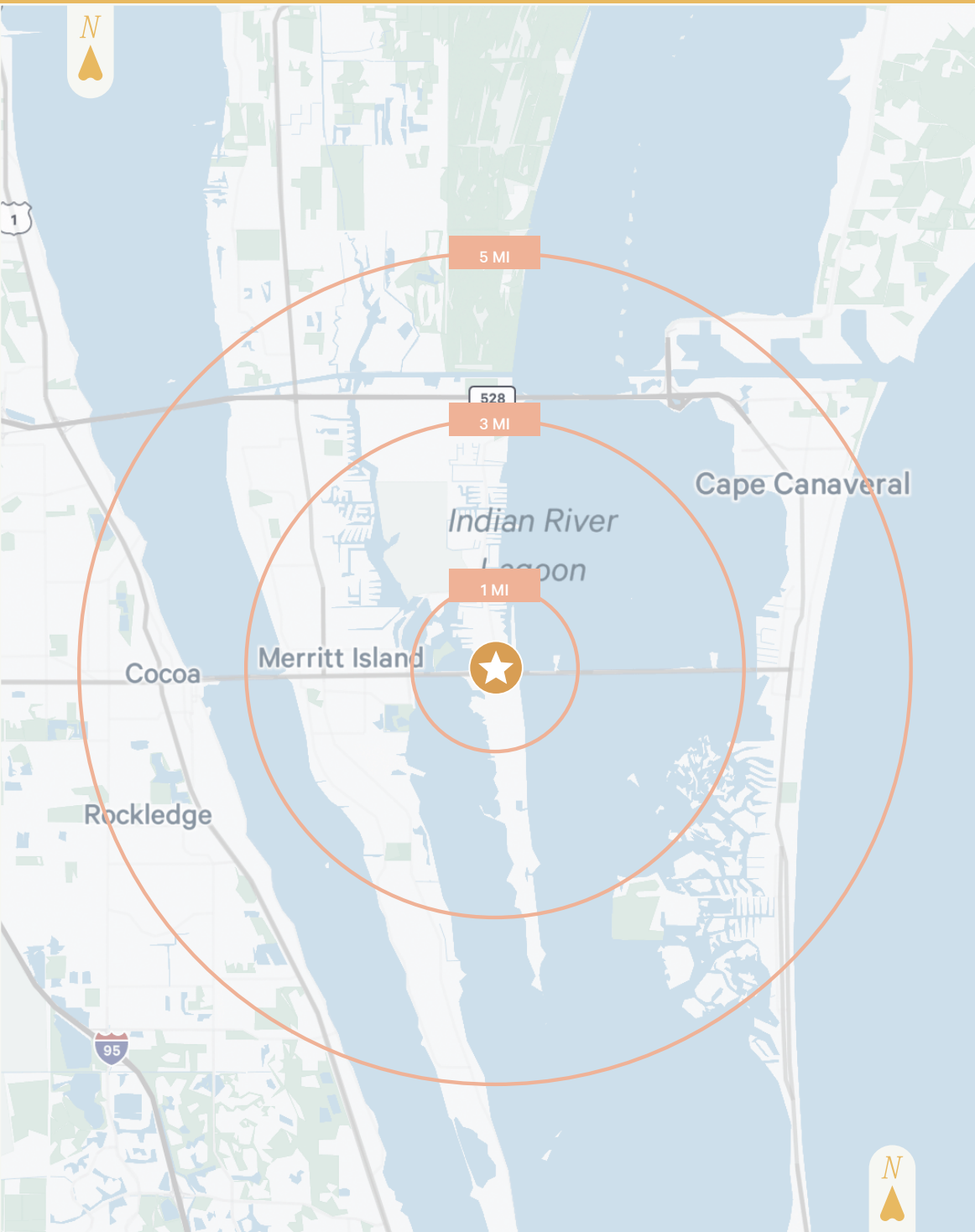
[CLICK HERE TO VIEW THE FULL MUNICODE LIST](#)

RETAIL SPECIFICATIONS



Land Size	2.07 Acres
Building SF	12,266 SF
Traffic Count	32,000 VPD
Access	Curb cut from E Merritt Island Cswy

Signage	Building facade and large monument
Zoning	BU-2
Built	1985
Lease Rate	\$17.50 / PSF NNN



AREA DEMOGRAPHICS

25,472

2024 Population - Current Year Estimate (3 Mi.)

11,476

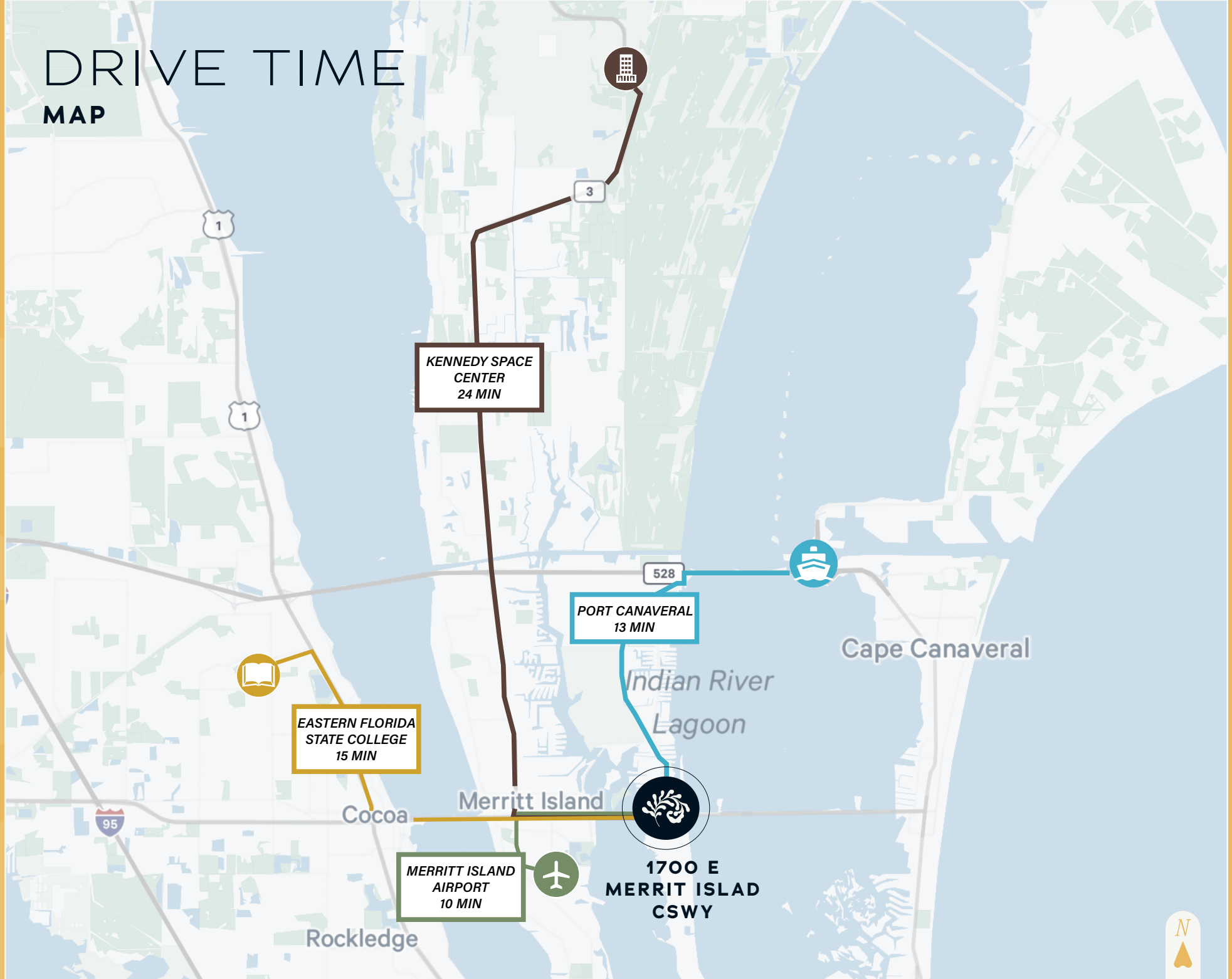
2024 Households - Current Year Estimate (3 Mi.)

\$117,907

Average HH Income - (3 Mi.)

	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Population	3,742	25,472	75,623
2029 Population - 5 Year Projection	3,702	25,219	76,073
2024-2029 Annual Population Growth Rate	0.01%	0.00%	0.30%
HOUSEHOLDS			
2024 Households	1,811	11,476	35,287
2029 Households - Five Year Projection	1,812	11,476	35,814
2024 Average Value of Owner Occ. Housing Units	\$532,431	\$519,153	\$502,108
2024 Average Household Income	\$114,614	\$117,907	\$115,215
2029 Average Household Income	\$141,324	\$138,375	\$134,434

DRIVE TIME MAP





- 1
Showroom Office
- 2
Front Entrance
- 3
Facing West
- 4
Outside Entrance
- 5
Facing East



±12,266 SF RETAIL AVAILABLE FOR SUBLEASE

SHOWROOM/WAREHOUSE

1700 E MERRITT ISLAND CSWY | MERRITT ISLAND | FL

CHRISTINA COTTER

+1 716 860 7597

christina.cotter@cbre.com

AARON LAZAR

+1 240 994 0242

aaron.lazar@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.