

EXECUTIVE SUMMARY

Village Shops of Merritt Island • 2137 N Courtenay Pkwy Merritt Island, FL 32953



OFFERING SUMMARY

Available SF: 830 SF

Lease Rate: \$16.00 SF/yr
(\$5.66/sf NNN)

Lot Size: 1.37 Acres

Year Built: 1977

Building Size: 14,144 SF

Zoning: BU-1

PROPERTY OVERVIEW

Great neighborhood retail plaza in Merritt Island

Direct storefront parking available

Monument and building signage

LOCATION OVERVIEW

Retail storefronts on Merritt Island's major north/south artery.

Neighborhood center just north of Skyline Blvd.

DISTANCES:

.7 mile SR 528

1.5 miles to Merritt Island High School

2.7 miles to SR 520

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70 W. Hibiscus Blvd.,
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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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LEASE TYPE | \$5.66/sf NNN TOTAL SPACE | 830 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr

Tillmans Barbershop	WJS Guns	Vape and Smoke	Massage	#27	Mexican Restaurant	UTILITY ROOM	Just Cupcaking Around	Marina Ristorante	Salon Tropics	Gaming	Arcade	Li Lin Chi	El Chinchorro de Oby
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UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#27	Available	830 SF	\$5.66/sf NNN	\$16.00 SF/yr

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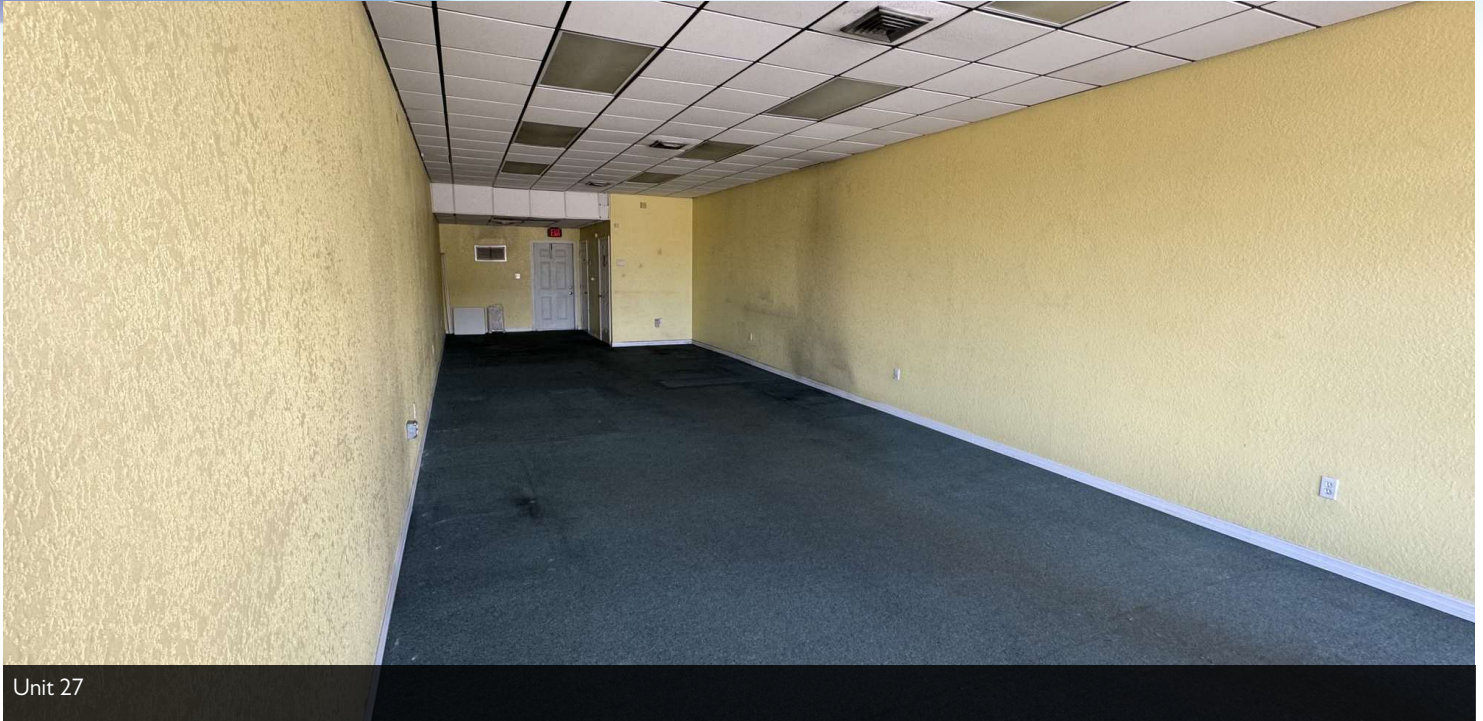
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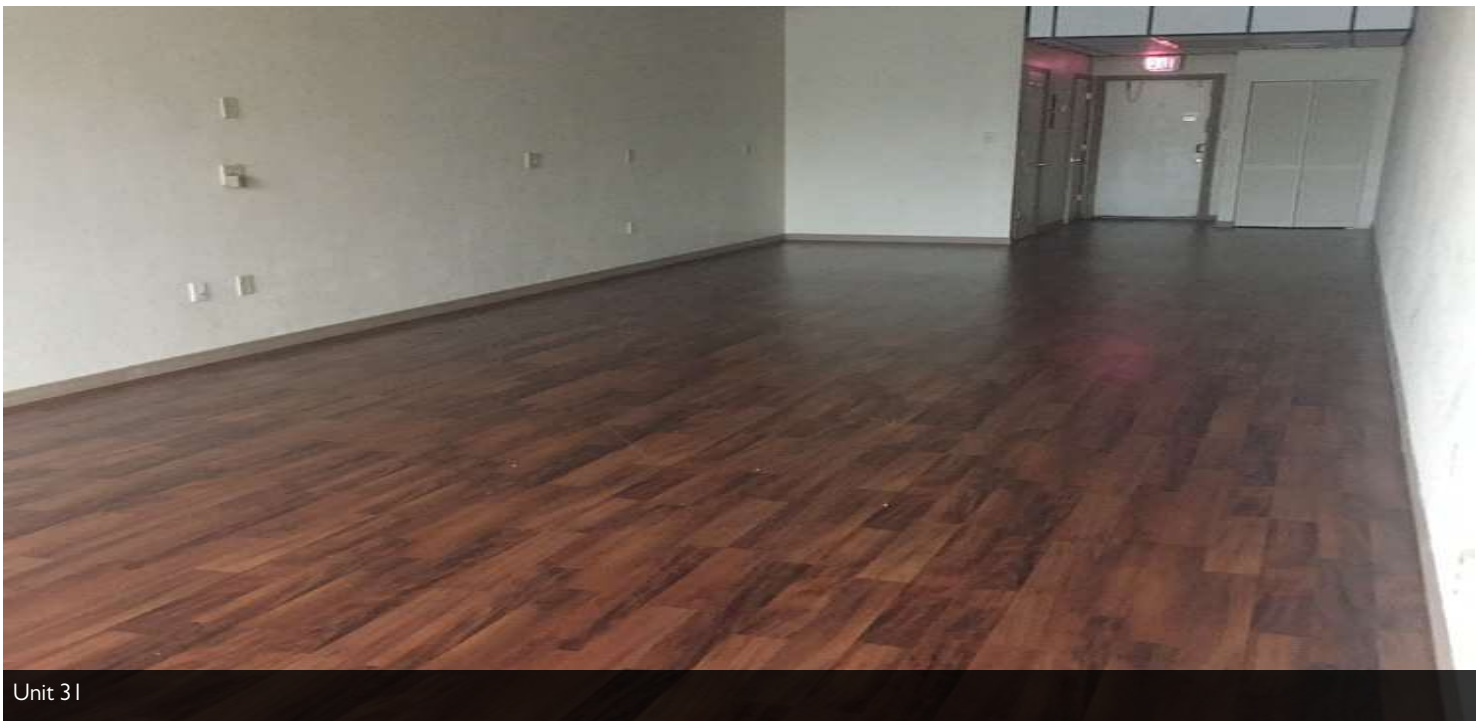
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INTERIOR PHOTOS

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Unit 27



Unit 31

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RETAILER MAP

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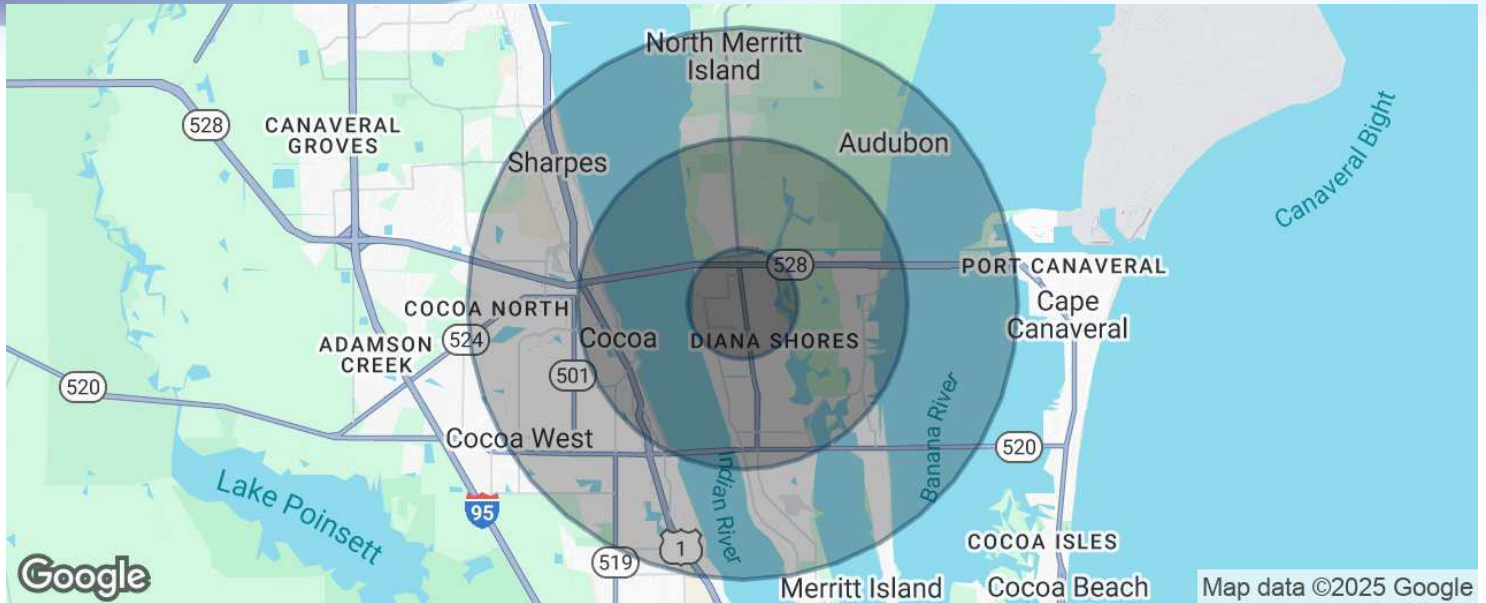
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,577	25,092	60,629
Median age	48.2	45.5	43.4
Median age (Male)	47.1	44.4	42.3
Median age (Female)	49.8	45.7	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,980	10,888	26,285
# of persons per HH	2.3	2.3	2.3
Average HH income	\$81,194	\$65,074	\$59,462
Average house value	\$321,473	\$268,037	\$245,769

* Demographic data derived from 2020 ACS - US Census

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