

EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Available SF: 700 - 1,454 SF

Lease Rate: \$16.00 SF/yr
(\$4.35/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

JEFFERY T. ROBISON, CCIM

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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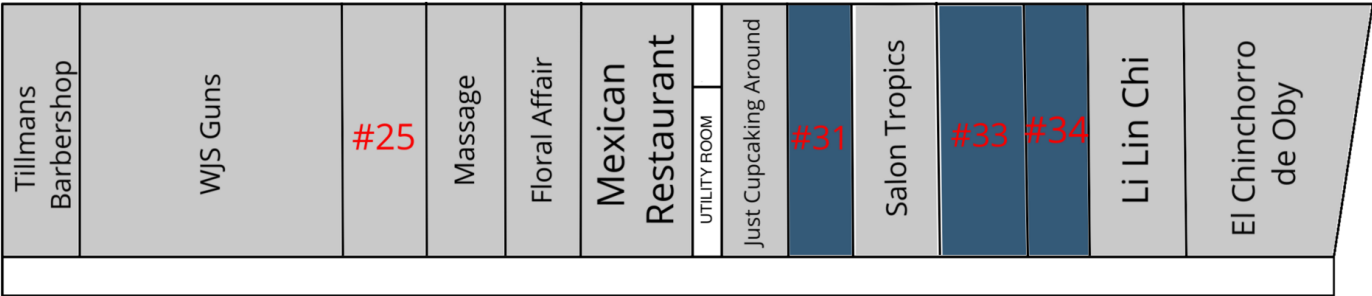
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AVAILABLE SPACES

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LEASE TYPE | \$4.35/sf NNN TOTAL SPACE | 700 - 1,454 SF LEASE TERM | Negotiable LEASE RATE | \$16.00 SF/yr



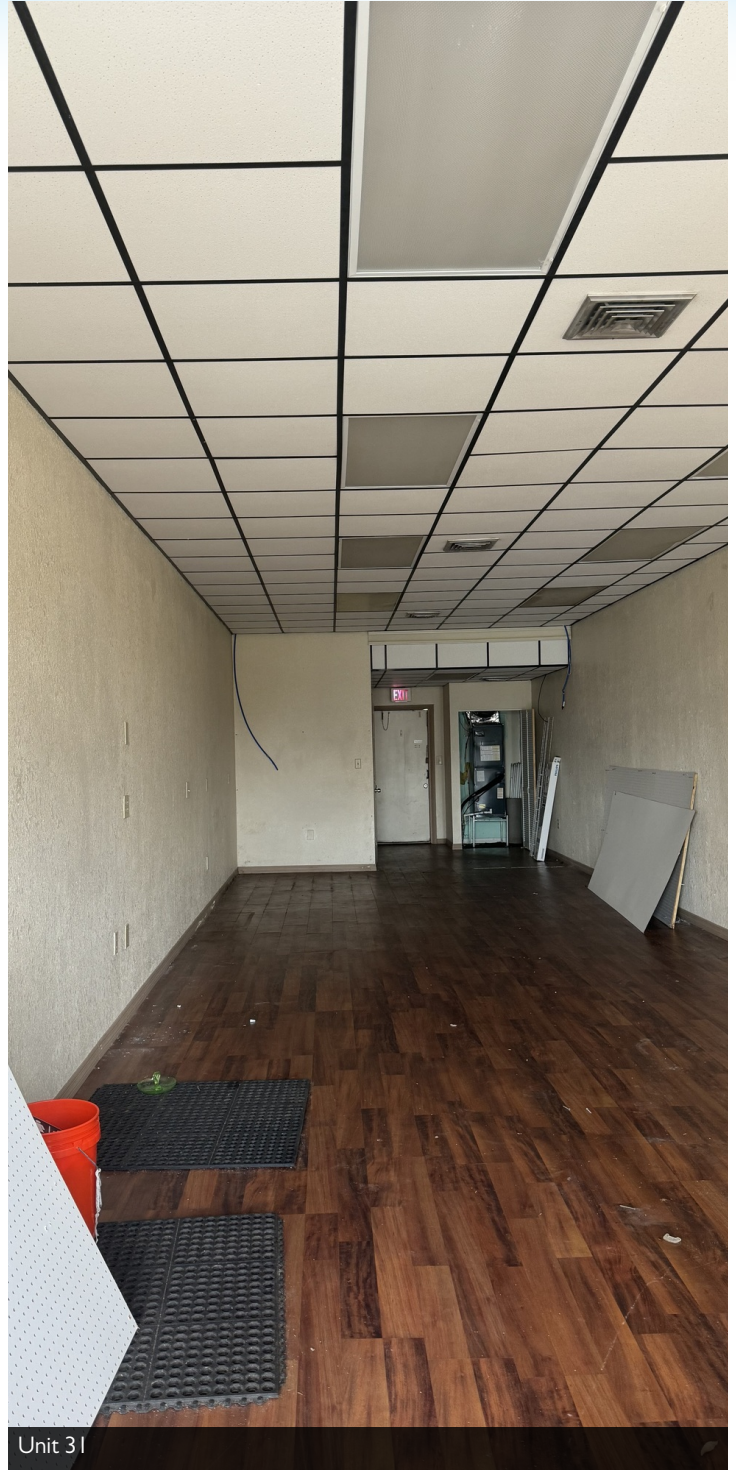
UNAVAILABLE AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE
#31	Available	727 - 1,454 SF	\$4.35/sf NNN	\$16.00 SF/yr
#33	Available	800 SF	\$4.35/sf NNN	\$16.00 SF/yr
#34	Available	700 SF	\$4.35/sf NNN	\$16.00 SF/yr

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INTERIOR PHOTOS

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UNIT 33 PHOTOS

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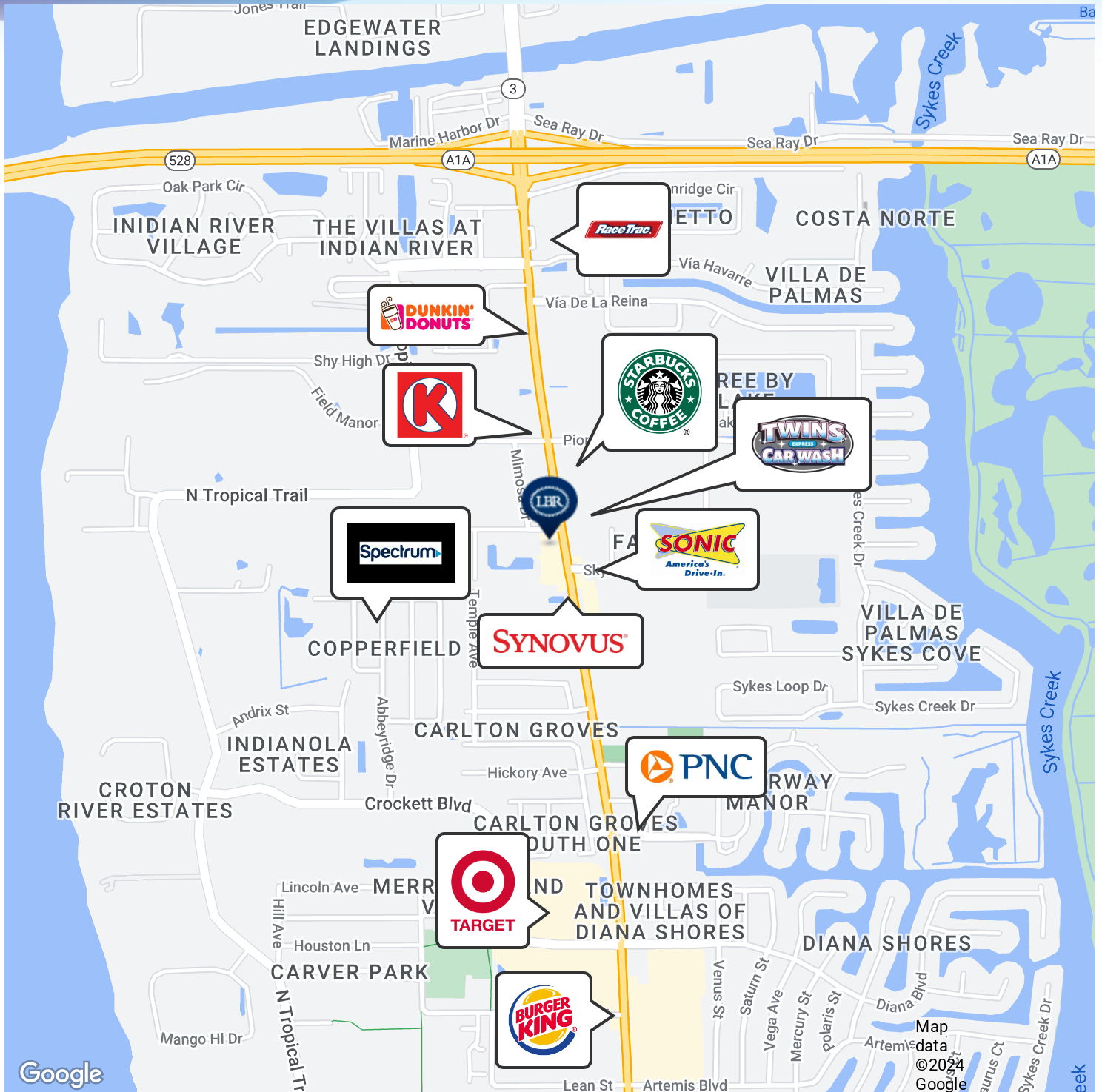
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RETAILER MAP

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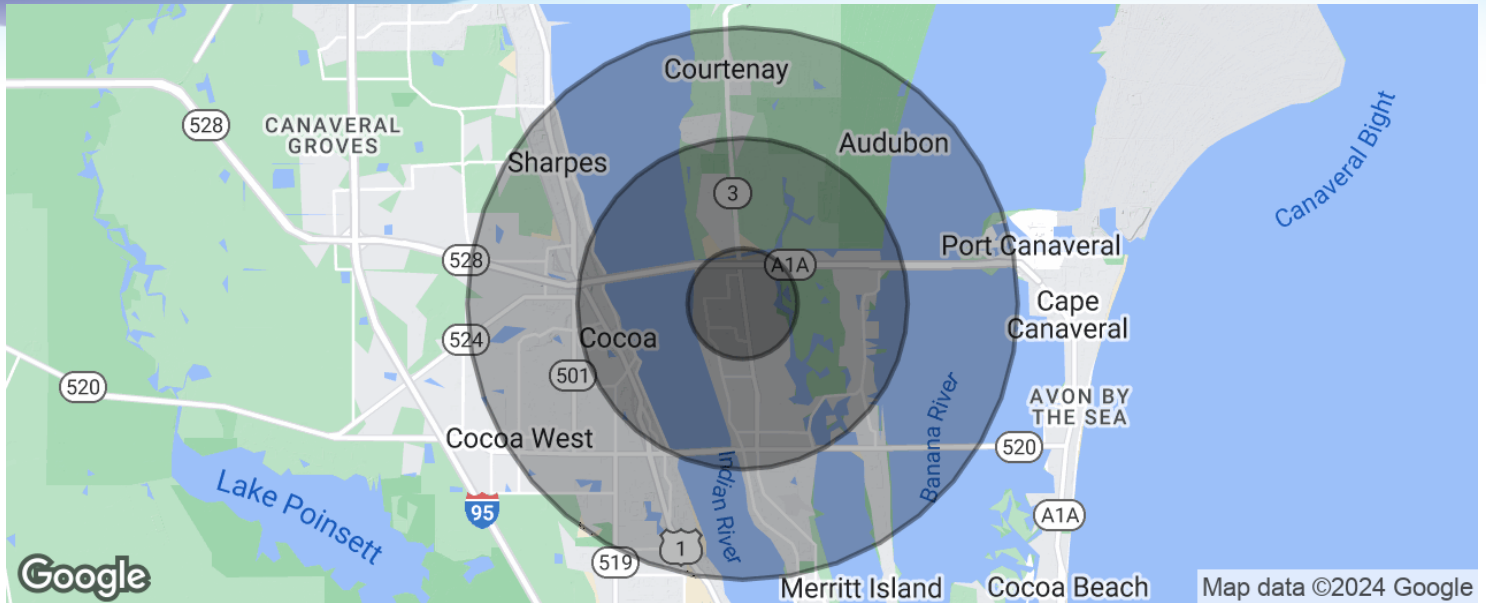
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DEMOGRAPHICS MAP & REPORT

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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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