

Publix #0757 - First Merritt Center

125 E. Merritt Island Causeway
Merritt Island, FL 32952
Lat 28.357, Long -80.698

DEMOGRAPHICS

| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|------------------------|------------------|------------------|------------------|
| 2019 Population | 7,085 | 40,077 | 87,840 |
| 2024 Population | 7,320 | 41,825 | 92,086 |
| 2019 Average HH Income | \$59,103 | \$71,227 | \$75,991 |
| 2019 Median HH Income | \$43,619 | \$50,828 | \$53,795 |

PROPERTY HIGHLIGHTS

- Join Publix, Pet Supermarket, UPS, Firehouse Subs & Hallmark
- Excellent exposure at the corner of S. Courtenay Parkway and E. Merritt Island Causeway
- 7 points of ingress/egress for easy access into the center
- Surrounding tenants include, TJ Maxx, CVS, Bank of America, Starbucks and Mattress One
- Located on the major thoroughfare that services Merritt Island and Cocoa Beach
- Close proximity to Merritt Square Mall
- Combined Traffic Count (2019): 51,860 CPD

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www.crossmanco.com

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission
Licensed Real Estate Broker

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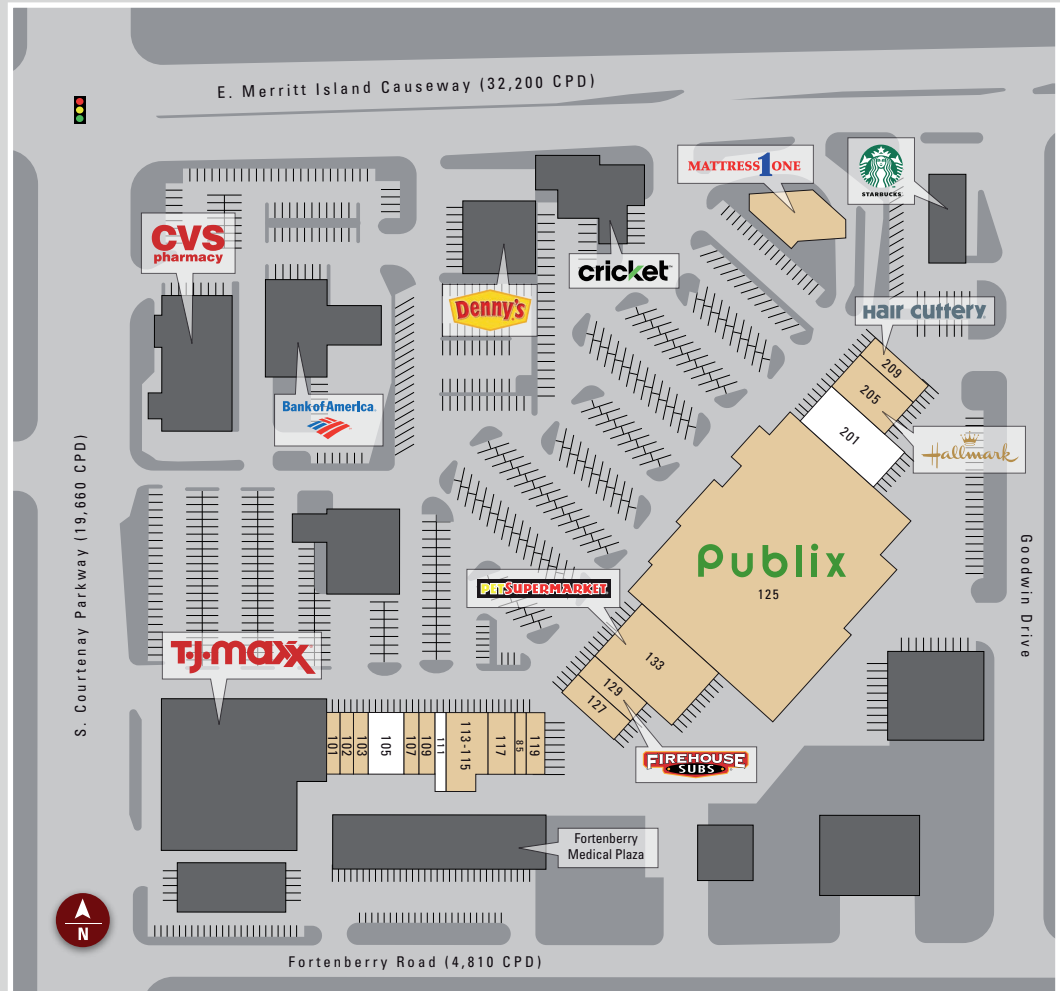
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SITE PLAN

| STE | TENANT | SIZE |
|--------------|------------------------------|---------------|
| 125 | Publix | 51,420 |
| 209 | Hair Cuttery | 1,400 |
| 205 | Hallmark | 4,200 |
| 201 | AVAILABLE | 5,000 |
| 133 | Pet Supermarket | 8,000 |
| 129 | Firehouse Subs | 1,404 |
| 127 | Hibiscus Dental | 2,129 |
| 119 | Star Salon | 1,623 |
| 85 | Unavailable | 432 |
| 117 | Joy Luck | 1,020 |
| 113-115 | Hokkaido Japanese Steakhouse | 3,463 |
| 111 | AVAILABLE | 1,480 |
| 109 | Tower Wireless | 1,020 |
| 107 | UPS Store | 1,020 |
| 105 | AVAILABLE | 2,040 |
| 103 | Rose Nails | 1,020 |
| 102 | Bud Farmer Insurance | 1,400 |
| 101 | Verona Insurance | 700 |
| 180 | Mattress One | 3,599 |
| TOTAL | | 91,938 |

☐ AVAILABLE ☒ NOT OWNED



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