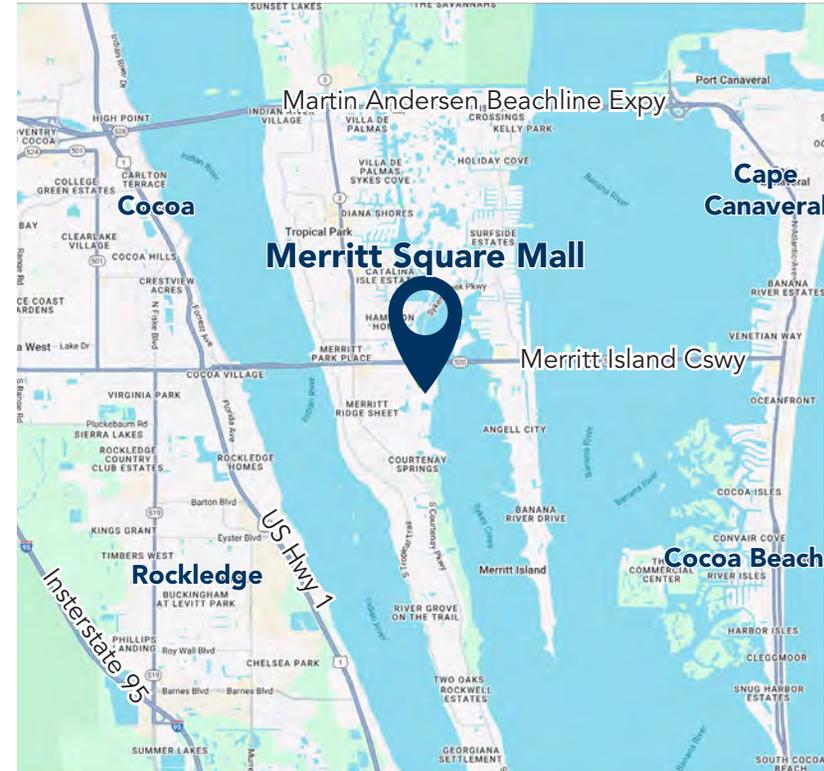


# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



## Pad Sites Available for Ground Lease or Built to suit



## PROPERTY HIGHLIGHTS

-  Available retail from 600 SF to 17,117 SF
-  Pad Sites Outparcels Available: Ground lease or built to-suit
-  GLA: 809,960 SF
-  Easy and convenient access from Merritt Island Causeway
-  Anchored by Macy's, JC Penney, Dillard's, Ollie's, and GQT movies

JOIN:



last updated: 02/17/26 P1

### POPULATION

3 Mi	33,586
5 Mi	91,764
10 Mi	202,300

### CARS PER DAY

Merritt Island Cswy:	40,338
Sykes Creek Pkwy:	5,955
Fortenberry Rd:	5,316

### AV. HH INCOME

3 Mi	\$115,484
5 Mi	\$111,762
10 Mi	\$118,790

### EMPLOYEES

3 Mi	19,753
5 Mi	45,905
10 Mi	86,658



SHARY THUR



202-359-3469

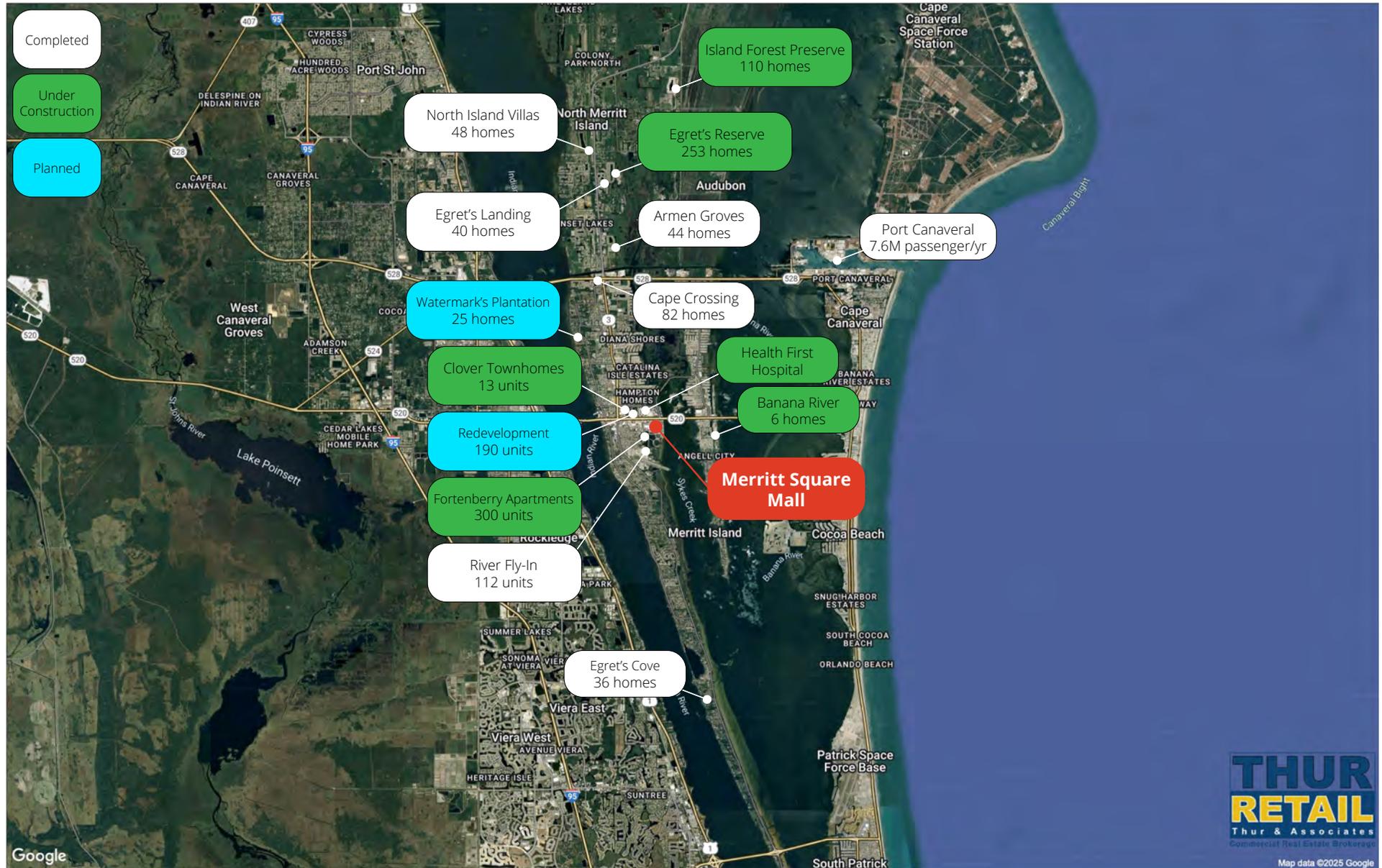


sthur@thurassociates.com



# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952







# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



last updated: 02/17/26 P6



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# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



last updated: 02/17/26 P7



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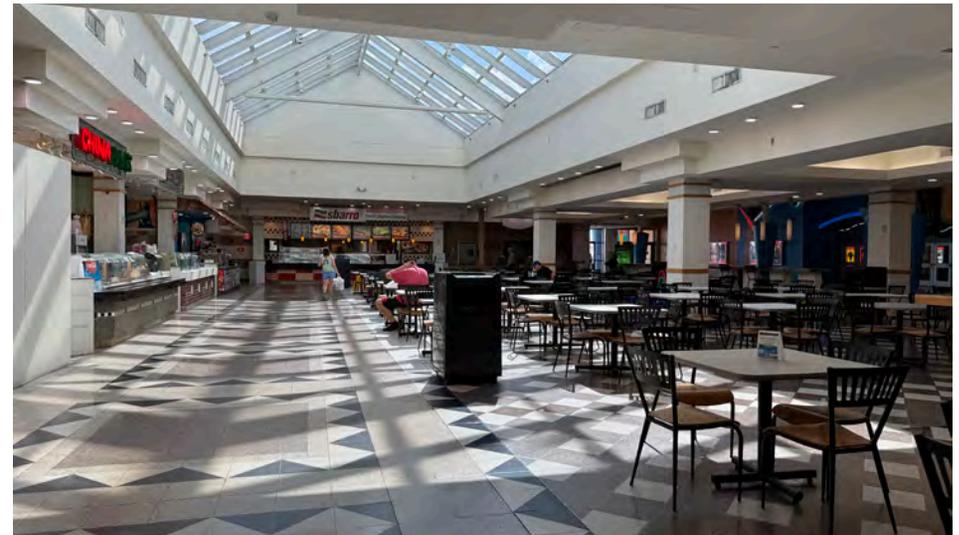
202-359-3469



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# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



last updated: 02/17/26 P8



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# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



## HEALTH FIRST HOSPITAL

This will be the largest capital project in the history of Central Merritt Island and includes the relocation of Cape Canaveral Hospital from its current site off State Road 520 in Cocoa Beach to a new site off State Road 520, across the road from Merritt Square mall. Located at 255 Borman Drive. Opening projected for early 2027.

The 14-acre footprint will have these features:

- 268,000 square-foot five-story hospital with state-of-the-art technology
- 120 private inpatient beds
- 25 emergency department treatment rooms
- Six operating rooms
- Employ approximately 650 staff
- 530+ covered parking spots, plus 290+ paved surface parking spots

The hospital will be built to withstand a Category 4 hurricane. The entire campus site will be constructed 13 feet above sea level to withstand storm surge, and the campus will be served by an on-site Central Energy Plant. Groundbreaking was held on March 21, 2024.

The groundbreaking for the new Cape Canaveral Hospital campus comes just two weeks after 'Newsweek' named Cape Canaveral Hospital to its "Best Hospitals" list for 2024 – the fourth straight year Cape Canaveral has landed on the prestigious list – joining just two other Central Florida hospitals and 17 across the entire state of Florida.

last updated: 02/17/26 P9



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# MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



## PORT CANAVERAL NAMED 'BEST CRUISE HOMEPORT'



Award reaffirms Port's commitment to making Central Florida an attractive option for passengers and cruise lines alike

January 13, 2025 – Port Canaveral – the world's second busiest homeport – has been named "Best Cruise Homeport" for the fifth time in the annual Cruise Hive Awards which are based on surveys of readers of the popular online publication. According to Cruise Hive, Port Canaveral more than doubled the number of votes of the second-place homeport, reaffirming the port as the top choice for cruisers.

"This award is a testament to our investments in state-of-the-art facilities, our dedication to excellence, and the exceptional service provided by our talented team," said Capt. John Murray, Port Canaveral CEO. "We're proud to host record-breaking numbers of passengers while welcoming some of the world's newest and most innovative ships to Central Florida. This recognition reaffirms our commitment to offering unparalleled experiences for cruisers."

One of the cruise industry's most popular cruise-to homeports, Port Canaveral is home to an ever-increasing diversity of cruise lines, including Carnival Cruise Line, Royal Caribbean Cruise Line, Norwegian Cruise Line, MSC Cruises and Disney Cruise Line, and recently added Princess Cruises and Celebrity Cruises – to its impressive lineup of cruise departures.

This summer, the Port welcomed Royal Caribbean's second Icon-class ship, the 236,000-ton Utopia of the Seas – the largest ship to operate a year-round short cruise program – with the much-anticipated Disney Treasure making a magical debut from the Port later in the fall. Royal's third Icon-class ship, Star of the Seas, is scheduled to enter service from Port Canaveral in summer 2025.

Port Canaveral also offers a broad range of itinerary choices, from short getaways and week-long adventures to The Bahamas and eastern and western Caribbean, as well as longer length voyages to the southern Caribbean, South America and the Panama Canal.

last updated: 02/17/26 P10



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# MERRITT SQUARE MALL

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last updated: 02/17/26 P11



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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
Estimated Population (2025)	33,586	91,764	202,300
Projected Population (2030)	33,942	93,500	212,006
Census Population (2020)	32,396	88,126	186,968
Census Population (2010)	30,851	83,300	168,920
Projected Annual Growth (2025-2030)	356 0.2%	1,736 0.4%	9,706 1.0%
Historical Annual Growth (2020-2025)	1,190 -	3,638 0.8%	15,332 1.6%
Historical Annual Growth (2010-2020)	1,545 0.5%	4,826 0.6%	18,048 1.1%
Estimated Population Density (2025)	1,188 <i>psm</i>	1,169 <i>psm</i>	644 <i>psm</i>
Trade Area Size	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>	314.0 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2025)	15,122	40,075	89,580
Projected Households (2030)	15,330	40,904	93,967
Census Households (2020)	14,543	38,163	81,825
Census Households (2010)	13,541	35,598	72,379
Projected Annual Growth (2025-2030)	209 0.3%	828 0.4%	4,387 1.0%
Historical Annual Change (2010-2025)	1,581 0.8%	4,477 0.8%	17,201 1.6%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$115,484	\$111,762	\$118,790
Projected Average Household Income (2030)	\$113,881	\$110,014	\$118,152
Census Average Household Income (2010)	\$64,344	\$62,965	\$64,522
Census Average Household Income (2000)	\$49,448	\$50,932	\$52,585
Projected Annual Change (2025-2030)	-\$1,603 -0.3%	-\$1,748 -0.3%	-\$638 -0.1%
Historical Annual Change (2000-2025)	\$66,036 5.3%	\$60,831 4.8%	\$66,205 5.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$82,170	\$84,376	\$90,106
Projected Median Household Income (2030)	\$82,071	\$83,989	\$90,547
Census Median Household Income (2010)	\$47,738	\$49,043	\$50,798
Census Median Household Income (2000)	\$39,383	\$41,578	\$43,236
Projected Annual Change (2025-2030)	-\$99 -	-\$387 -	\$441 -
Historical Annual Change (2000-2025)	\$42,787 4.3%	\$42,798 4.1%	\$46,870 4.3%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$52,088	\$48,874	\$52,671
Projected Per Capita Income (2030)	\$51,528	\$48,192	\$52,436
Census Per Capita Income (2010)	\$28,242	\$26,906	\$27,648
Census Per Capita Income (2000)	\$21,057	\$21,366	\$22,179
Projected Annual Change (2025-2030)	-\$560 -0.2%	-\$682 -0.3%	-\$236 -
Historical Annual Change (2000-2025)	\$31,030 5.9%	\$27,509 5.2%	\$30,492 5.5%
Estimated Average Household Net Worth (2025)	\$1.45 M	\$1.39 M	\$1.49 M

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$1.57 B	\$4.12 B	\$9.47 B
Total Non-Retail Expenditure	\$783.08 M	\$2.04 B	\$4.71 B
Total Retail Expenditure	\$787.05 M	\$2.08 B	\$4.76 B
Alcoholic Beverages	\$9.65 M	\$25.37 M	\$58.57 M
Apparel	\$28.75 M	\$76 M	\$174.4 M
Contributions	\$51.68 M	\$134.47 M	\$314.07 M
Education	\$36.44 M	\$95.2 M	\$221.32 M
Entertainment	\$88.86 M	\$235.15 M	\$539.13 M
Food Away From Home	\$68.64 M	\$181.17 M	\$416.47 M
Grocery	\$95.65 M	\$259.27 M	\$578.77 M
Health Care	\$105.58 M	\$278.01 M	\$627.16 M
Household Furnishings and Equipment	\$41.7 M	\$109.86 M	\$253.06 M
Household Operations	\$28.82 M	\$76.4 M	\$174.67 M
Miscellaneous Expenses	\$26.78 M	\$70.68 M	\$162.67 M
Personal Care	\$19.08 M	\$51.38 M	\$115.55 M
Shelter	\$243.1 M	\$647.67 M	\$1.46 B
Tax and Retirement	\$400.53 M	\$1.02 B	\$2.43 B
Tobacco and Related	\$6.53 M	\$18.5 M	\$39.2 M
Transportation	\$250.55 M	\$652.41 M	\$1.5 B
Utilities	\$67.77 M	\$184.18 M	\$409.97 M
<b>Monthly Household Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$8,653	\$8,560	\$8,813
Total Non-Retail Expenditure	\$4,315 49.9%	\$4,238 49.5%	\$4,382 49.7%
Total Retail Expenditures	\$4,337 50.1%	\$4,322 50.5%	\$4,431 50.3%
Alcoholic Beverages	\$53 0.6%	\$53 0.6%	\$54 0.6%
Apparel	\$158 1.8%	\$158 1.8%	\$162 1.8%
Contributions	\$285 3.3%	\$280 3.3%	\$292 3.3%
Education	\$201 2.3%	\$198 2.3%	\$206 2.3%
Entertainment	\$490 5.7%	\$489 5.7%	\$502 5.7%
Food Away From Home	\$378 4.4%	\$377 4.4%	\$387 4.4%
Grocery	\$527 6.1%	\$539 6.3%	\$538 6.1%
Health Care	\$582 6.7%	\$578 6.8%	\$583 6.6%
Household Furnishings and Equipment	\$230 2.7%	\$228 2.7%	\$235 2.7%
Household Operations	\$159 1.8%	\$159 1.9%	\$162 1.8%
Miscellaneous Expenses	\$148 1.7%	\$147 1.7%	\$151 1.7%
Personal Care	\$105 1.2%	\$107 1.2%	\$107 1.2%
Shelter	\$1,340 15.5%	\$1,347 15.7%	\$1,360 15.4%
Tax and Retirement	\$2,207 25.5%	\$2,123 24.8%	\$2,261 24.8%
Tobacco and Related	\$36 0.4%	\$38 0.4%	\$36 0.4%
Transportation	\$1,381 16.0%	\$1,357 15.8%	\$1,392 15.8%
Utilities	\$373 4.3%	\$383 4.5%	\$381 4.3%

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2025)	33,586		91,764		202,300	
White (2025)	26,824	79.9%	67,493	73.6%	155,276	76.8%
Black or African American (2025)	2,664	7.9%	12,130	13.2%	20,630	10.2%
American Indian or Alaska Native (2025)	106	0.3%	290	0.3%	579	0.3%
Asian (2025)	916	2.7%	2,277	2.5%	6,041	3.0%
Hawaiian or Pacific Islander (2025)	48	0.1%	100	0.1%	167	-
Other Race (2025)	605	1.8%	2,387	2.6%	4,629	2.3%
Two or More Races (2025)	2,423	7.2%	7,087	7.7%	14,977	7.4%
Population < 18 (2025)	5,583	16.6%	16,473	18.0%	35,064	17.3%
White Not Hispanic	3,700	66.3%	9,439	57.3%	21,650	61.7%
Black or African American	653	11.7%	3,097	18.8%	4,930	14.1%
Asian	104	1.9%	331	2.0%	1,081	3.1%
Other Race Not Hispanic	357	6.4%	997	6.0%	2,182	6.2%
Hispanic	769	13.8%	2,609	15.8%	5,221	14.9%
Not Hispanic or Latino Population (2025)	30,173	89.8%	81,127	88.4%	180,371	89.2%
Not Hispanic White	25,725	85.3%	64,514	79.5%	148,847	82.5%
Not Hispanic Black or African American	2,560	8.5%	11,790	14.5%	19,934	11.1%
Not Hispanic American Indian or Alaska Native	53	0.2%	136	0.2%	275	0.2%
Not Hispanic Asian	893	3.0%	2,207	2.7%	5,891	3.3%
Not Hispanic Hawaiian or Pacific Islander	35	0.1%	63	-	100	-
Not Hispanic Other Race	32	0.1%	115	0.1%	275	0.2%
Not Hispanic Two or More Races	875	2.9%	2,302	2.8%	5,049	2.8%
Hispanic or Latino Population (2025)	3,413	10.2%	10,637	11.6%	21,929	10.8%
Hispanic White	1,098	32.2%	2,979	28.0%	6,429	29.3%
Hispanic Black or African American	104	3.0%	339	3.2%	696	3.2%
Hispanic American Indian or Alaska Native	54	1.6%	154	1.5%	304	1.4%
Hispanic Asian	23	0.7%	70	0.7%	151	0.7%
Hispanic Hawaiian or Pacific Islander	13	0.4%	37	0.4%	67	0.3%
Hispanic Other Race	573	16.8%	2,271	21.4%	4,354	19.9%
Hispanic Two or More Races	1,548	45.4%	4,786	45.0%	9,928	45.3%
Not Hispanic or Latino Population (2020)	29,714	91.7%	79,121	89.8%	168,730	90.2%
Hispanic or Latino Population (2020)	2,682	8.3%	9,005	10.2%	18,237	9.8%
Not Hispanic or Latino Population (2010)	28,942	93.8%	77,452	93.0%	157,405	93.2%
Hispanic or Latino Population (2010)	1,909	6.2%	5,848	7.0%	11,515	6.8%
Not Hispanic or Latino Population (2030)	29,634	87.3%	80,695	86.3%	184,182	86.9%
Hispanic or Latino Population (2030)	4,308	12.7%	12,805	13.7%	27,824	13.1%
Projected Annual Growth (2025-2030)	895	5.2%	2,169	4.1%	5,896	5.4%
Historical Annual Growth (2010-2020)	773	4.0%	3,157	5.4%	6,722	5.8%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Total Age Distribution (2025)</b>						
Total Population	33,586		91,764		202,300	
Age Under 5 Years	1,353	4.0%	3,909	4.3%	7,939	3.9%
Age 5 to 9 Years	1,461	4.4%	4,432	4.8%	9,620	4.8%
Age 10 to 14 Years	1,637	4.9%	4,915	5.4%	10,626	5.3%
Age 15 to 19 Years	1,792	5.3%	5,179	5.6%	10,777	5.3%
Age 20 to 24 Years	1,531	4.6%	4,404	4.8%	8,932	4.4%
Age 25 to 29 Years	1,624	4.8%	4,785	5.2%	9,753	4.8%
Age 30 to 34 Years	1,814	5.4%	5,192	5.7%	10,854	5.4%
Age 35 to 39 Years	1,844	5.5%	5,327	5.8%	11,586	5.7%
Age 40 to 44 Years	1,822	5.4%	5,188	5.7%	11,857	5.9%
Age 45 to 49 Years	1,675	5.0%	4,768	5.2%	10,881	5.4%
Age 50 to 54 Years	2,260	6.7%	5,951	6.5%	12,997	6.4%
Age 55 to 59 Years	2,673	8.0%	7,013	7.6%	15,141	7.5%
Age 60 to 64 Years	3,099	9.2%	8,110	8.8%	17,791	8.8%
Age 65 to 69 Years	2,730	8.1%	7,116	7.8%	16,339	8.1%
Age 70 to 74 Years	2,047	6.1%	5,331	5.8%	13,074	6.5%
Age 75 to 79 Years	1,679	5.0%	4,285	4.7%	10,528	5.2%
Age 80 to 84 Years	1,285	3.8%	3,049	3.3%	7,288	3.6%
Age 85 Years or Over	1,261	3.8%	2,811	3.1%	6,317	3.1%
Median Age	49.1		46.5		47.9	
Age 19 Years or Less	6,242	18.6%	18,435	20.1%	38,961	19.3%
Age 20 to 64 Years	18,342	54.6%	50,737	55.3%	109,792	54.3%
Age 65 Years or Over	9,002	26.8%	22,592	24.6%	53,546	26.5%
<b>Female Age Distribution (2025)</b>						
Female Population	16,836	50.1%	46,779	51.0%	102,158	50.5%
Age Under 5 Years	641	3.8%	1,911	4.1%	3,806	3.7%
Age 5 to 9 Years	714	4.2%	2,181	4.7%	4,732	4.6%
Age 10 to 14 Years	804	4.8%	2,465	5.3%	5,207	5.1%
Age 15 to 19 Years	832	4.9%	2,482	5.3%	5,128	5.0%
Age 20 to 24 Years	731	4.3%	2,129	4.6%	4,240	4.2%
Age 25 to 29 Years	756	4.5%	2,318	5.0%	4,631	4.5%
Age 30 to 34 Years	882	5.2%	2,593	5.5%	5,267	5.2%
Age 35 to 39 Years	901	5.4%	2,704	5.8%	5,803	5.7%
Age 40 to 44 Years	919	5.5%	2,694	5.8%	6,045	5.9%
Age 45 to 49 Years	853	5.1%	2,451	5.2%	5,567	5.4%
Age 50 to 54 Years	1,187	7.0%	3,130	6.7%	6,736	6.6%
Age 55 to 59 Years	1,333	7.9%	3,601	7.7%	7,752	7.6%
Age 60 to 64 Years	1,559	9.3%	4,166	8.9%	9,153	9.0%
Age 65 to 69 Years	1,405	8.3%	3,694	7.9%	8,519	8.3%
Age 70 to 74 Years	1,040	6.2%	2,723	5.8%	6,753	6.6%
Age 75 to 79 Years	910	5.4%	2,342	5.0%	5,631	5.5%
Age 80 to 84 Years	713	4.2%	1,678	3.6%	3,922	3.8%
Age 85 Years or Over	657	3.9%	1,517	3.2%	3,267	3.2%
Female Median Age	50.2		47.4		48.8	
Age 19 Years or Less	2,992	17.8%	9,039	19.3%	18,873	18.5%
Age 20 to 64 Years	9,120	54.2%	25,786	55.1%	55,193	54.0%
Age 65 Years or Over	4,725	28.1%	11,954	25.6%	28,092	27.5%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Male Age Distribution (2025)</b>						
Male Population	16,750	49.9%	44,985	49.0%	100,141	49.5%
Age Under 5 Years	712	4.3%	1,997	4.4%	4,132	4.1%
Age 5 to 9 Years	747	4.5%	2,251	5.0%	4,888	4.9%
Age 10 to 14 Years	832	5.0%	2,450	5.4%	5,419	5.4%
Age 15 to 19 Years	959	5.7%	2,697	6.0%	5,648	5.6%
Age 20 to 24 Years	800	4.8%	2,275	5.1%	4,692	4.7%
Age 25 to 29 Years	869	5.2%	2,467	5.5%	5,122	5.1%
Age 30 to 34 Years	932	5.6%	2,599	5.8%	5,588	5.6%
Age 35 to 39 Years	943	5.6%	2,623	5.8%	5,783	5.8%
Age 40 to 44 Years	903	5.4%	2,493	5.5%	5,812	5.8%
Age 45 to 49 Years	821	4.9%	2,318	5.2%	5,314	5.3%
Age 50 to 54 Years	1,074	6.4%	2,821	6.3%	6,261	6.3%
Age 55 to 59 Years	1,340	8.0%	3,412	7.6%	7,389	7.4%
Age 60 to 64 Years	1,540	9.2%	3,944	8.8%	8,638	8.6%
Age 65 to 69 Years	1,325	7.9%	3,422	7.6%	7,820	7.8%
Age 70 to 74 Years	1,006	6.0%	2,608	5.8%	6,322	6.3%
Age 75 to 79 Years	769	4.6%	1,942	4.3%	4,897	4.9%
Age 80 to 84 Years	573	3.4%	1,371	3.0%	3,366	3.4%
Age 85 Years or Over	604	3.6%	1,294	2.9%	3,050	3.0%
Male Median Age	48.0		45.6		46.9	
Age 19 Years or Less	3,250	19.4%	9,396	20.9%	20,088	20.1%
Age 20 to 64 Years	9,222	55.1%	24,952	55.5%	54,599	54.5%
Age 65 Years or Over	4,277	25.5%	10,638	23.6%	25,454	25.4%
<b>Males per 100 Females (2025)</b>						
Overall Comparison	99		96		98	
Age Under 5 Years	111	52.6%	104	51.1%	109	52.1%
Age 5 to 9 Years	105	51.1%	103	50.8%	103	50.8%
Age 10 to 14 Years	103	50.9%	99	49.9%	104	51.0%
Age 15 to 19 Years	115	53.5%	109	52.1%	110	52.4%
Age 20 to 24 Years	110	52.3%	107	51.7%	111	52.5%
Age 25 to 29 Years	115	53.5%	106	51.5%	111	52.5%
Age 30 to 34 Years	106	51.4%	100	50.1%	106	51.5%
Age 35 to 39 Years	105	51.2%	97	49.2%	100	49.9%
Age 40 to 44 Years	98	49.6%	93	48.1%	96	49.0%
Age 45 to 49 Years	96	49.0%	95	48.6%	95	48.8%
Age 50 to 54 Years	90	47.5%	90	47.4%	93	48.2%
Age 55 to 59 Years	101	50.1%	95	48.7%	95	48.8%
Age 60 to 64 Years	99	49.7%	95	48.6%	94	48.6%
Age 65 to 69 Years	94	48.5%	93	48.1%	92	47.9%
Age 70 to 74 Years	97	49.2%	96	48.9%	94	48.4%
Age 75 to 79 Years	85	45.8%	83	45.3%	87	46.5%
Age 80 to 84 Years	80	44.6%	82	45.0%	86	46.2%
Age 85 Years or Over	92	47.9%	85	46.0%	93	48.3%
Age 19 Years or Less	109	52.1%	104	51.0%	106	51.6%
Age 20 to 39 Years	108	52.0%	102	50.6%	106	51.5%
Age 40 to 64 Years	97	49.3%	93	48.3%	95	48.7%
Age 65 Years or Over	91	47.5%	89	47.1%	91	47.5%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2025)</b>						
Total Households	15,122		40,075		89,580	
Households with Children	3,117	20.6%	9,605	24.0%	20,273	22.6%
Average Household Size	2.2		2.3		2.2	
Household Density per Square Mile	535		510		285	
Population Family	24,490	72.9%	70,512	76.8%	151,346	74.8%
Population Non-Family	8,691	25.9%	20,515	22.4%	48,291	23.9%
Population Group Quarters	405	1.2%	737	0.8%	2,663	1.3%
Family Households	8,537	56.5%	24,506	61.2%	52,950	59.1%
Married Couple Households	6,016	70.5%	16,802	68.6%	39,421	74.4%
Other Family Households with Children	2,521	29.5%	7,704	31.4%	13,529	25.6%
Family Households with Children	3,113	36.5%	9,588	39.1%	20,240	38.2%
Married Couple with Children	1,945	62.5%	5,694	59.4%	13,523	66.8%
Other Family Households with Children	1,168	37.5%	3,894	40.6%	6,717	33.2%
Family Households No Children	5,424	63.5%	14,918	60.9%	32,709	61.8%
Married Couple No Children	4,070	75.1%	11,108	74.5%	25,898	79.2%
Other Family Households No Children	1,353	24.9%	3,811	25.5%	6,811	20.8%
Non-Family Households	6,585	43.5%	15,569	38.8%	36,630	40.9%
Non-Family Households with Children	3	-	17	0.1%	32	-
Non-Family Households No Children	6,581	99.9%	15,552	99.9%	36,598	99.9%
Average Family Household Size	2.9		2.9		2.9	
Average Family Income	\$143,664		\$132,314		\$143,653	
Median Family Income	\$109,923		\$105,195		\$111,968	
Average Non-Family Household Size	1.3		1.3		1.3	
<b>Marital Status (2025)</b>						
Population Age 15 Years or Over	29,136		78,508		174,115	
Never Married	7,695	26.4%	22,269	28.4%	44,354	25.5%
Currently Married	13,874	47.6%	35,316	45.0%	82,788	47.5%
Previously Married	7,566	26.0%	20,923	26.7%	46,974	27.0%
Separated	1,250	16.5%	3,751	17.9%	7,795	16.6%
Widowed	2,304	30.4%	5,709	27.3%	13,413	28.6%
Divorced	4,012	53.0%	11,463	54.8%	25,765	54.9%
<b>Educational Attainment (2025)</b>						
Adult Population Age 25 Years or Over	25,814		68,925		154,407	
Elementary (Grade Level 0 to 8)	375	1.5%	1,287	1.9%	2,911	1.9%
Some High School (Grade Level 9 to 11)	844	3.3%	2,687	3.9%	5,814	3.8%
High School Graduate	6,354	24.6%	17,140	24.9%	36,112	23.4%
Some College	5,470	21.2%	14,774	21.4%	30,724	19.9%
Associate Degree Only	2,813	10.9%	7,574	11.0%	17,837	11.6%
Bachelor Degree Only	6,230	24.1%	15,493	22.5%	36,241	23.5%
Graduate Degree	3,728	14.4%	9,971	14.5%	24,768	16.0%
Any College (Some College or Higher)	18,242	70.7%	47,812	69.4%	109,570	71.0%
College Degree + (Bachelor Degree or Higher)	9,959	38.6%	25,464	36.9%	61,009	39.5%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>						
Total Housing Units (2025)	16,615		44,542		99,508	
Total Housing Units (2020)	16,036		43,439		93,980	
Historical Annual Growth (2020-2025)	579	-	1,104	-	5,528	-
Housing Units Occupied (2025)	15,122	91.0%	40,075	90.0%	89,580	90.0%
Housing Units Owner-Occupied	10,194	67.4%	26,809	66.9%	62,910	70.2%
Housing Units Renter-Occupied	4,928	32.6%	13,267	33.1%	26,670	29.8%
Housing Units Vacant (2025)	1,493	9.0%	4,467	10.0%	9,928	10.0%
<b>Household Size (2025)</b>						
Total Households	15,122		40,075		89,580	
1 Person Households	5,325	35.2%	12,681	31.6%	29,789	33.3%
2 Person Households	5,483	36.3%	15,021	37.5%	33,366	37.2%
3 Person Households	1,862	12.3%	5,471	13.7%	11,755	13.1%
4 Person Households	1,456	9.6%	4,068	10.2%	8,708	9.7%
5 Person Households	636	4.2%	1,792	4.5%	3,773	4.2%
6 Person Households	229	1.5%	677	1.7%	1,425	1.6%
7 or More Person Households	131	0.9%	365	0.9%	764	0.9%
<b>Household Income Distribution (2025)</b>						
HH Income \$200,000 or More	2,147	14.2%	4,927	12.3%	12,218	13.6%
HH Income \$150,000 to \$199,999	1,281	8.5%	3,709	9.3%	9,047	10.1%
HH Income \$125,000 to \$149,999	1,061	7.0%	3,226	8.0%	7,684	8.6%
HH Income \$100,000 to \$124,999	1,570	10.4%	4,379	10.9%	9,542	10.7%
HH Income \$75,000 to \$99,999	1,756	11.6%	5,114	12.8%	12,050	13.5%
HH Income \$50,000 to \$74,999	2,853	18.9%	6,178	15.4%	13,125	14.7%
HH Income \$35,000 to \$49,999	1,305	8.6%	3,930	9.8%	8,412	9.4%
HH Income \$25,000 to \$34,999	1,007	6.7%	2,742	6.8%	6,127	6.8%
HH Income \$15,000 to \$24,999	1,067	7.1%	3,018	7.5%	6,084	6.8%
HH Income \$10,000 to \$14,999	451	3.0%	961	2.4%	1,858	2.1%
HH Income Under \$10,000	624	4.1%	1,892	4.7%	3,433	3.8%
<b>Household Vehicles (2025)</b>						
Households 0 Vehicles Available	805	5.3%	2,527	6.3%	4,787	5.3%
Households 1 Vehicle Available	5,927	39.2%	15,488	38.6%	33,997	38.0%
Households 2 Vehicles Available	5,534	36.6%	14,665	36.6%	35,907	40.1%
Households 3 or More Vehicles Available	2,856	18.9%	7,395	18.5%	14,890	16.6%
Total Vehicles Available	26,511		69,315		155,271	
Average Vehicles per Household	1.8		1.7		1.7	
Owner-Occupied Household Vehicles	20,324	76.7%	52,095	75.2%	119,317	76.8%
Average Vehicles per Owner-Occupied Household	2.0		1.9		1.9	
Renter-Occupied Household Vehicles	6,187	23.3%	17,220	24.8%	35,954	23.2%
Average Vehicles per Renter-Occupied Household	1.3		1.3		1.3	
<b>Travel Time (2025)</b>						
Worker Base Age 16 years or Over	14,964		42,636		91,162	
Travel to Work in 14 Minutes or Less	3,702	24.7%	9,631	22.6%	19,224	21.1%
Travel to Work in 15 to 29 Minutes	5,198	34.7%	15,556	36.5%	32,121	35.2%
Travel to Work in 30 to 59 Minutes	2,883	19.3%	9,142	21.4%	21,160	23.2%
Travel to Work in 60 Minutes or More	429	2.9%	1,784	4.2%	3,909	4.3%
Work at Home	2,753	18.4%	6,524	15.3%	14,748	16.2%
Average Minutes Travel to Work	19.6		20.8		21.7	

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952	3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2025)</b>						
Worker Base Age 16 years or Over	14,964		42,636		91,162	
Drive to Work Alone	10,646	71.1%	31,319	73.5%	66,379	72.8%
Drive to Work in Carpool	1,143	7.6%	3,595	8.4%	7,533	8.3%
Travel to Work by Public Transportation	45	0.3%	203	0.5%	309	0.3%
Drive to Work on Motorcycle	22	0.1%	52	0.1%	102	0.1%
Bicycle to Work	81	0.5%	193	0.5%	497	0.5%
Walk to Work	111	0.7%	350	0.8%	742	0.8%
Other Means	163	1.1%	400	0.9%	852	0.9%
Work at Home	2,753	18.4%	6,524	15.3%	14,748	16.2%
<b>Daytime Demographics (2025)</b>						
Total Businesses	2,991		6,310		12,010	
Total Employees	19,753		45,905		86,658	
Company Headquarter Businesses	76	2.5%	156	2.5%	270	2.2%
Company Headquarter Employees	1,449	7.3%	2,547	5.5%	5,169	6.0%
Employee Population per Business	6.6 to 1		7.3 to 1		7.2 to 1	
Residential Population per Business	11.2 to 1		14.5 to 1		16.8 to 1	
Adj. Daytime Demographics Age 16 Years or Over	33,469		80,326		166,436	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2025)	28,755		77,418		171,795	
Labor Force Total Males (2025)	14,254	49.6%	37,720	48.7%	84,535	49.2%
Male Civilian Employed	8,150	57.2%	22,405	59.4%	48,486	57.4%
Male Civilian Unemployed	411	2.9%	1,095	2.9%	1,952	2.3%
Males in Armed Forces	64	0.4%	280	0.7%	666	0.8%
Males Not in Labor Force	5,629	39.5%	13,941	37.0%	33,431	39.5%
Labor Force Total Females (2025)	14,502	50.4%	39,698	51.3%	87,260	50.8%
Female Civilian Employed	6,814	47.0%	20,232	51.0%	42,684	48.9%
Female Civilian Unemployed	134	0.9%	768	1.9%	1,787	2.0%
Females in Armed Forces	11	-	80	0.2%	181	0.2%
Females Not in Labor Force	7,543	52.0%	18,618	46.9%	42,608	48.8%
Unemployment Rate	545	1.9%	1,863	2.4%	3,738	2.2%
<b>Occupation (2025)</b>						
Occupation Population Age 16 Years or Over	14,964		42,636		91,162	
Occupation Total Males	8,150	54.5%	22,404	52.5%	48,477	53.2%
Occupation Total Females	6,814	45.5%	20,232	47.5%	42,684	46.8%
Management, Business, Financial Operations	2,935	19.6%	7,832	18.4%	17,401	19.1%
Professional, Related	3,908	26.1%	10,901	25.6%	24,184	26.5%
Service	2,566	17.1%	6,845	16.1%	14,321	15.7%
Sales, Office	2,832	18.9%	8,928	20.9%	17,979	19.7%
Farming, Fishing, Forestry	6	-	14	-	34	-
Construction, Extraction, Maintenance	1,300	8.7%	3,439	8.1%	7,516	8.2%
Production, Transport, Material Moving	1,418	9.5%	4,677	11.0%	9,726	10.7%
White Collar Workers	9,674	64.6%	27,661	64.9%	59,564	65.3%
Blue Collar Workers	5,290	35.4%	14,975	35.1%	31,598	34.7%

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Lat/Lon: 28.3548/-80.6858

Merritt Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
<b>Units In Structure (2025)</b>							
Total Units		15,122		40,075		89,580	
1 Detached Unit		10,276	68.0%	26,063	65.0%	55,226	61.6%
1 Attached Unit		380	2.5%	1,179	2.9%	4,454	5.0%
2 Units		339	2.2%	703	1.8%	1,513	1.7%
3 to 4 Units		414	2.7%	1,282	3.2%	3,124	3.5%
5 to 9 Units		675	4.5%	2,230	5.6%	4,458	5.0%
10 to 19 Units		656	4.3%	1,720	4.3%	4,466	5.0%
20 to 49 Units		916	6.1%	2,985	7.4%	6,416	7.2%
50 or More Units		989	6.5%	2,215	5.5%	4,014	4.5%
Mobile Home or Trailer		452	3.0%	1,640	4.1%	5,671	6.3%
Other Structure		24	0.2%	59	0.1%	239	0.3%
<b>Homes Built By Year (2025)</b>							
Homes Built 2020 or later		537	3.2%	1,624	3.6%	4,292	4.3%
Homes Built 2010 to 2019		560	3.4%	2,030	4.6%	7,750	7.8%
Homes Built 2000 to 2009		1,581	9.5%	4,951	11.1%	14,923	15.0%
Homes Built 1990 to 1999		1,436	8.6%	4,678	10.5%	12,691	12.8%
Homes Built 1980 to 1989		2,508	15.1%	7,624	17.1%	18,581	18.7%
Homes Built 1970 to 1979		1,918	11.5%	4,957	11.1%	9,103	9.1%
Homes Built 1960 to 1969		4,695	28.3%	9,568	21.5%	15,189	15.3%
Homes Built 1950 to 1959		1,368	8.2%	3,807	8.5%	5,668	5.7%
Homes Built 1940 to 1949		147	0.9%	359	0.8%	682	0.7%
Homes Built Before 1939		372	2.2%	478	1.1%	701	0.7%
Median Age of Homes		46.3 yrs		43.1 yrs		37.8 yrs	
<b>Home Values (2025)</b>							
Owner Specified Housing Units		10,194		26,809		62,910	
Home Values \$1,000,000 or More		448	4.4%	1,132	4.2%	2,576	4.1%
Home Values \$750,000 to \$999,999		670	6.6%	1,583	5.9%	4,348	6.9%
Home Values \$500,000 to \$749,999		1,785	17.5%	4,696	17.5%	13,260	21.1%
Home Values \$400,000 to \$499,999		1,962	19.2%	4,591	17.1%	10,899	17.3%
Home Values \$300,000 to \$399,999		2,065	20.3%	6,072	22.6%	13,025	20.7%
Home Values \$250,000 to \$299,999		1,157	11.4%	2,787	10.4%	6,000	9.5%
Home Values \$200,000 to \$249,999		751	7.4%	1,943	7.2%	4,041	6.4%
Home Values \$175,000 to \$199,999		293	2.9%	805	3.0%	1,485	2.4%
Home Values \$150,000 to \$174,999		227	2.2%	661	2.5%	1,367	2.2%
Home Values \$125,000 to \$149,999		202	2.0%	498	1.9%	988	1.6%
Home Values \$100,000 to \$124,999		144	1.4%	447	1.7%	1,003	1.6%
Home Values \$90,000 to \$99,999		44	0.4%	205	0.8%	371	0.6%
Home Values \$80,000 to \$89,999		52	0.5%	103	0.4%	237	0.4%
Home Values \$70,000 to \$79,999		23	0.2%	85	0.3%	201	0.3%
Home Values \$60,000 to \$69,999		38	0.4%	121	0.5%	255	0.4%
Home Values \$50,000 to \$59,999		36	0.4%	192	0.7%	697	1.1%
Home Values \$35,000 to \$49,999		42	0.4%	134	0.5%	304	0.5%
Home Values \$25,000 to \$34,999		96	0.9%	199	0.7%	671	1.1%
Home Values \$10,000 to \$24,999		42	0.4%	130	0.5%	389	0.6%
Home Values Under \$10,000		117	1.1%	424	1.6%	793	1.3%
Owner-Occupied Median Home Value		\$396,035		\$387,329		\$410,080	
Renter-Occupied Median Rent		\$1,345		\$1,398		\$1,465	