

# 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

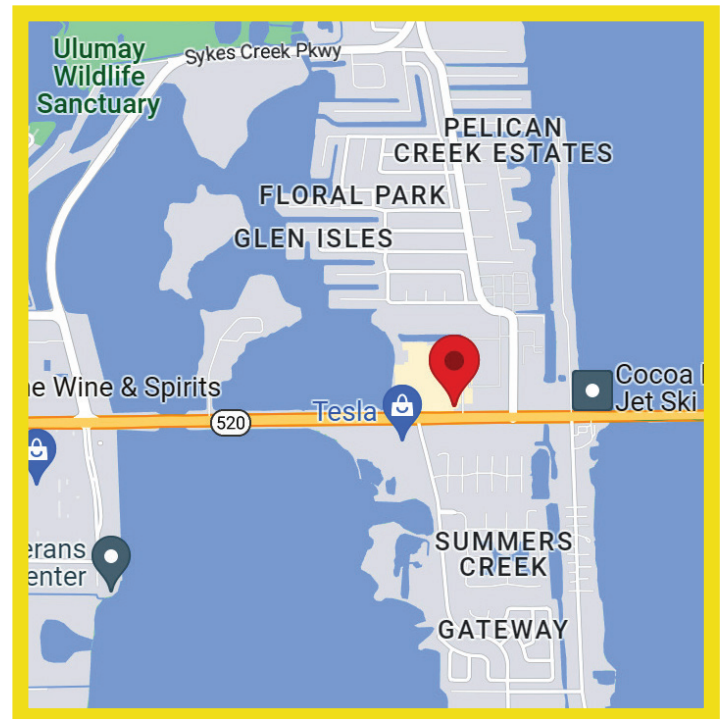
BU-2  
COMMERCIAL

**\$15 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



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



## Summary

PRICE:	\$15 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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