

EXECUTIVE SUMMARY

Sabal Pointe Plaza • 780 E Merritt Island Cswy Merritt Island, FL 32952



OFFERING SUMMARY

Available SF: 3,614 - 8,472 SF

Lease Rate: \$14.00 - 30.00 SF/yr
(\$4.87/sf NNN)

Lot Size: 8.83 Acres

Year Built: 1996

Building Size: 82,163 SF

Zoning: BU-2

PROPERTY OVERVIEW

Exceptional shopping center with strong anchor tenants.
High traffic location on the corner of E Merritt Island Cswy. and Sykes Creek Pkwy.
Second generation restaurant available.
Ideal property signage.
Ample parking.

Restaurant Outparcel Available

* 3,614sf
* \$30/sf plus \$4.87/sf NNN

LOCATION OVERVIEW

Located on the main thoroughfare of Merritt Island SR520

Traffic Count: 25,000 AADT

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

J. BLAKE ROBISON

Retail Sales And Leasing Advisor
321.722.0707 X18
blake@teamlbr.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 X15
vitor@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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ADDITIONAL PHOTOS

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AVAILABLE SPACES

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UNAVAILABLE

AVAILABLE

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LEASE TYPE \$4.87/SF NNN | TOTAL SPACE 3,614 - 8,472 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$14.00 - \$30.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
ID	Richard's Paint	2,400 SF	NNN	-
3A	Available	8,472 SF	\$4.87/sf NNN	\$14.00 SF/yr
6B	Hearing Center	1,200 SF	NNN	-
CI01	Ice Cream Hut	1,500 SF	\$4.87/NNN	-
IA	Mattress Firm	2,400 SF	NNN	-
IB	Super Cuts	1,200 SF	NNN	-
CI02	Ardella's Sandwiches	1,500 SF	NNN	-
3	Michaels	10,000 SF	NNN	-
4	Aldi	8,000 SF	NNN	-
5	Available	8,029 SF	\$4.87/sf NNN	\$14.00 SF/yr
6A	Nails by Tony	1,300 SF	NNN	-
6C	Sosa Dental	1,500 SF	NNN	-
Restaurant	Available	3,614 SF	\$4.87/sf NNN	\$30.00 SF/yr

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INTERIOR - UNIT 5

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SURROUNDING DEVELOPMENT

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Breaking Ground 2023

Merritt Island Wellness Village



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RETAILER MAP

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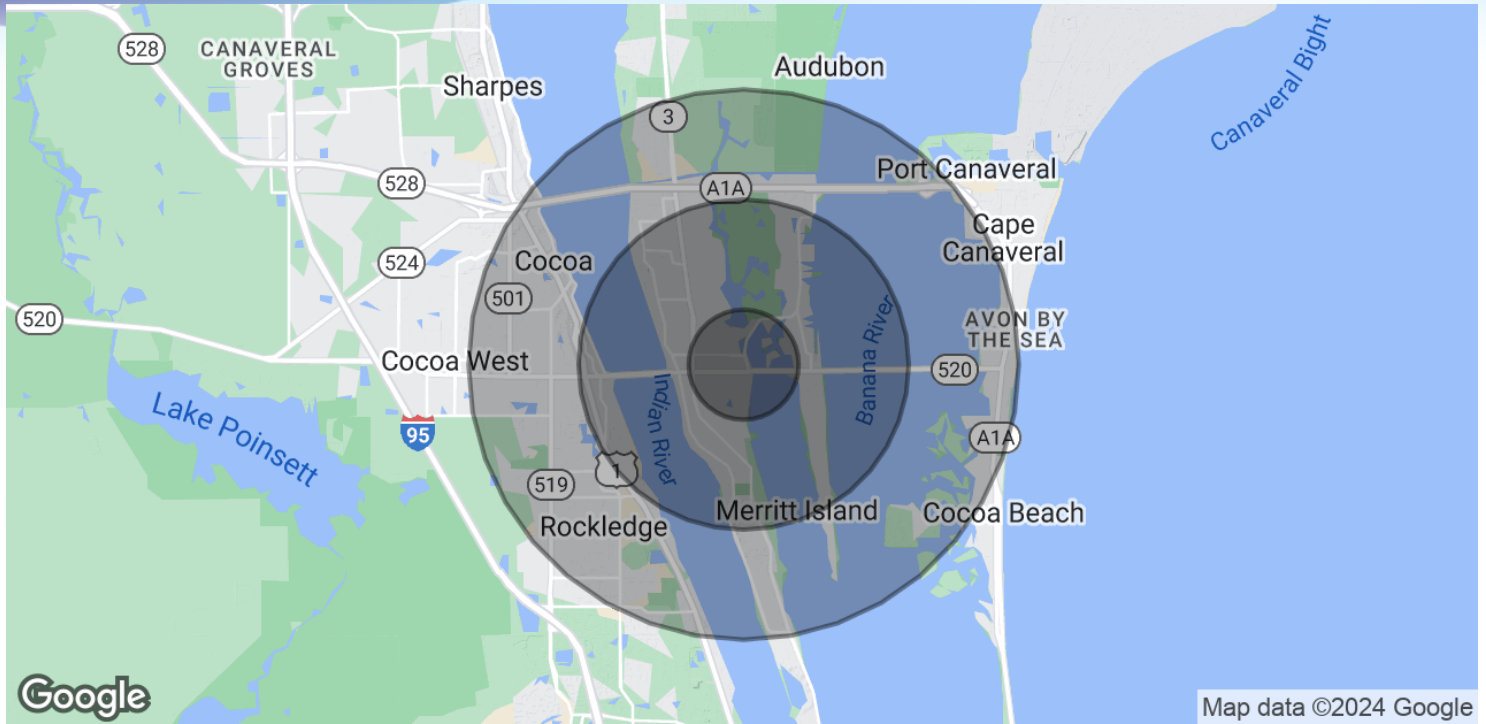
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,133	27,951	73,797
Average age	44.9	46.5	44.8
Average age (Male)	44.4	45.4	44.5
Average age (Female)	43.0	46.7	45.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,287	12,153	31,505
# of persons per HH	2.2	2.3	2.3
Average HH income	\$58,107	\$69,003	\$66,221
Average house value	\$238,634	\$294,390	\$273,992

* Demographic data derived from 2020 ACS - US Census

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