

FOR LEASE | Merritt Crossings



PROPERTY DESCRIPTION

Discover the perfect location for your business at the stunningly renovated Plaza, located directly on the bustling Courtenay Parkway in Central Merritt Island. This prime retail space offers a fantastic opportunity to join a thriving tenant mix in a highly visible and high-traffic area.

Key features:

- * Location: Courtney Parkway, Central Merritt Island
 - * Tenant Mix: Planet Fitness, grocery/produce, restaurants, daycare, hair studio, more
 - * Visibility: situated across from Target and adjacent to Aldi and Walgreens, ensuring a steady flow of potential customers
 - * Available Space: ranging from a minimum of 1002 Square feet to 2397 Square feet
 - * Well – Maintained: common areas, landscaping, and ample parking for your convenience
 - * Renovated Plaza: enjoy the benefits of a beautifully renovated and modernized Plaza to enhance your business's image
 - * High – Traffic Area: located in a retail – dense area of Central Merritt Island, guaranteeing a consistent customer base
- Don't miss out on this exceptional leasing opportunity in the heart of Central Merritt Island!

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	23
Available SF:	1,205 - 2,397 SF
Lot Size:	15.26 Acres
Building Size:	92,741 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,064	13,315	28,833
Total Population	4,806	30,502	67,564
Average HH Income	\$72,881	\$61,998	\$60,675

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It turns out, you don't have any Site Plans!
(be sure to tag an image "Site Plan" in the [Property Edit Form](#))

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,205 - 2,397 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

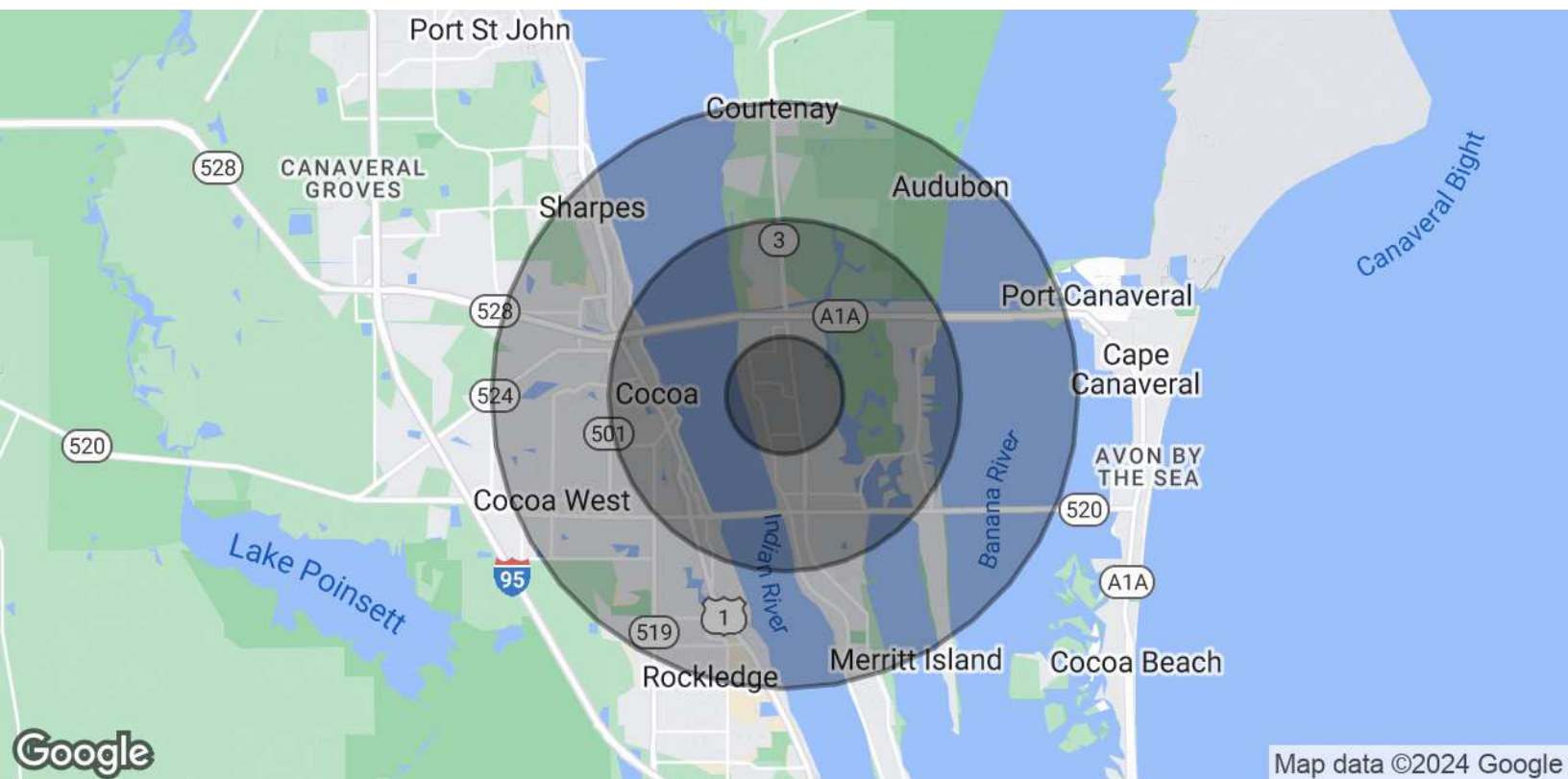
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 213	-	997 - 1,002 SF	NNN	\$14.00 SF/yr	Take advantage of this 2nd generation restaurant and get in quickly for less! Ask about equipment savings!
Suite 253-55	Available	2,397 SF	NNN	\$14.00 SF/yr	This 2,398 sf suite is located at the right side of the Plaza.
Suite 257	Available	1,205 SF	NNN	\$14.00 SF/yr	This 1,205 SF unit was previously a nail salon, with plenty of outlets for individual work stations.
Suite 259	Available	1,205 SF	NNN	\$14.00 SF/yr	This 1,205 SF unit has a vanilla shell buildout ready for you!
209	-	1,567 SF	NNN	\$14.00 SF/yr	-
Suite 271	Available	1,400 SF	NNN	\$14.00 SF/yr	Located in the west building on the property in the center units. Ample parking on front and back of the building. Previous travel agency. Could be combined with adjacent unit for a total of approximately 3400.
Suite 271-273	Available	2,300 SF	NNN	\$14.00 SF/yr	Located in the west building on the property in the center units. Ample parking on front and back of the building. Previous travel agency. Could be combined with adjacent unit for a total of approximately 3400.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,806	30,502	67,564
Average age	47.0	44.8	43.4
Average age (Male)	45.6	43.5	42.4
Average age (Female)	48.4	45.2	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,064	13,315	28,833
# of persons per HH	2.3	2.3	2.3
Average HH income	\$72,881	\$61,998	\$60,675
Average house value	\$298,467	\$266,249	\$246,637

* Demographic data derived from 2020 ACS - US Census

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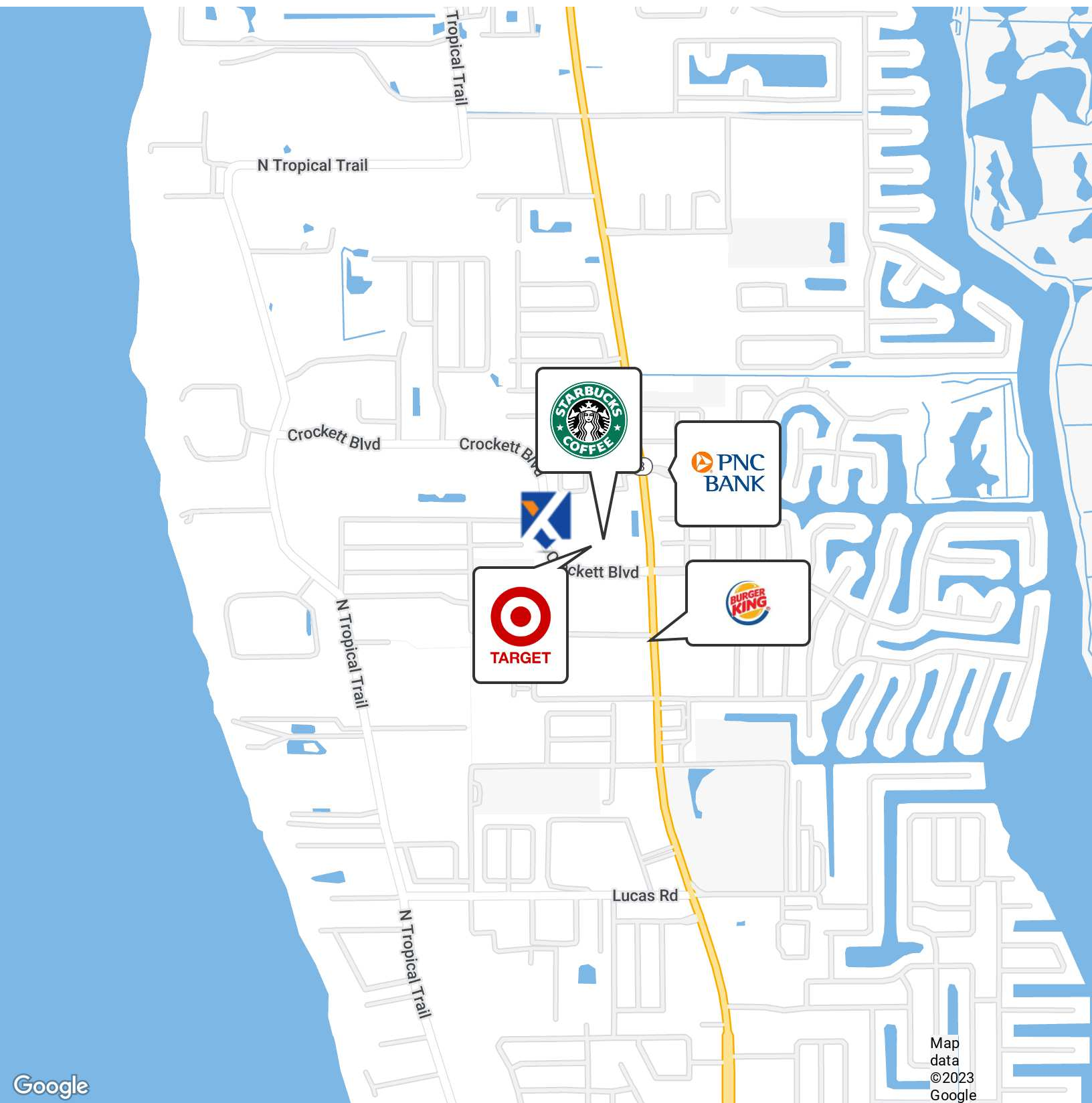
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