

# EXECUTIVE SUMMARY

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



## OFFERING SUMMARY

**Available SF:** 3,614 SF

**Lease Rate:** \$30.00 SF/yr  
(\$4.47/sf NNN)

**Lot Size:** 0.45 Acres

**Year Built:** 1996

**Building Size:** 3,614 SF

**Zoning:** BU-2

## PROPERTY OVERVIEW

Located in an exceptional shopping center with strong anchor tenants.

High traffic location on the corner of E Merritt Island Cswy. and Sykes Creek Pkwy.

Limited kitchen equipment included.

Drive-thru window.

Ample parking.

Ground lease option available.

## LOCATION OVERVIEW

Located in Sabal Pointe Plaza  
Multiple entrances off Sykes Creek Pkwy or Merritt Island Cswy (SR 520)

Traffic Count:  
Sykes Creek - 12,010 AADT(2019)  
Merritt Island Cswy - 23,280 AADT (2019)

### 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

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



## 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

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.



# INTERIOR PHOTOS

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



## 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

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.



# AREA DEVELOPMENT

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



Breaking Ground 2023

## Merritt Island Wellness Village



### 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

### Lightle Beckner Robison, Inc.

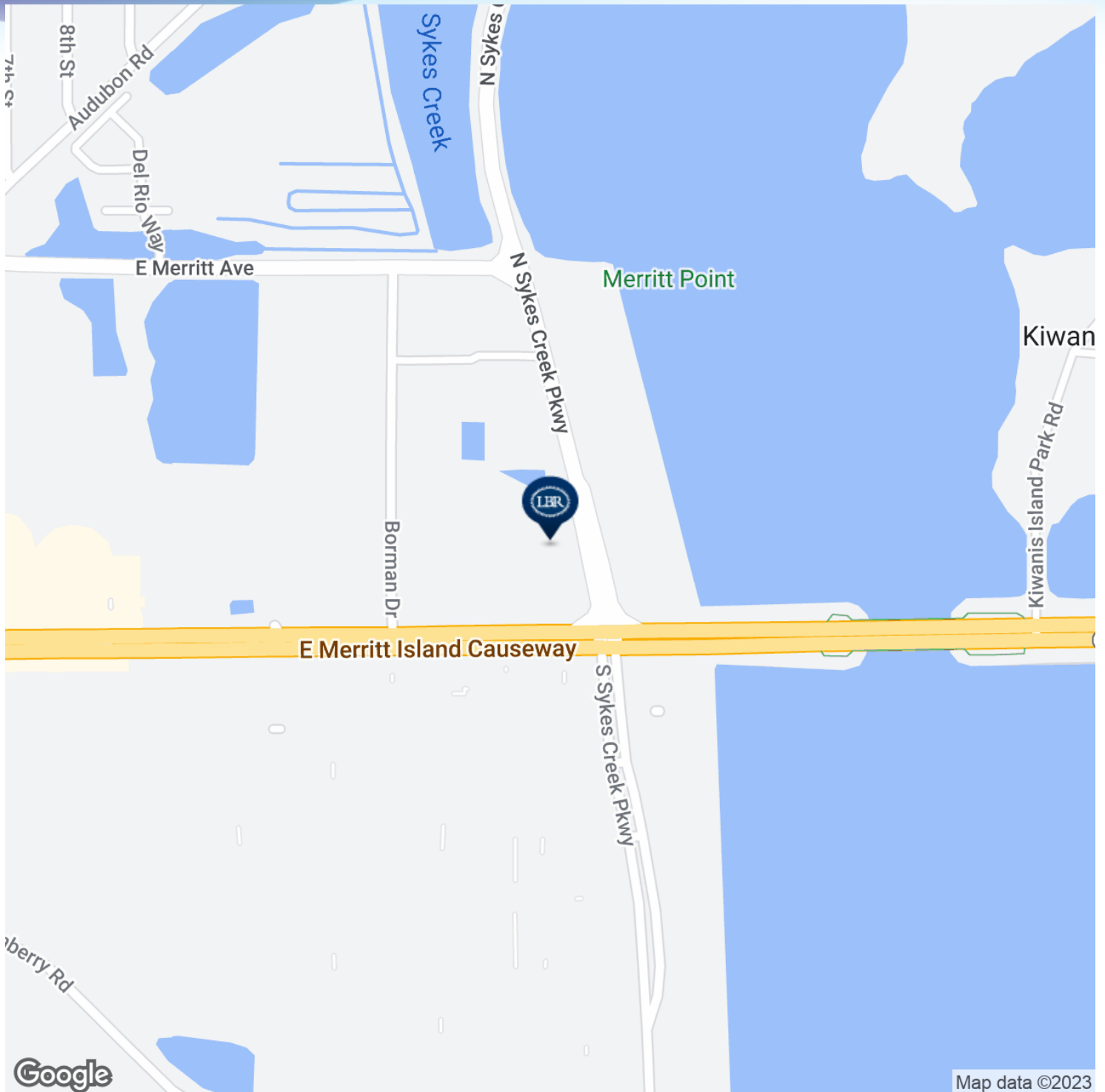
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# LOCATION MAPS

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



## 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

## Lightle Beckner Robison, Inc.

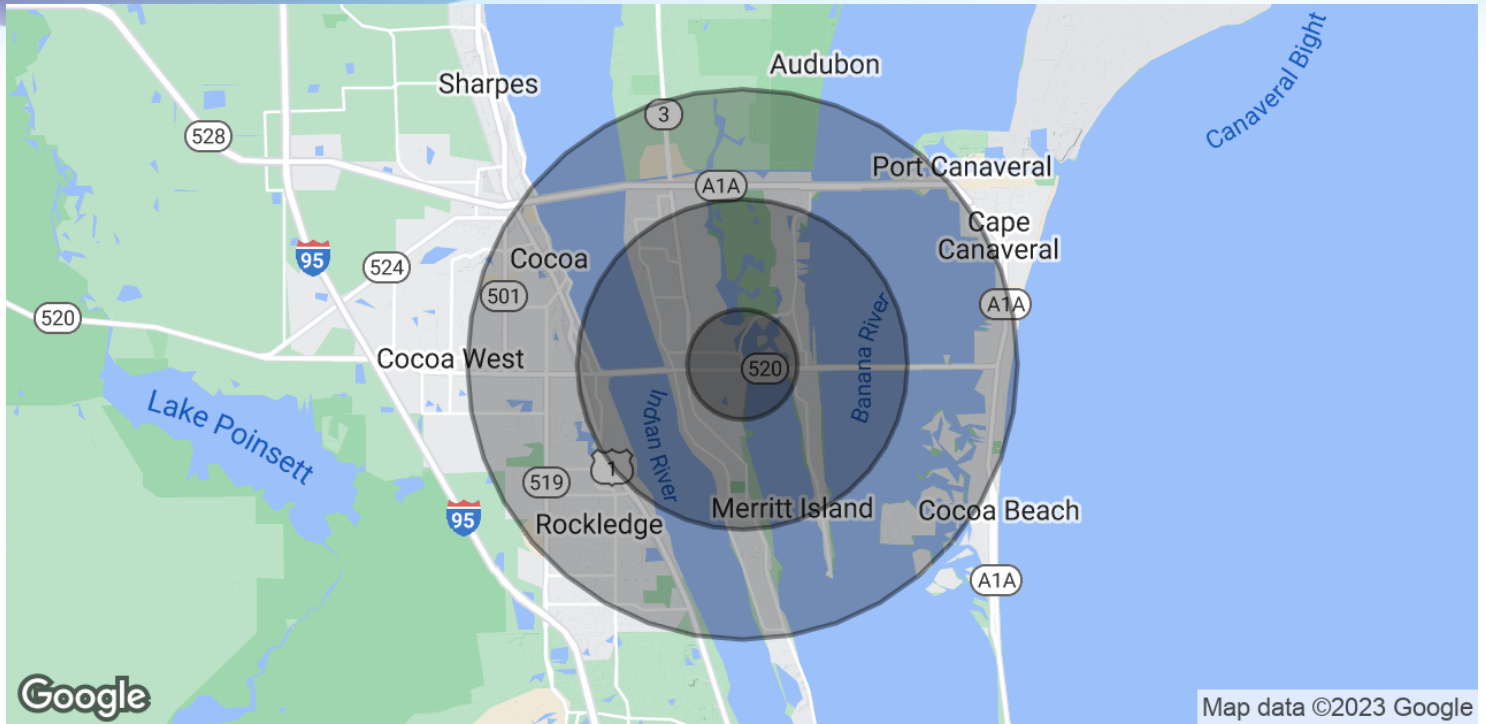
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.



# DEMOGRAPHICS MAP & REPORT

• 125 N Sykes Creek Blvd Merritt Island, FL 32953



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,870	27,842	74,136
Average age	45.1	46.5	45.0
Average age (Male)	44.4	45.5	44.6
Average age (Female)	43.4	46.6	45.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,173	12,113	31,672
# of persons per HH	2.2	2.3	2.3
Average HH income	\$58,558	\$68,990	\$66,488
Average house value	\$245,033	\$294,407	\$275,729

\* Demographic data derived from 2020 ACS - US Census

### 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

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.