

FOR LEASE

FIRST MERRITT CENTER

125 E Merritt Island, Merritt Island, FL 32952

STRATEGICALLY LOCATED AT
THE MERRITT ISLAND CAUSEWAY



UP TO ±3,583 SF IN OUTPARCEL BUILDING AVAILABLE

EXCLUSIVE RETAIL LEASING

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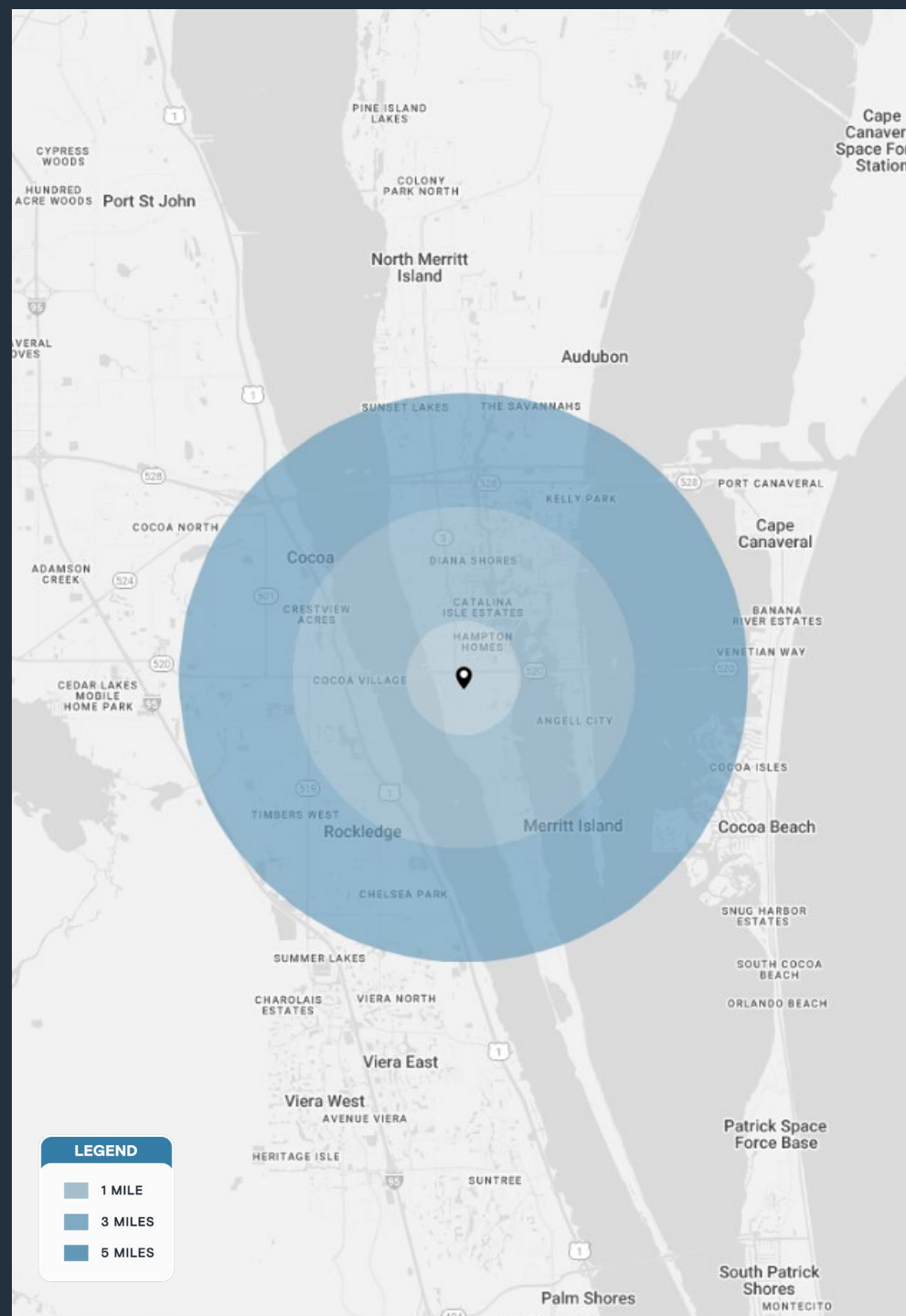
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Property Overview

HIGHLIGHTS

- Up to ±3,583 SF second generation restaurant space with drive thru on ±0.70 AC outparcel available
- ±700 SF up to ±2,100 SF of inline space available for lease at Publix anchored center
- Prime visibility off the Merritt Island Causeway
- 7 access points to the center
- Merritt Island Hospital to be built 1.3 miles from the center and will be 7 stories with 120 beds
- Approximately 8.9 miles from Port Canaveral with around 5 million guests annually; has more passenger volume than Miami
- Cape Canaveral Space Force Station is approximately 15 miles from the center with 15,000 employees
- Kennedy Space Center is approximately 11.9 miles from the center with 12,857 employees
- Space X is developing the largest rocket in the world and has a new facility under construction
- Blue Origin is constructing a new launch pad that will bring 1,500 employees
- Population (3 mile radius): 40,619
- Average household income (3 mile radius): \$100,473

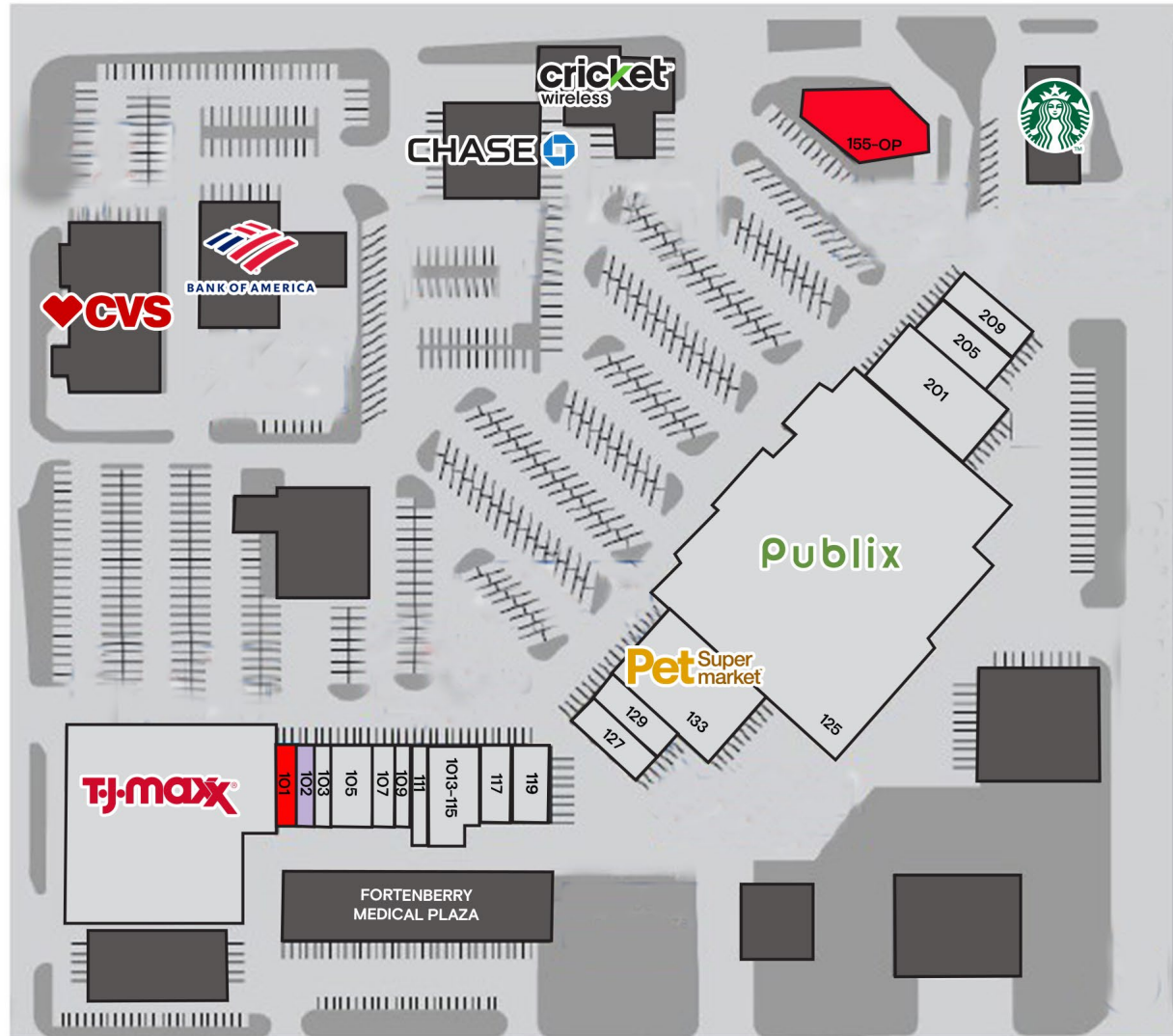
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,118	40,619	90,993
HOUSEHOLDS	3,312	17,836	38,512
EMPLOYEES	5,886	20,977	35,289
AVERAGE HH INCOME	\$90,900	\$100,473	\$100,434



MERRITT ISLAND CAUSEWAY - 29,000 AADT



COURTENAY PARKWAY - 27,500 AADT

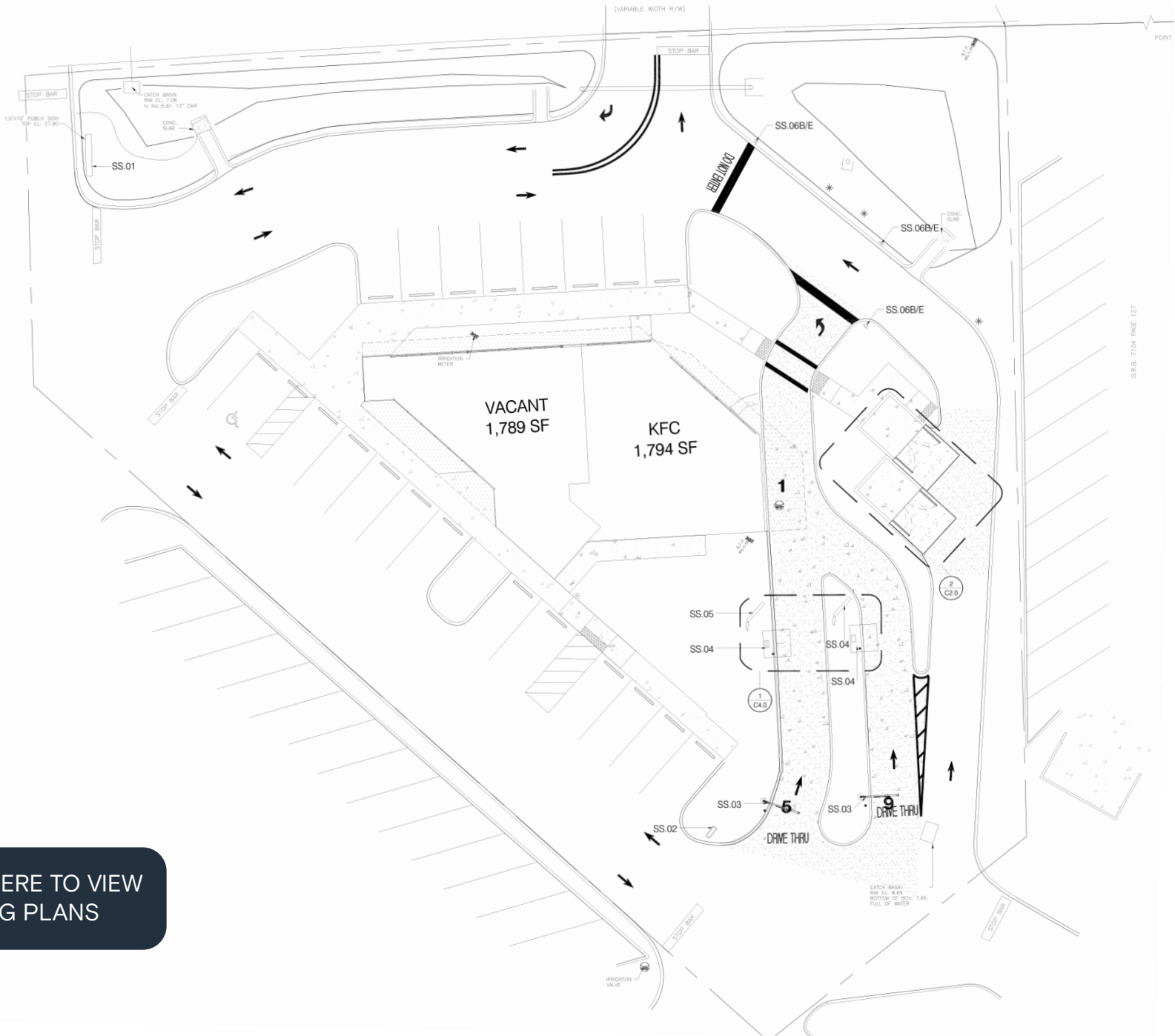


GOODWIN DRIVE

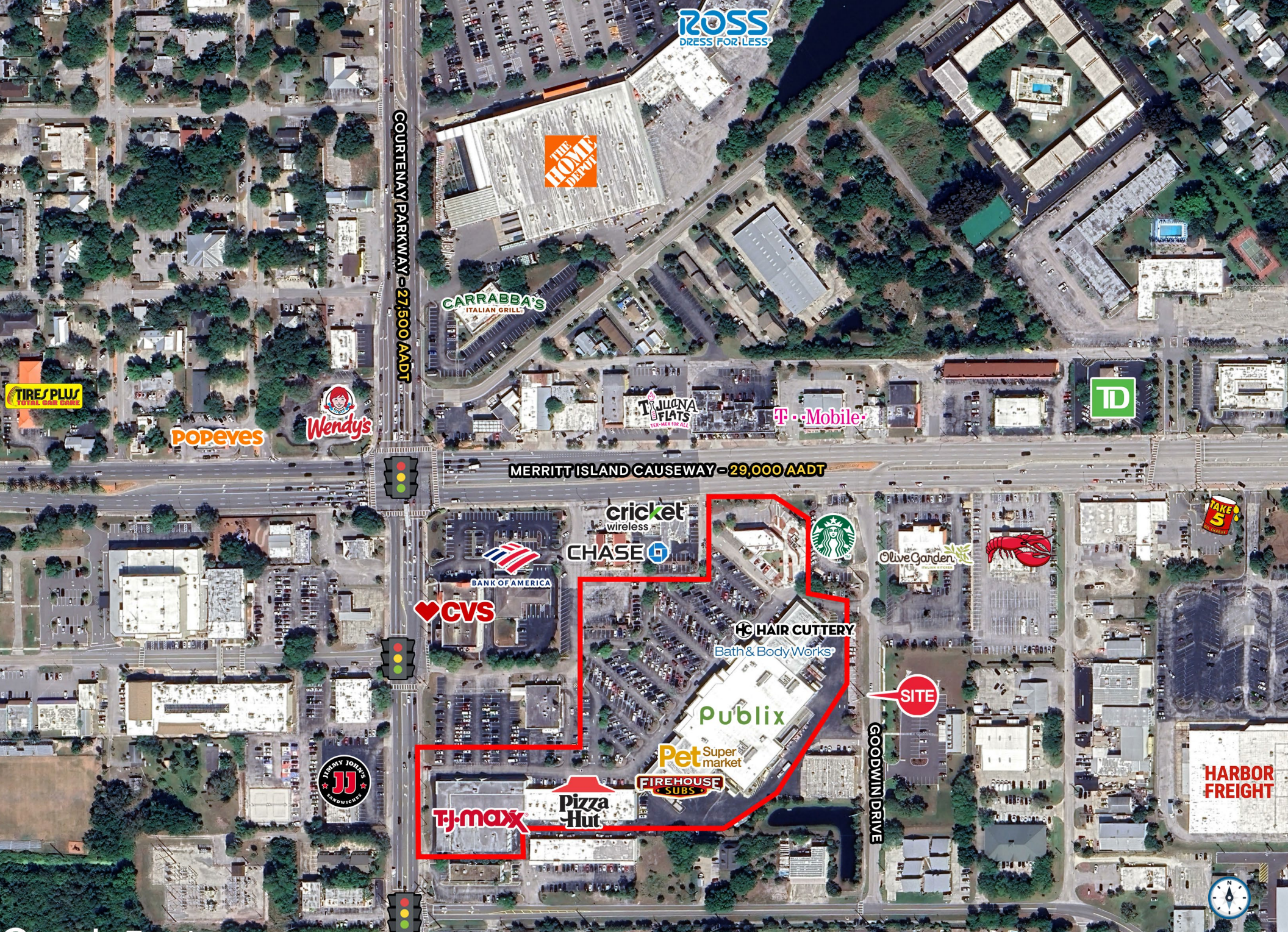
Tenant Roster

101	Available	700 SF	111	Pizza Hut	1,480 SF	133	Pet Supermarket	8,000 SF
102	Negotiating LOI	1,400 SF	113-115	KOI Sushi	3,463 SF	125	Publix	51,420 SF
103	Rose Nails	1,020 SF	117	Joy Luck	1,020 SF	201	Milano Nails	5,000 SF
105	Verona Insurance	2,040 SF	119	Star Salon	1,623 SF	205	Bath & Body Works	4,200 SF
107	UPS Store	1,020 SF	127	Hibiscus Dental	2,129 SF	209	Hair Cuttery	1,400 SF
109	Cloud 9 Smoke Shop	1,020 SF	129	Firehouse Subs	1,404 SF	155-OP	Available (former KFC)	0.70 Acres

Merritt Island Causeway



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Contact Brokers

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