

NEW PROPOSED FIRST QUALITY RETAIL BLDG

Across from Red Lobster, and Olive Garden in Merritt Island

WATSON
COMMERCIAL
REAL ESTATE, INC

Coming soon!

ups THE UPS STORE

Leasing front unit 4,028 SF

Olive Garden
ITALIAN KITCHEN

RED LOBSTER
FRESH FISH - LIVE LOBSTER

ADDRESS

SIZE

TYPE

ZONING

PRICE

172 E Merritt Island
Causeway Merritt Island,
FL 32953

6,310 SF
Square Feet

Bldg
Retail

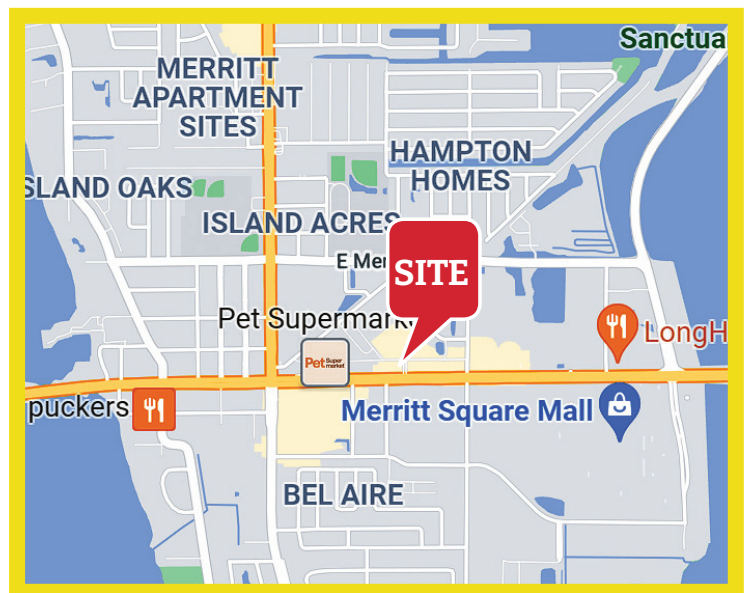
BU-2
Commercial

\$45 SF NNN

Property Highlights:

- ✔ Zoned BU-2.
- ✔ 21+ parking spaces.
- ✔ 129' frontage by 170'+ deep.
- ✔ Totally refurbished building: new roof, lighting fixtures, plumbing, bathroom fixtures.
- ✔ 12' ceiling
- ✔ New paved parking lot

[CLICK HERE TO WATCH VIDEO](#)



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335 S. Plumosa Street Merritt Island, Fl. 32952

172 E Merritt Island Causeway Merritt Island, FL 32953



Summary

PRICE:	\$45 SF NNN
TYPE:	Commercial
ZONING:	BU-2
BLDG SIZE:	Front unit 4,028 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2026 Total Population:	22,745	93,915	207,570
Avg Household Income:	\$73,628	\$79,030	\$85,705
2026 Total Households:	10,162	38,588	87,487



Traffic Count



172 E Merritt Island Causeway Merritt Island, FL 32953



172 E Merritt Island Causeway Merritt Island, FL 32953

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	9,417		43,372		93,915	
2021 Estimate	8,783		41,091		89,099	
2010 Census	7,139		37,306		81,640	
Growth 2021 - 2026	7.22%		5.55%		5.41%	
Growth 2010 - 2021	23.03%		10.15%		9.14%	
2021 Population by Hispanic Origin	852		3,841		9,192	
2021 Population	8,783		41,091		89,099	
White	7,851	89.39%	32,841	79.92%	69,297	77.78%
Black	413	4.70%	5,767	14.03%	14,072	15.79%
Am. Indian & Alaskan	47	0.54%	245	0.60%	490	0.55%
Asian	182	2.07%	923	2.25%	2,199	2.47%
Hawaiian & Pacific Island	15	0.17%	97	0.24%	324	0.36%
Other	276	3.14%	1,219	2.97%	2,717	3.05%
U.S. Armed Forces	53		111		245	
Households						
2026 Projection	4,385		18,581		38,588	
2021 Estimate	4,096		17,666		36,747	
2010 Census	3,297		16,114		33,893	
Growth 2021 - 2026	7.06%		5.18%		5.01%	
Growth 2010 - 2021	24.23%		9.63%		8.42%	
Owner Occupied	2,502	61.08%	11,794	66.76%	25,351	68.99%
Renter Occupied	1,594	38.92%	5,872	33.24%	11,396	31.01%
2021 Households by HH Income	4,096		17,665		36,748	
Income: <\$25,000	870	21.24%	3,586	20.30%	6,835	18.60%
Income: \$25,000 - \$50,000	1,412	34.47%	4,618	26.14%	9,170	24.95%
Income: \$50,000 - \$75,000	781	19.07%	3,019	17.09%	6,511	17.72%
Income: \$75,000 - \$100,000	435	10.62%	2,413	13.66%	4,953	13.48%
Income: \$100,000 - \$125,000	250	6.10%	1,238	7.01%	2,896	7.88%
Income: \$125,000 - \$150,000	62	1.51%	760	4.30%	2,053	5.59%
Income: \$150,000 - \$200,000	167	4.08%	1,135	6.43%	2,462	6.70%
Income: \$200,000+	119	2.91%	896	5.07%	1,868	5.08%
2021 Avg Household Income	\$61,634		\$75,984		\$79,030	
2021 Med Household Income	\$46,250		\$54,808		\$58,442	



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