



FOR GROUND LEASE OR BUILD TO SUIT

New Retail Pad Opportunity

445 E Merritt Island Cswy | Merritt Island, FL

Merritt Square Mall



New Retail Pad Opportunity

445 E Merritt Island Cswy | Merritt Island, FL 32952



0.88 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- High profile retail/restaurant outparcel with surrounding national co-tenancy including Chick-fil-A, Outback Steakhouse, Starbucks, Red Lobster, Olive Garden, Chase, Verizon, Aspen Dental, Publix, Longhorn Steakhouse and Aldi.
- High traffic on main thoroughfare.
- Located less than 0.25 miles from the under-construction Health First Wellness Village – a \$508M, 120-bed facility spanning 15 AC.

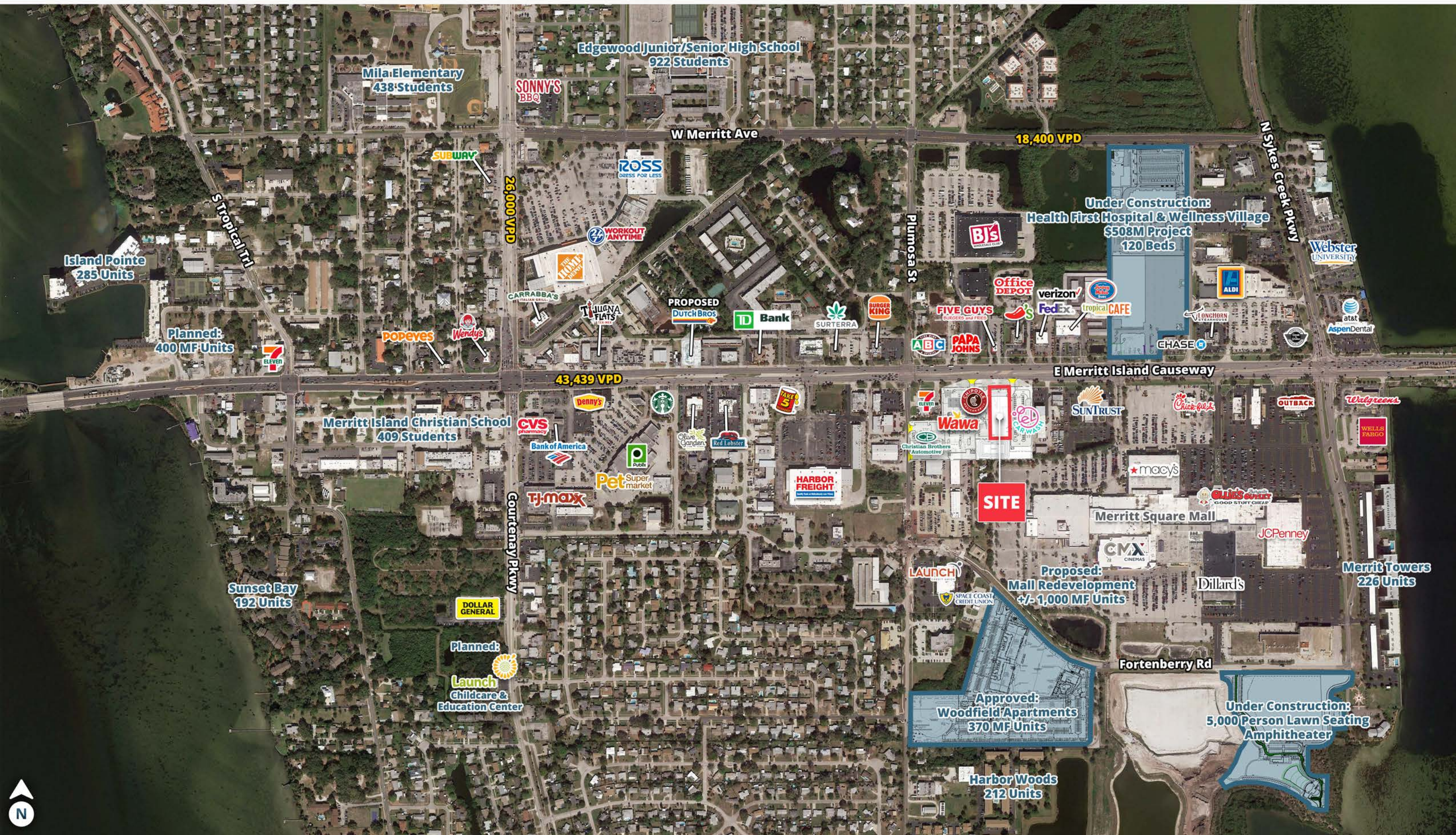
JOIN THESE RETAILERS



TRAFFIC COUNTS

Merritt Island Causeway
Courtney Pkwy
Year: 2024 | Source: FDOT

43,439 VPD
26,000 VPD



New Retail Pad Opportunity

445 E Merritt Island Cswy | Merritt Island, FL 32952



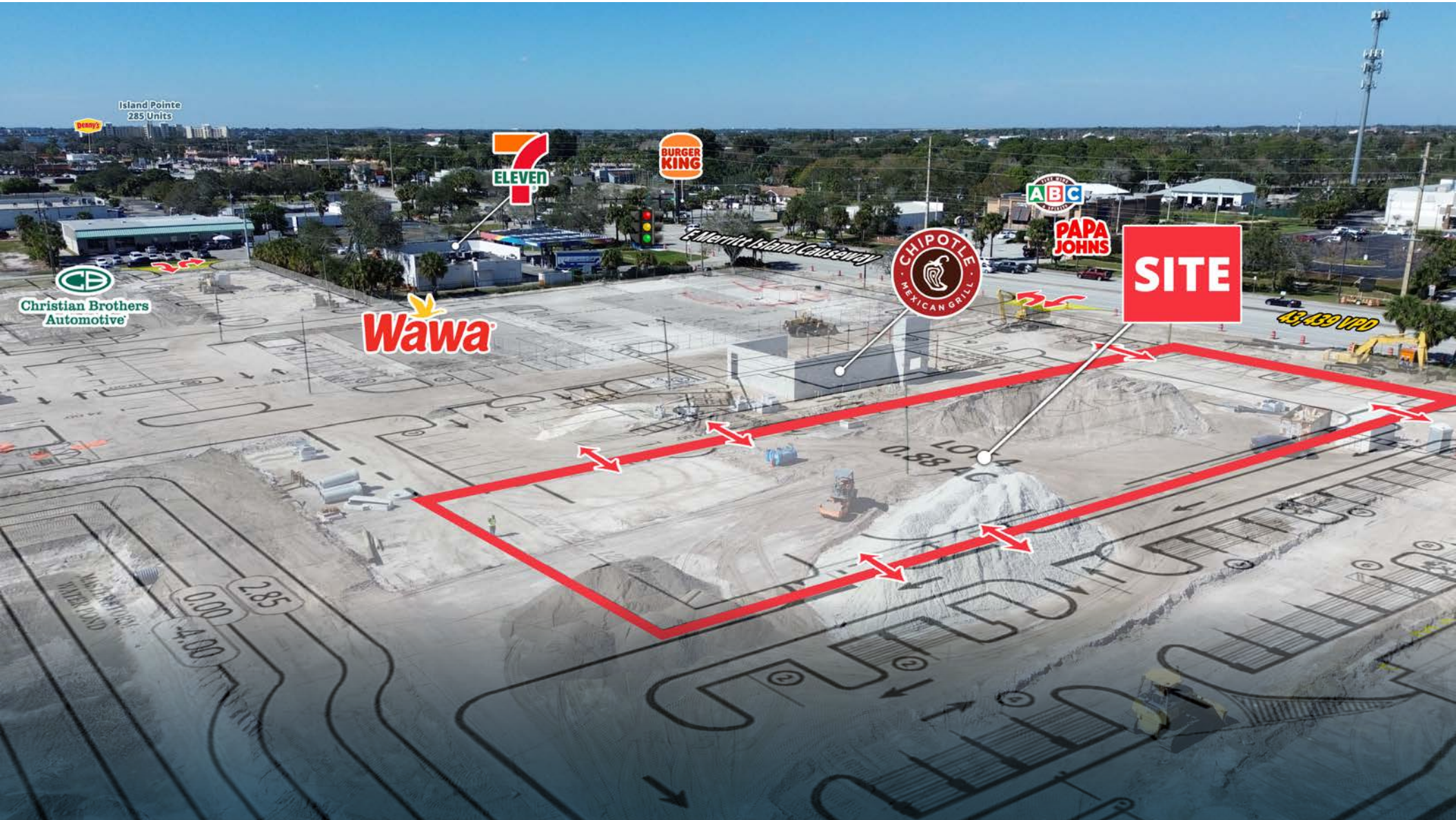
Merritt Square Mall

New Retail Pad Opportunity

445 E Merritt Island Cswy | Merritt Island, FL 32952



CONSTRUCTION PROGRESS: FEBRUARY 2024

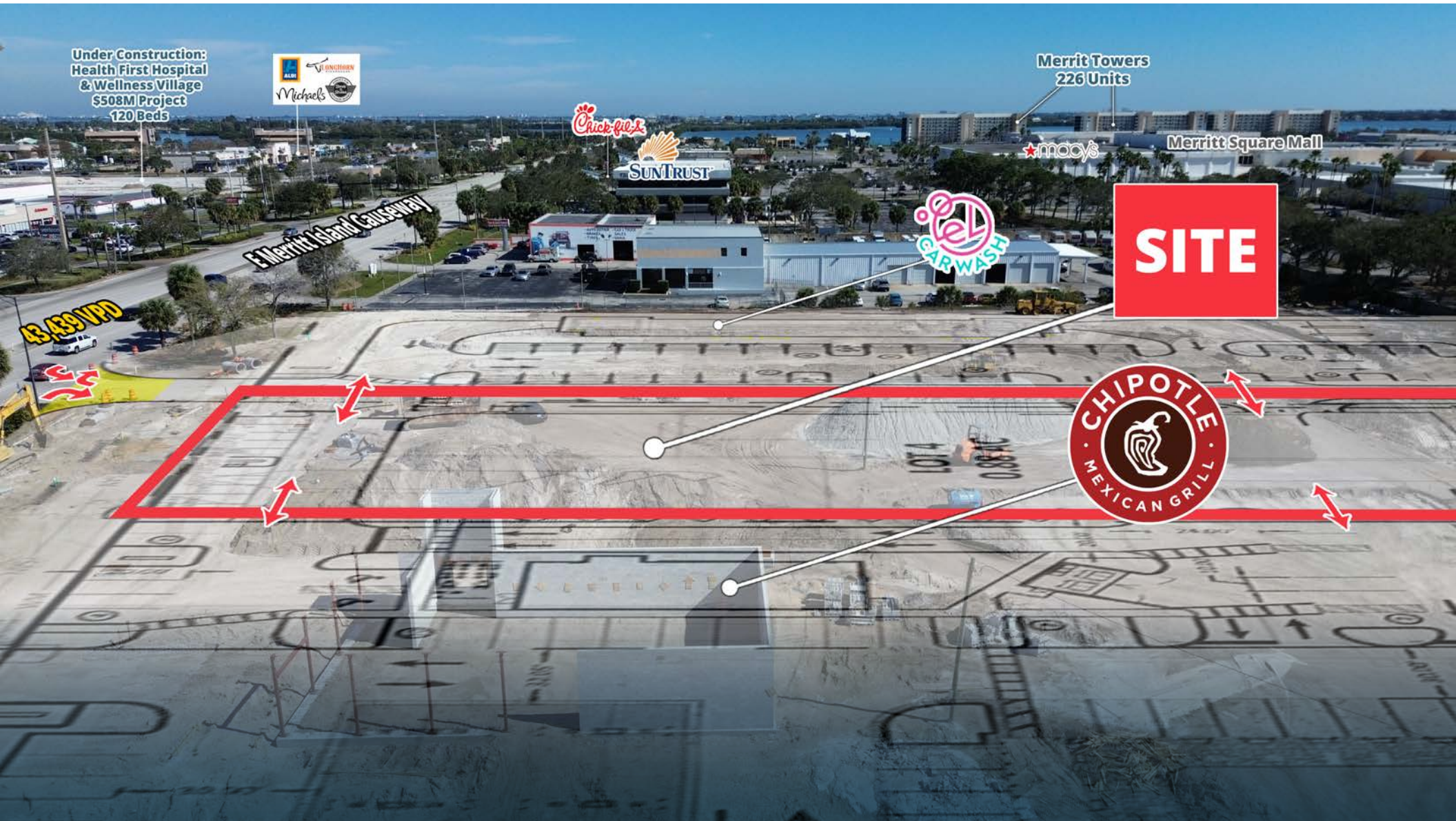


New Retail Pad Opportunity

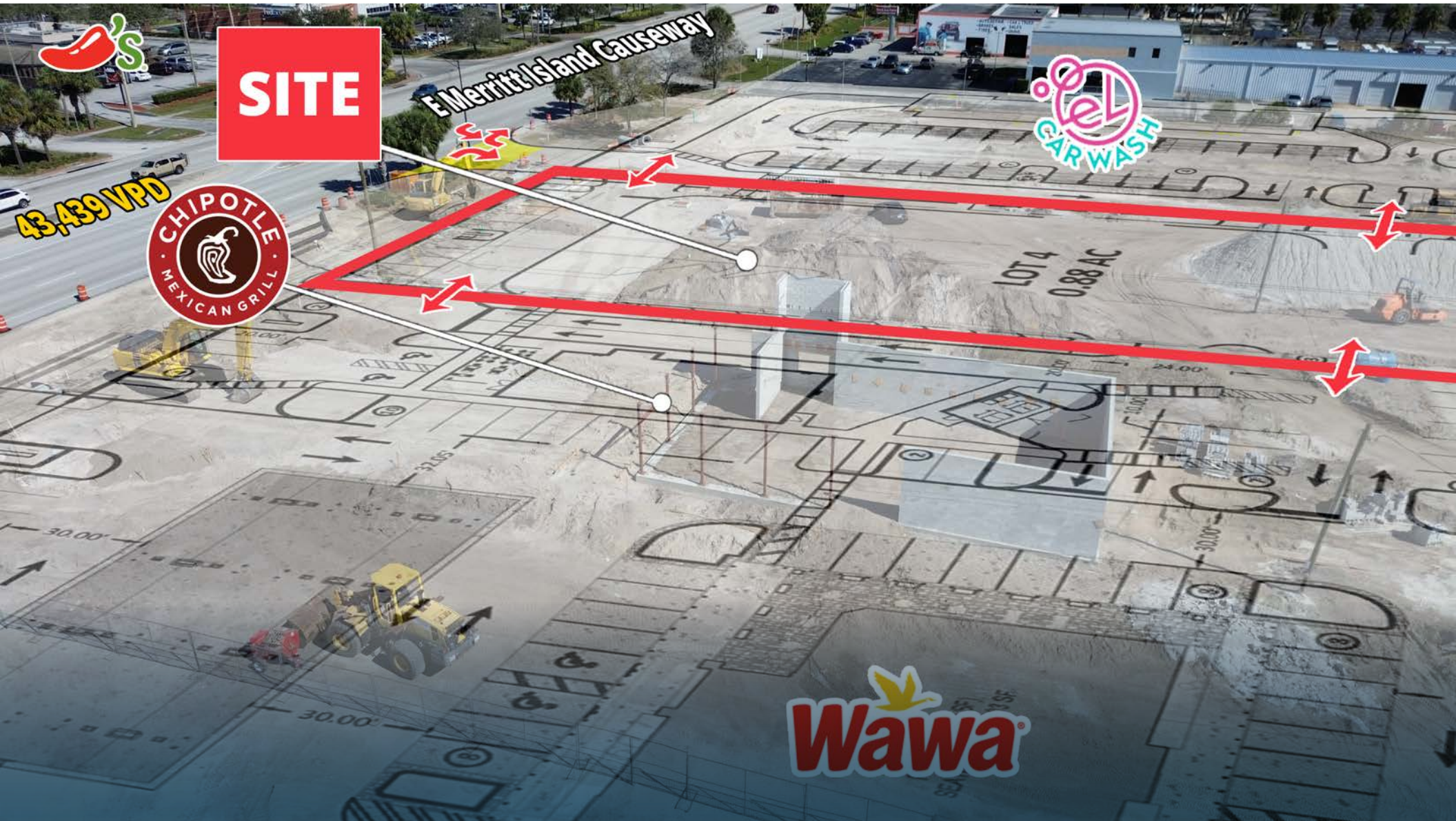
445 E Merritt Island Cswy | Merritt Island, FL 32952



CONSTRUCTION PROGRESS: FEBRUARY 2024



445 E Merritt Island Cswy | Merritt Island, FL 32952



New Retail Pad Opportunity

445 E Merritt Island Cswy | Merritt Island, FL 32952



DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,562	95,842	\$101,317	2,944
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

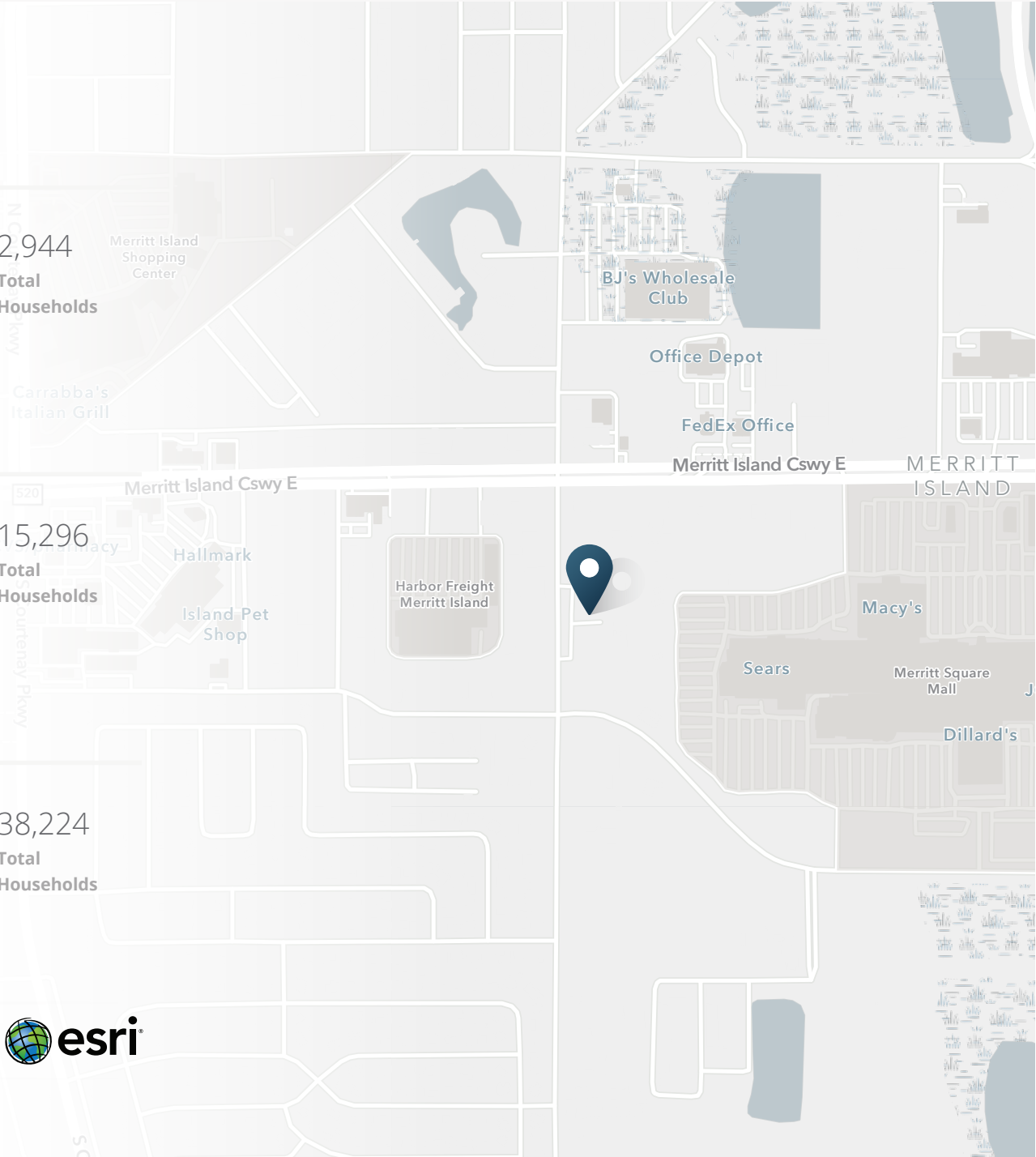
33,846	95,842	\$101,317	15,296
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

89,088	95,842	\$99,230	38,224
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Merritt Square Mall

777 E Merritt Island Cswy | Merritt Island, FL 32952



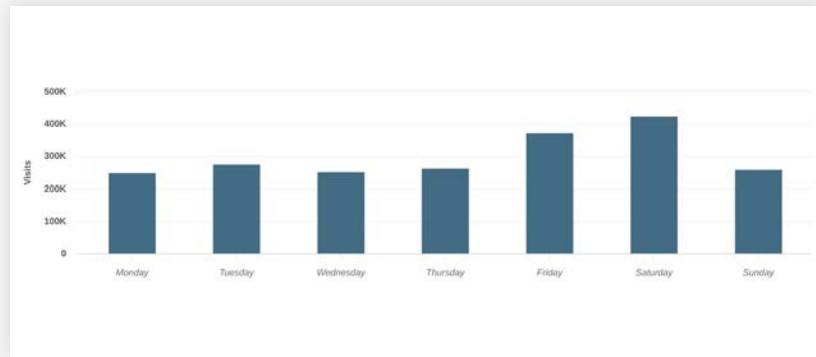
MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

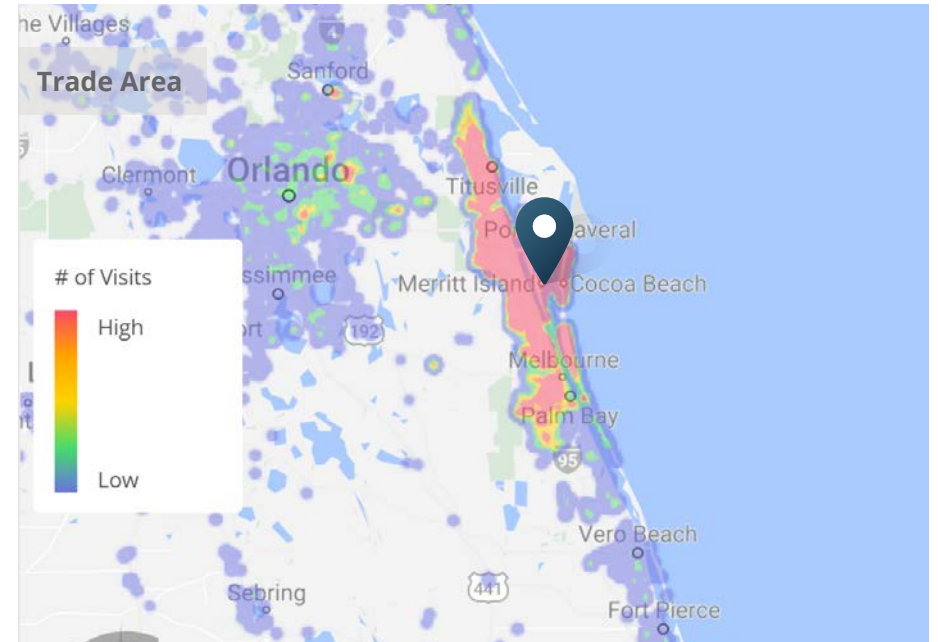
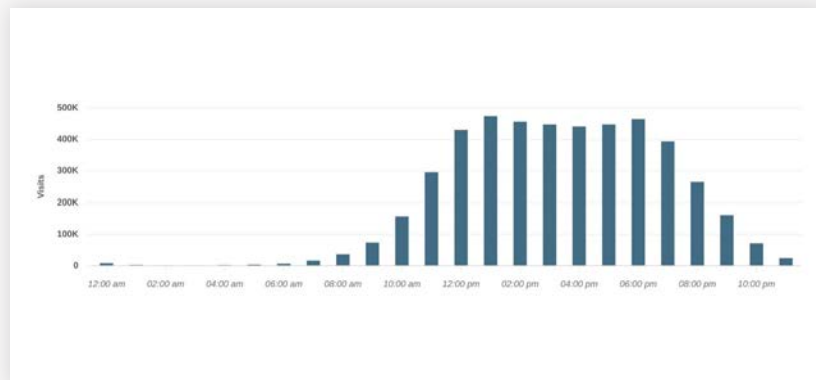
01/01/2023 - 12/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
485K	2.1M	4.31

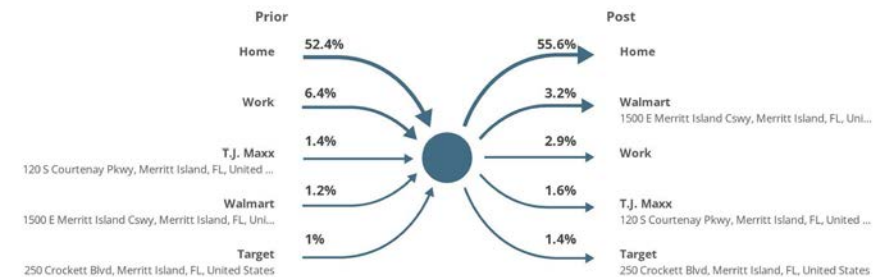
Daily Visits



Hourly Visits



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Placer.ai



SRS Real Estate Partners
200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

Blake Hunter
407.455.5025
blake.hunter@srsre.com

Robert Holihan
407.375.3159
robert.holihan@srsre.com



SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.