

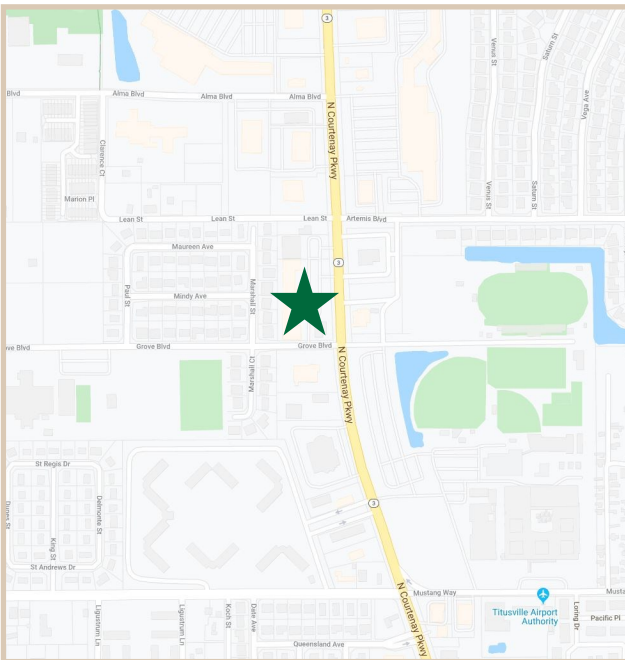
# FOR LEASE

Town Square

1351-1355 N Courtenay Parkway, Merritt Island, FL 32953

## PROPERTY FACTS

|                        |  |                |
|------------------------|--|----------------|
| Building Area:         | 32,273 Sq. Ft.                                 |                |
| Parcel Size:           | 2.89 Acres                                     |                |
| Parking                | 103 Spaces                                     |                |
| Unit Range:            | 531- 2,400 SF                                  |                |
| Year Built:            | 1983/ 1987                                     |                |
| Construction:          | Concrete Block with Stucco<br>Brick and Siding |                |
| Building Height:       | 2 Story  |                |
| Zoning:                | BU-ICC   |                |
| Complex Configuration: | 3 Buildings                                    |                |
|                        | 1351   | 12,882 Sq. Ft. |
|                        | 1353   | 3,749 Sq. Ft.  |
|                        | 1354   | 15,642 Sq. Ft. |



## PROPERTY HIGHLIGHTS

|                     |   |
|---------------------|---|
| Price               | These units are competitively priced, providing a great value for a newly renovated space.  |
| Visibility & Access | Excellent visibility from Courtenay Parkway, the main road going through the island. We have entrances off Grove Boulevard and North Courtenay Parkway. |
| Location            | Large quantity of restaurants on Courtenay Parkway and other national retailers.  |
| Aesthetics          | Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.   |



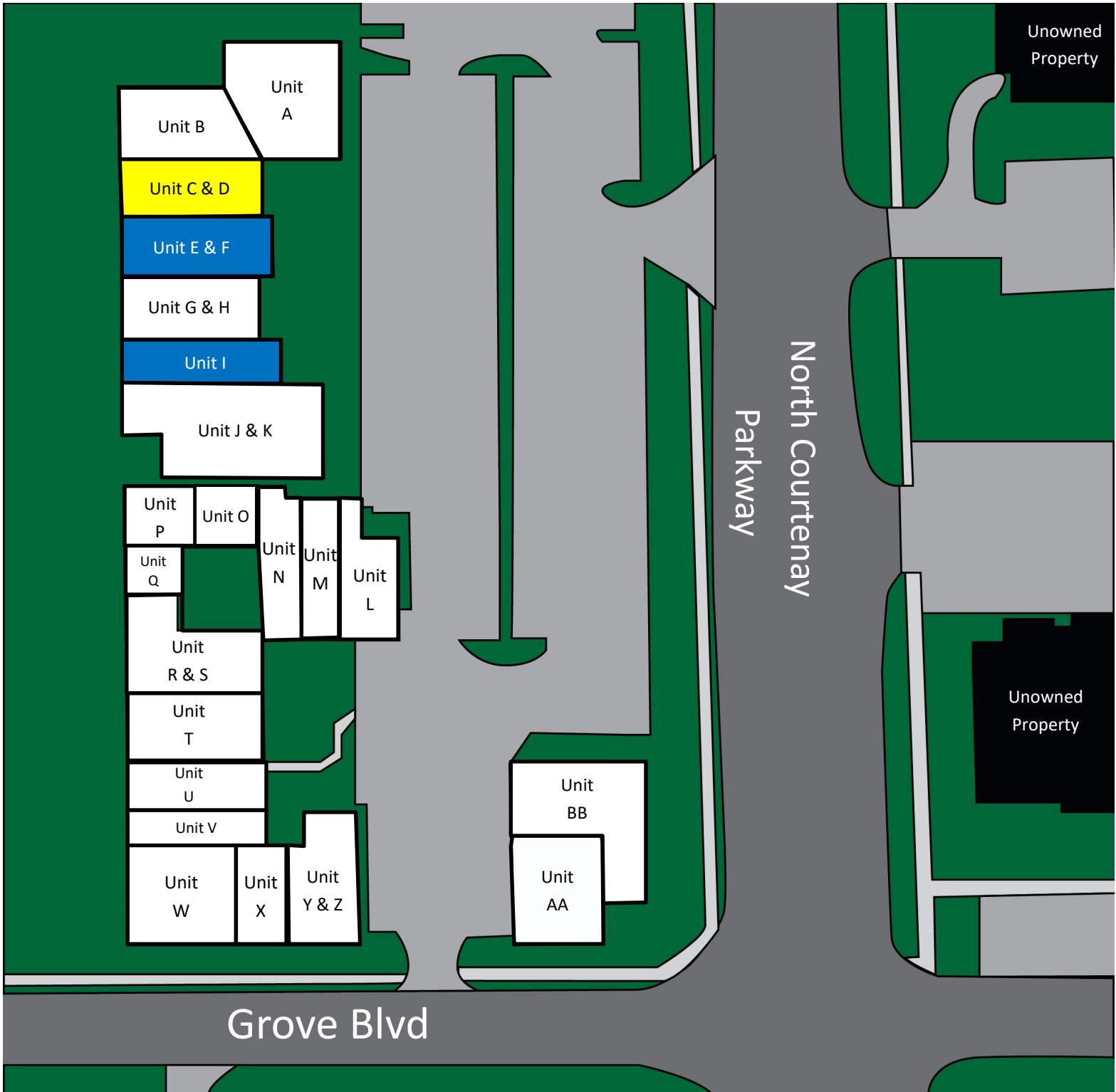
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**CONTACT INFO:**  
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# SITE PLAN

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# UNITS FOR LEASE

Town Square

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| UNIT  | SIZE     | RATE          | MONTHLY RATE | UTILITIES INCLUDED |          |       |       | USAGE                        |
|-------|----------|---------------|--------------|--------------------|----------|-------|-------|------------------------------|
|       |          |               |              | WATER              | ELECTRIC | TRASH | CABLE |                              |
| E & F | 2,272 SF | \$10.00 SF/YR | \$1,893.33   | Yes                | No       | Yes   | No    | Newly Renovated Office Space |
| I     | 1,605 SF | \$10.00 SF/YR | \$1,337.50   | Yes                | No       | Yes   | No    | Newly Renovated Office Space |



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# COMING AVAILABLE

Town Square

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| UNIT | SIZE     | RATE          | MONTHLY RATE | UTILITIES INCLUDED |          |       |       | DATE AVAILABLE |
|------|----------|---------------|--------------|--------------------|----------|-------|-------|----------------|
|      |          |               |              | WATER              | ELECTRIC | TRASH | CABLE |                |
| C&D  | 1,998 SF | \$10.00 SF/YR | \$1,665.00   | Yes                | No       | Yes   | No    | March 1, 2026  |



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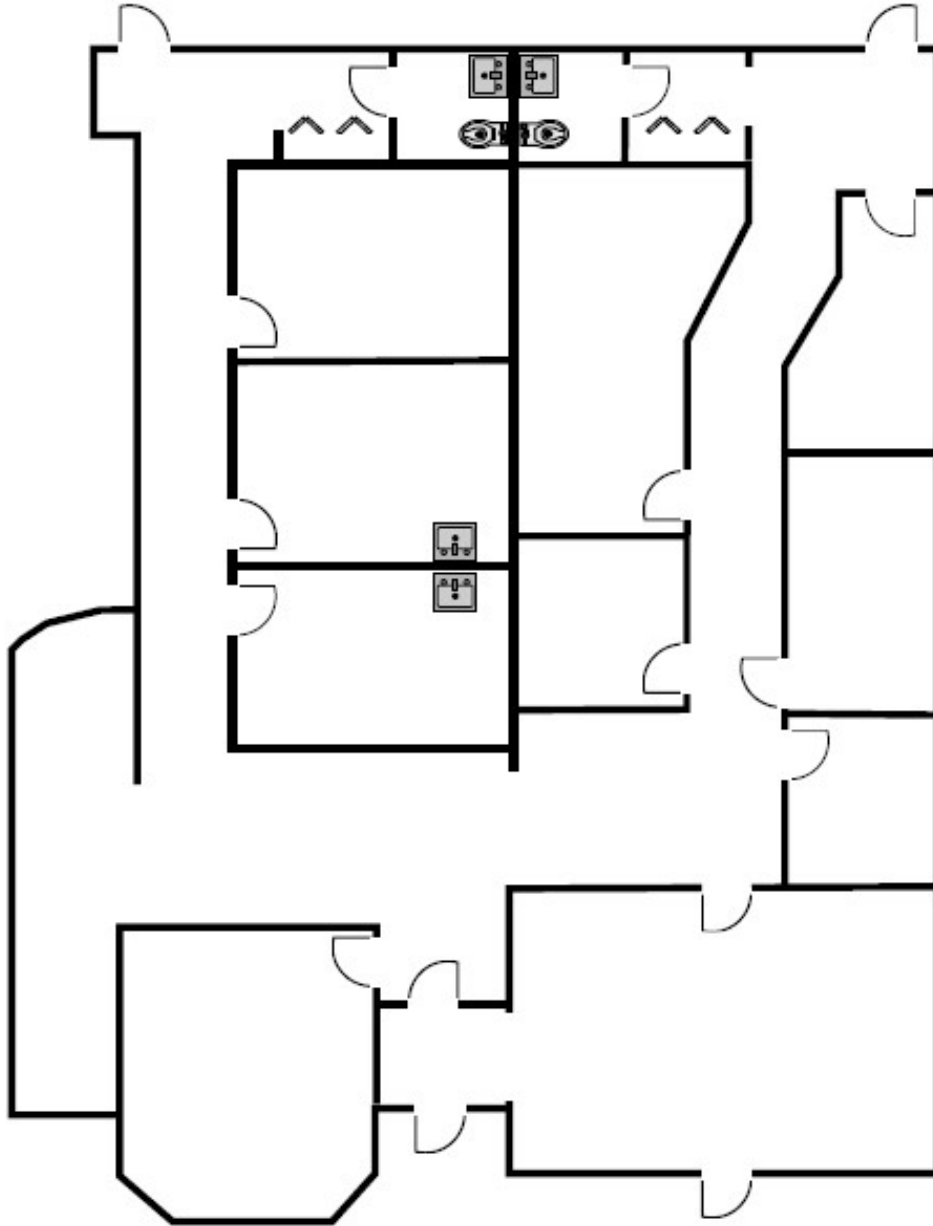
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# FLOOR PLAN

Unit E & F

Town Square

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2,272 SF



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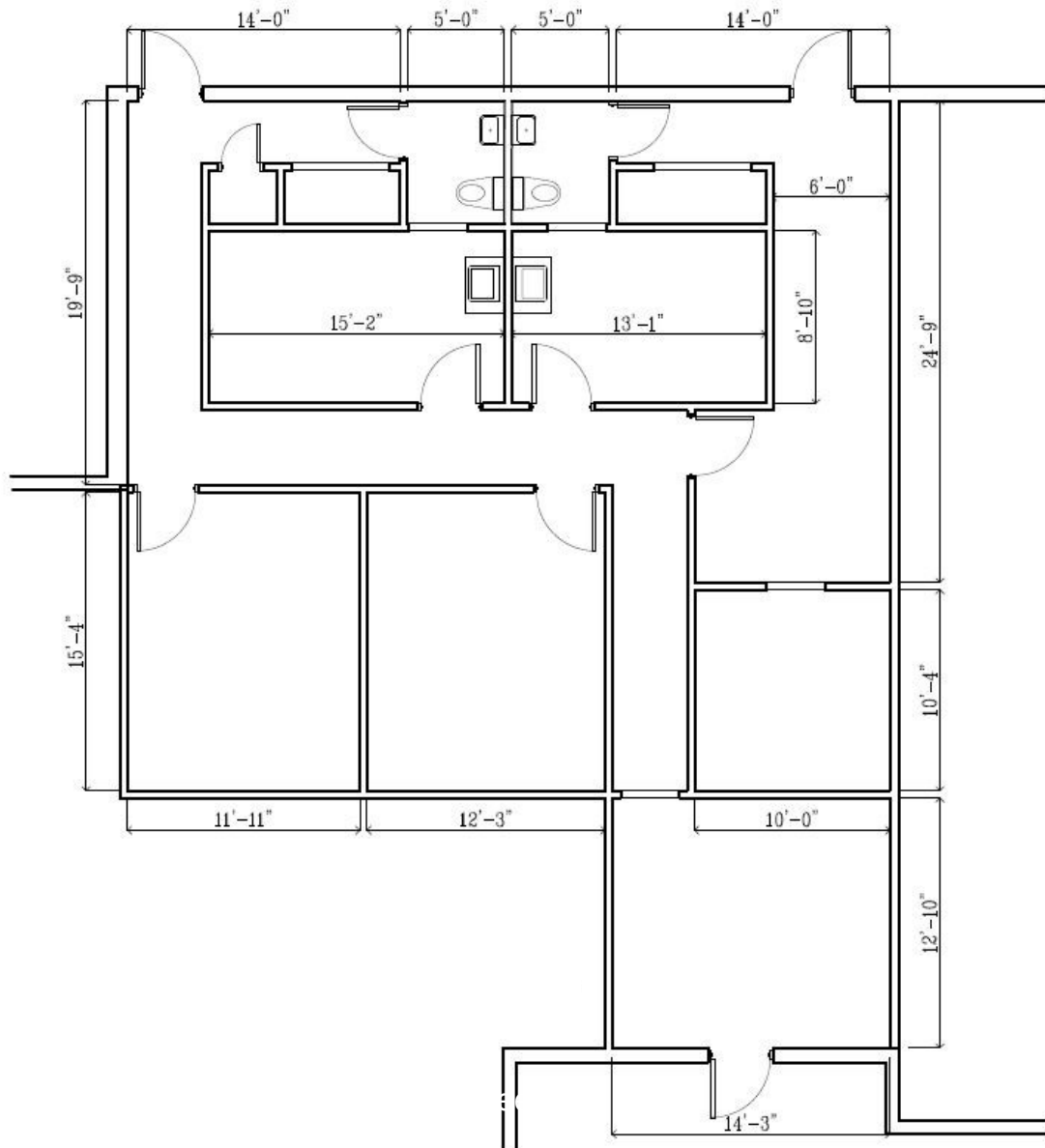
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# FLOOR PLAN

Unit I

Town Square

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1,605 SF



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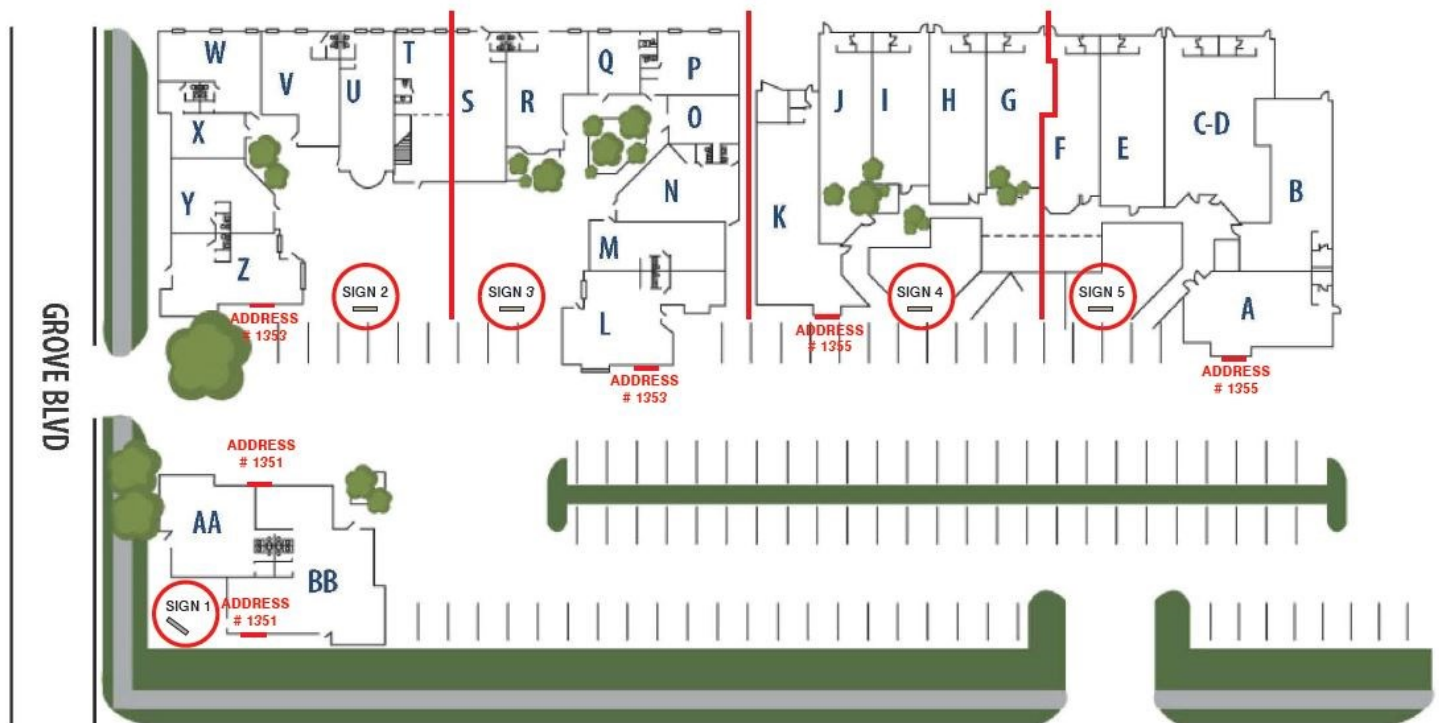
# FLOOR PLAN

Directory Signs

Town Square

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TOWN SQUARE  
MERRITT ISLAND, FL



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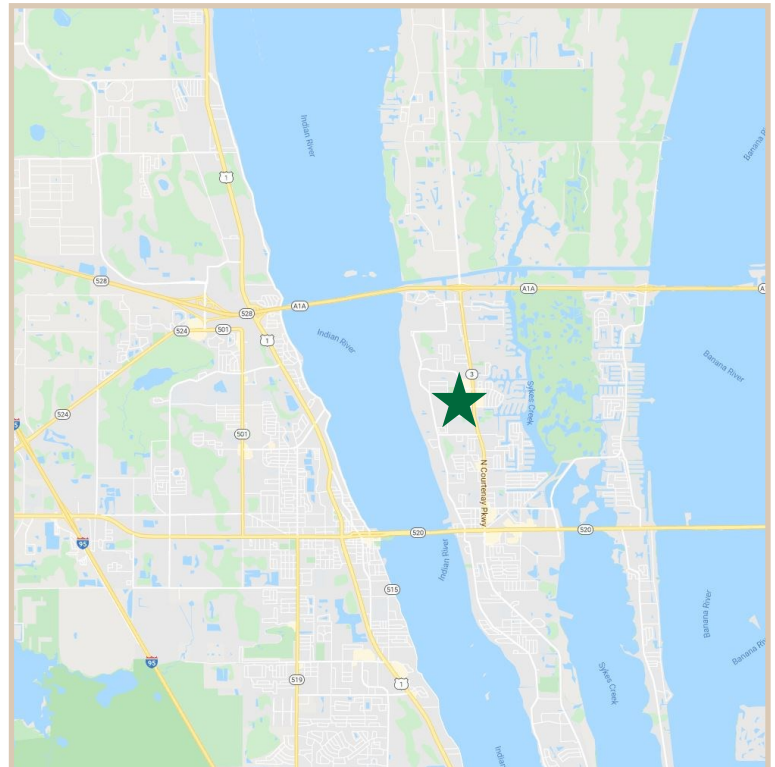
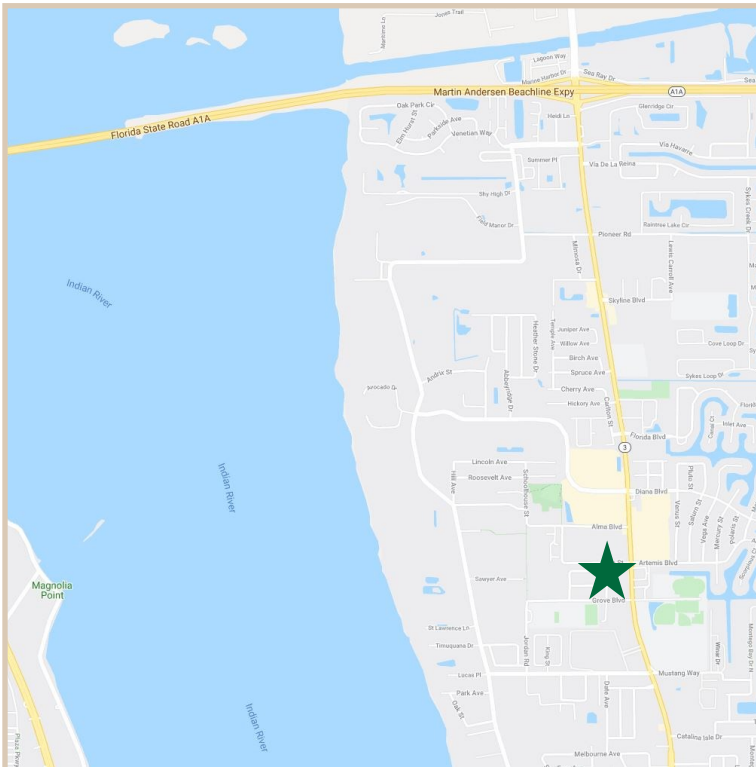
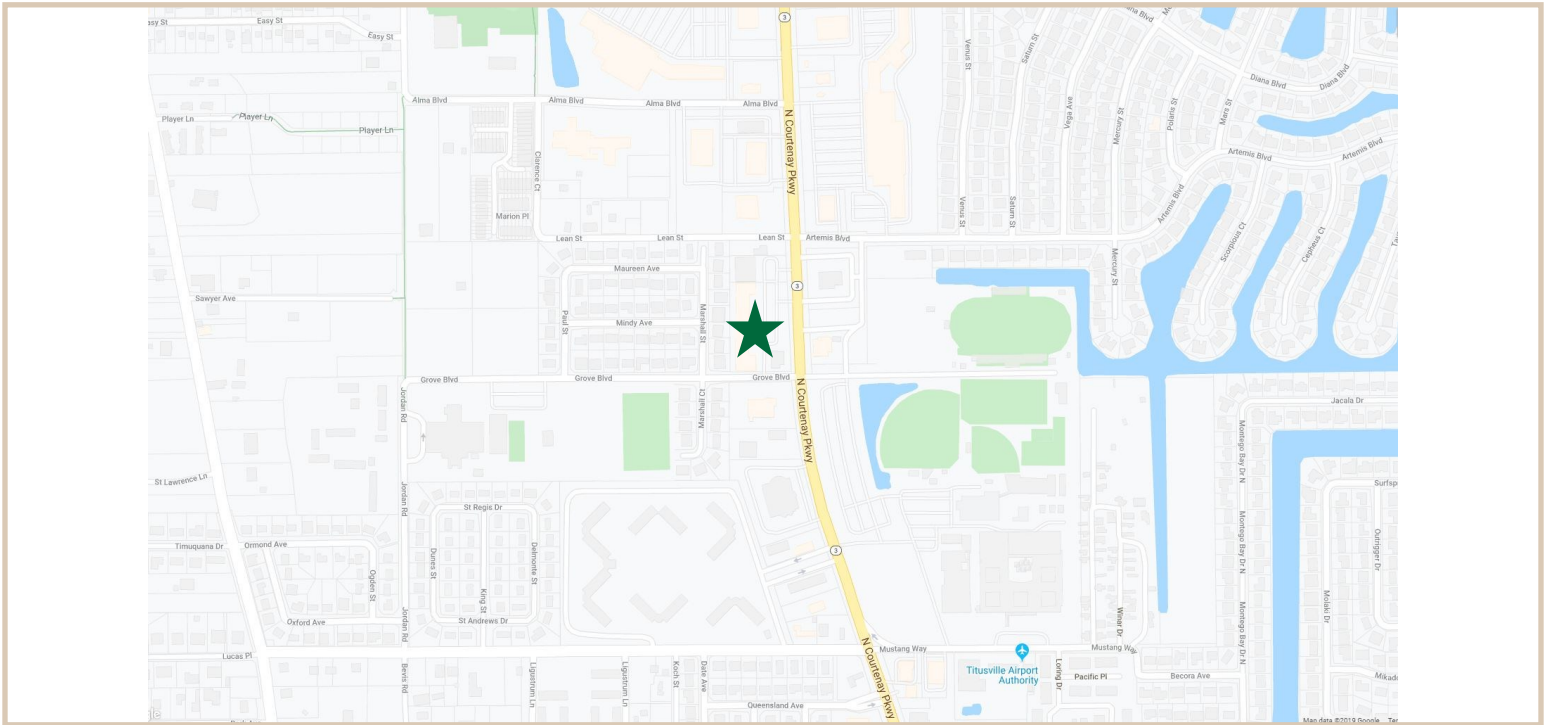
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# LOCATION MAPS

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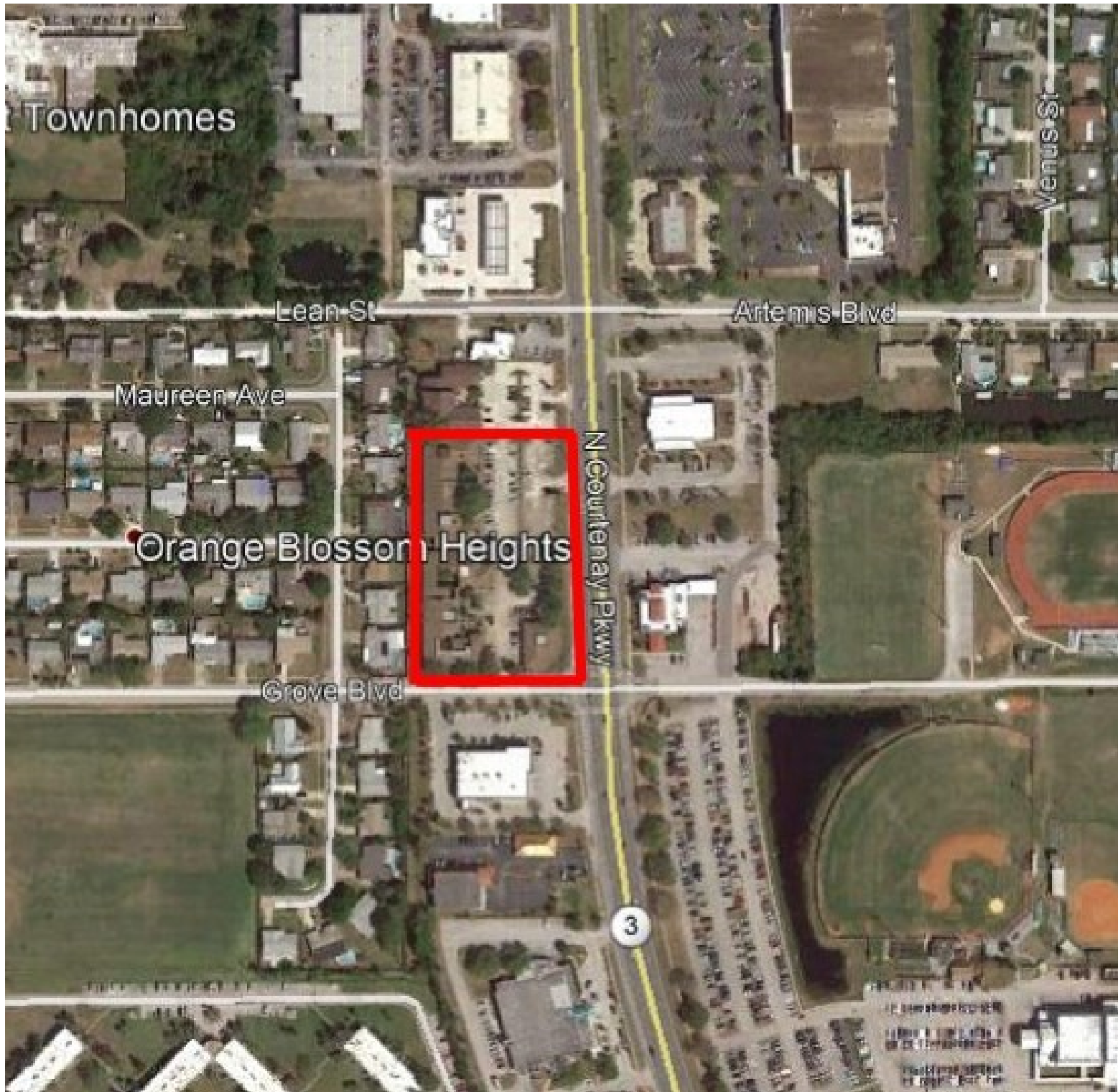
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# AERIAL

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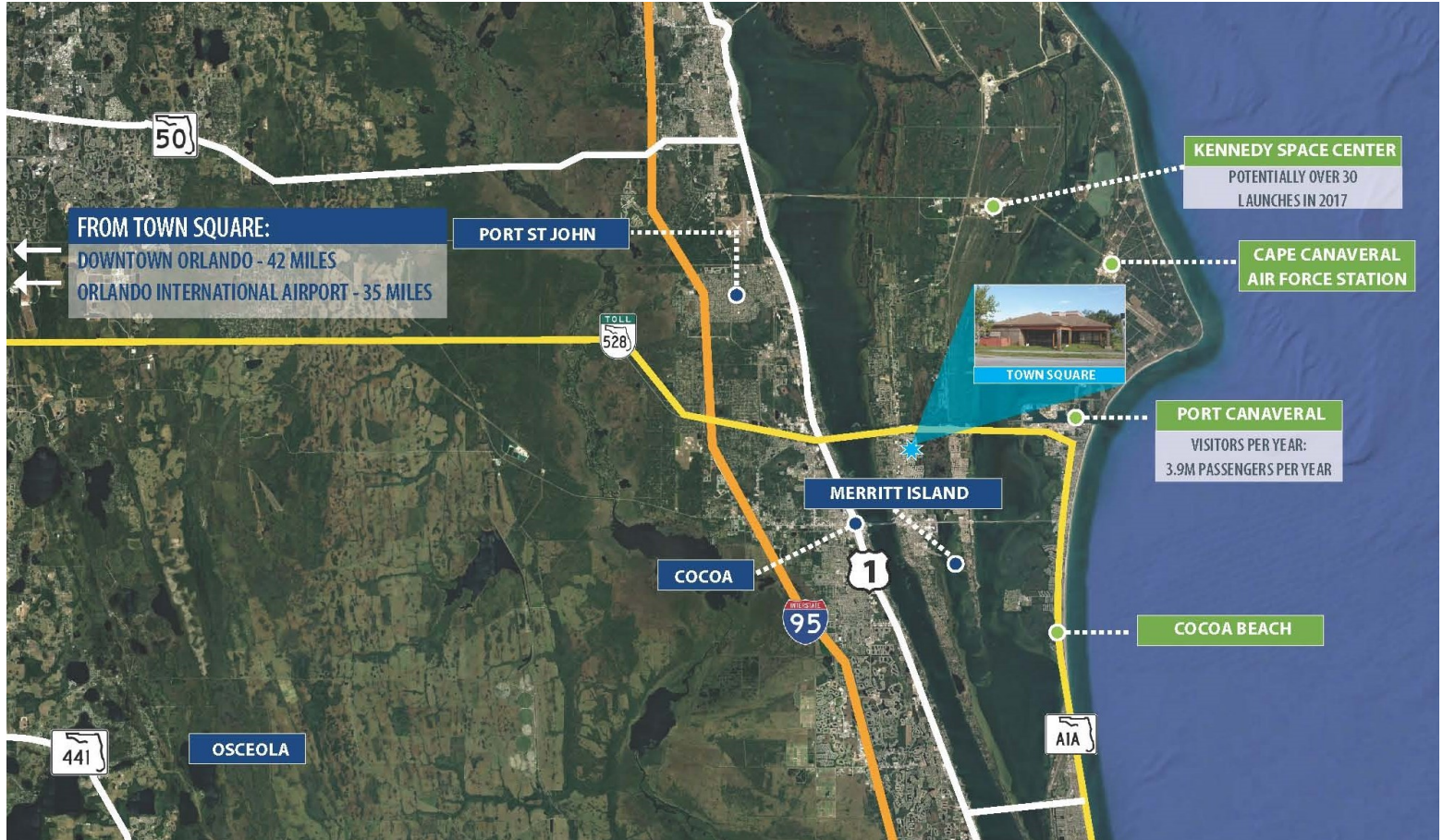
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# ADDITIONAL PHOTOS

Town Square

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