

FOR LEASE

Town Square

1351-1355 N Courtenay Parkway, Merritt Island, FL 32953

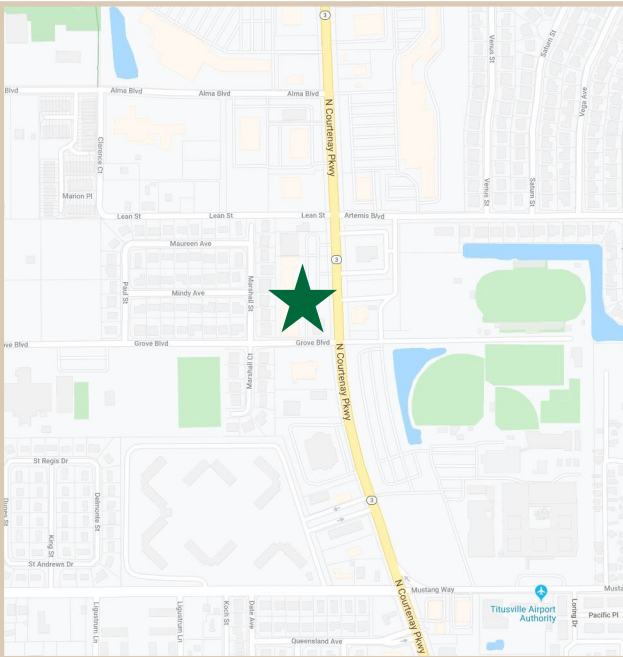
PROPERTY FACTS

Building Area:	32,273 Sq. Ft.	
Parcel Size:	2.89 Acres	
Parking	103 Spaces	
Unit Range:	531– 2,400 SF	
Year Built:	1983/ 1987	
Construction:	Concrete Block with Stucco Brick and Siding	
Building Height:	2 Story	
Zoning:	BU-ICC	
Complex Configuration:	3 Buildings	
	1351	12,882 Sq. Ft.
	1353	3,749 Sq. Ft.
	1354	15,642 Sq. Ft.



PROPERTY HIGHLIGHTS

Price	These units are competitively priced, providing a great value for a newly renovated space.
Visibility & Access	Excellent visibility from Courtenay Parkway, the main road going through the island. We have entrances off Grove Boulevard and North Courtenay Parkway.
Location	Large quantity of restaurants on Courtenay Parkway and other national retailers.
Aesthetics	Extensive interior and exterior renovations. These renovations include new paint, logos, and carpeting.



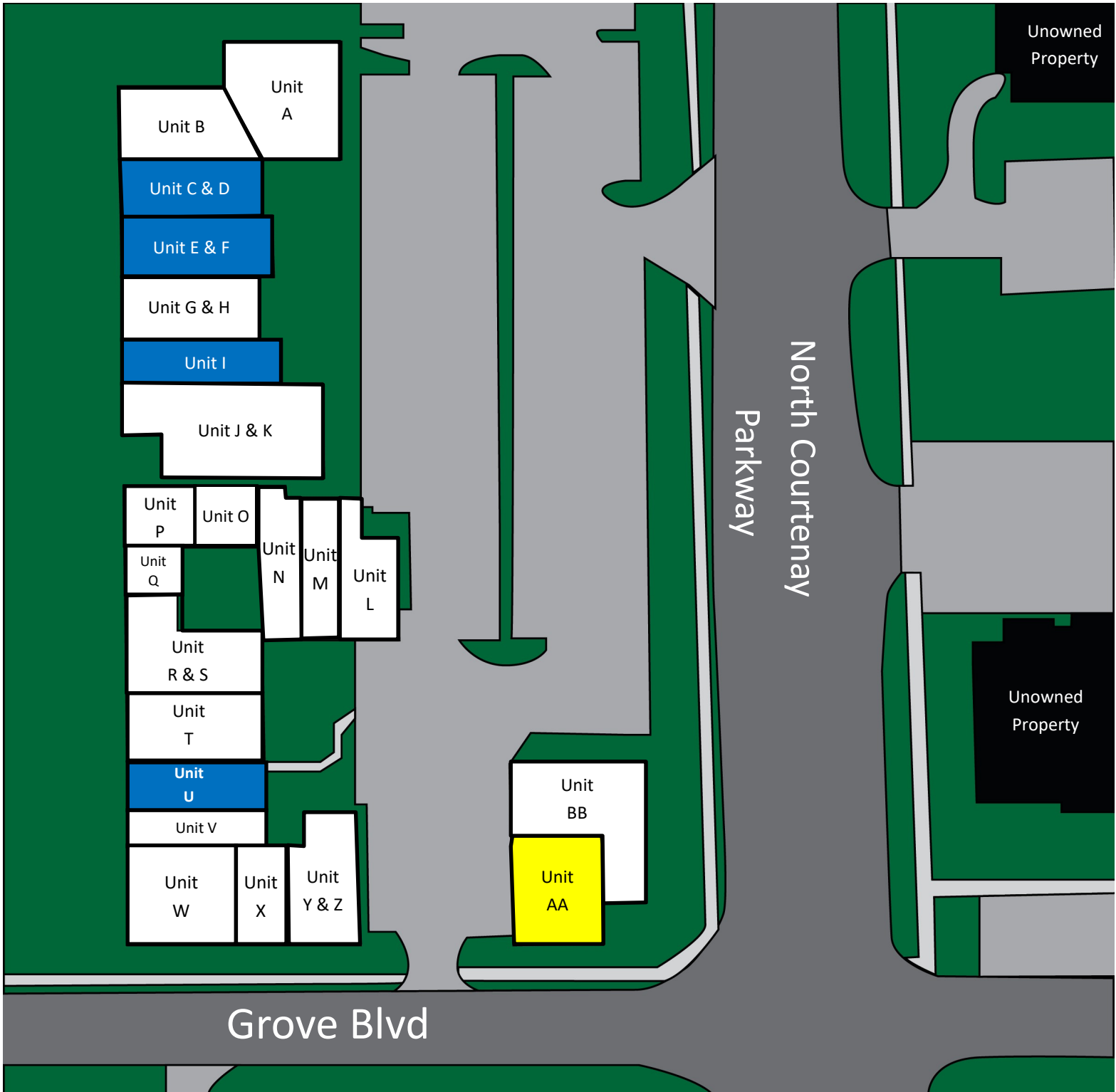
CHARLES A. VON STEIN, INC.
 Commercial Property Management,
 Sales & Leasing Specialists since 1963
 626 Old Dixie Highway SW
 Vero Beach, FL 32962
 www.vscree.com

CONTACT INFO:
 Brevard County: 321.725.1961
 Indian River County: 772.778.4885
 Fax: 772.778.4908
 Leasing: leasing@vscre.com

SITE PLAN

Town Square

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UNITS FOR LEASE

Town Square

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
C & D	1,998 SF	\$10.00 SF/YR	\$1,665.00	Yes	No	Yes	No	Newly Renovated Office Space
E & F	2,272 SF	\$10.00 SF/YR	\$1,893.33	Yes	No	Yes	No	Newly Renovated Office Space
I	1,605 SF	\$10.00 SF/YR	\$1,337.50	Yes	No	Yes	No	Newly Renovated Office Space
U	1,123 SF	\$10.00 SF/YR	\$935.83	Yes	No	Yes	No	Newly Renovated Office Space



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COMING AVAILABLE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				DATE AVAILABLE
				WATER	ELECTRIC	TRASH	CABLE	
AA	2,400 SF	\$17.00 SF/YR	\$3,400.00	Yes	No	Yes	No	Call for Details



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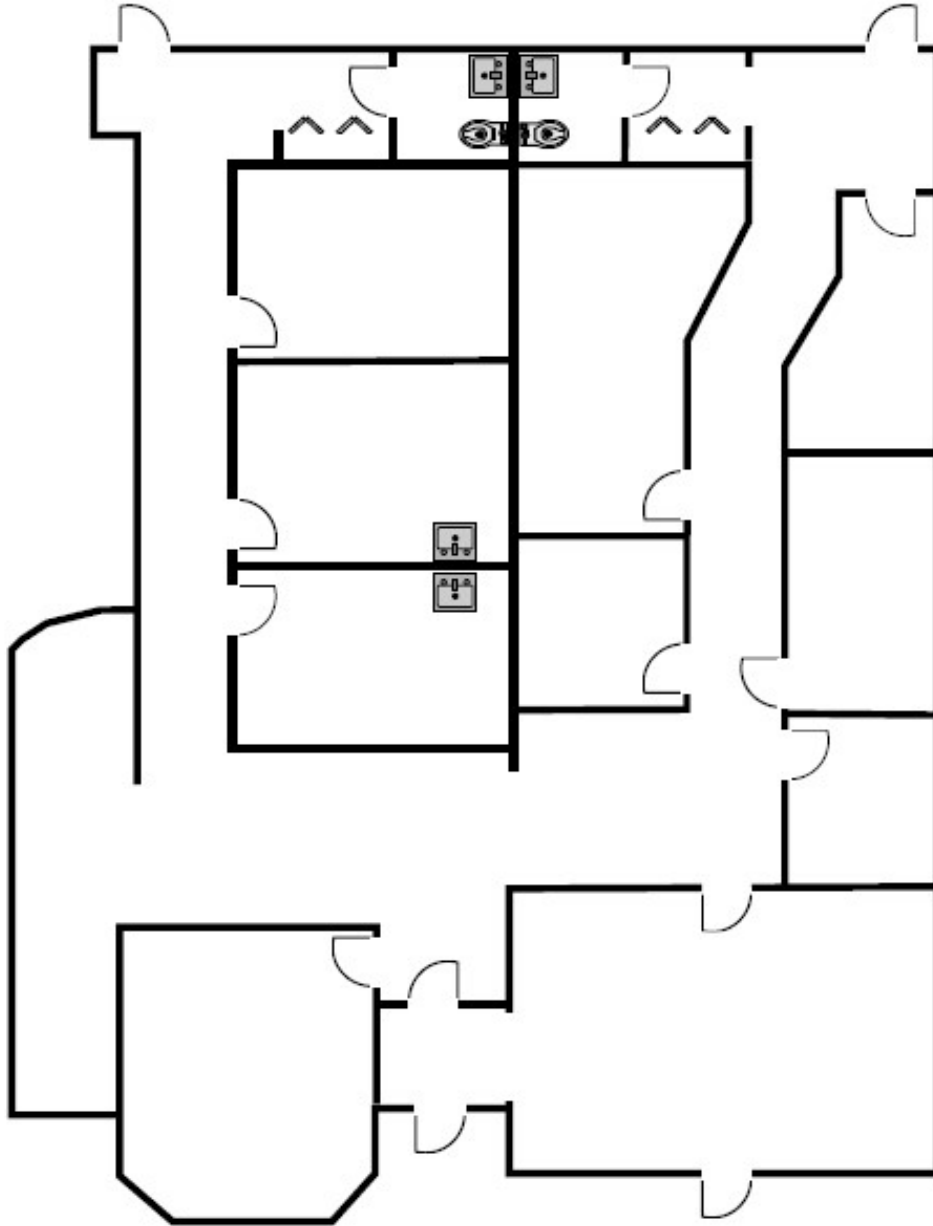
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FLOOR PLAN

Unit E & F

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2,272 SF



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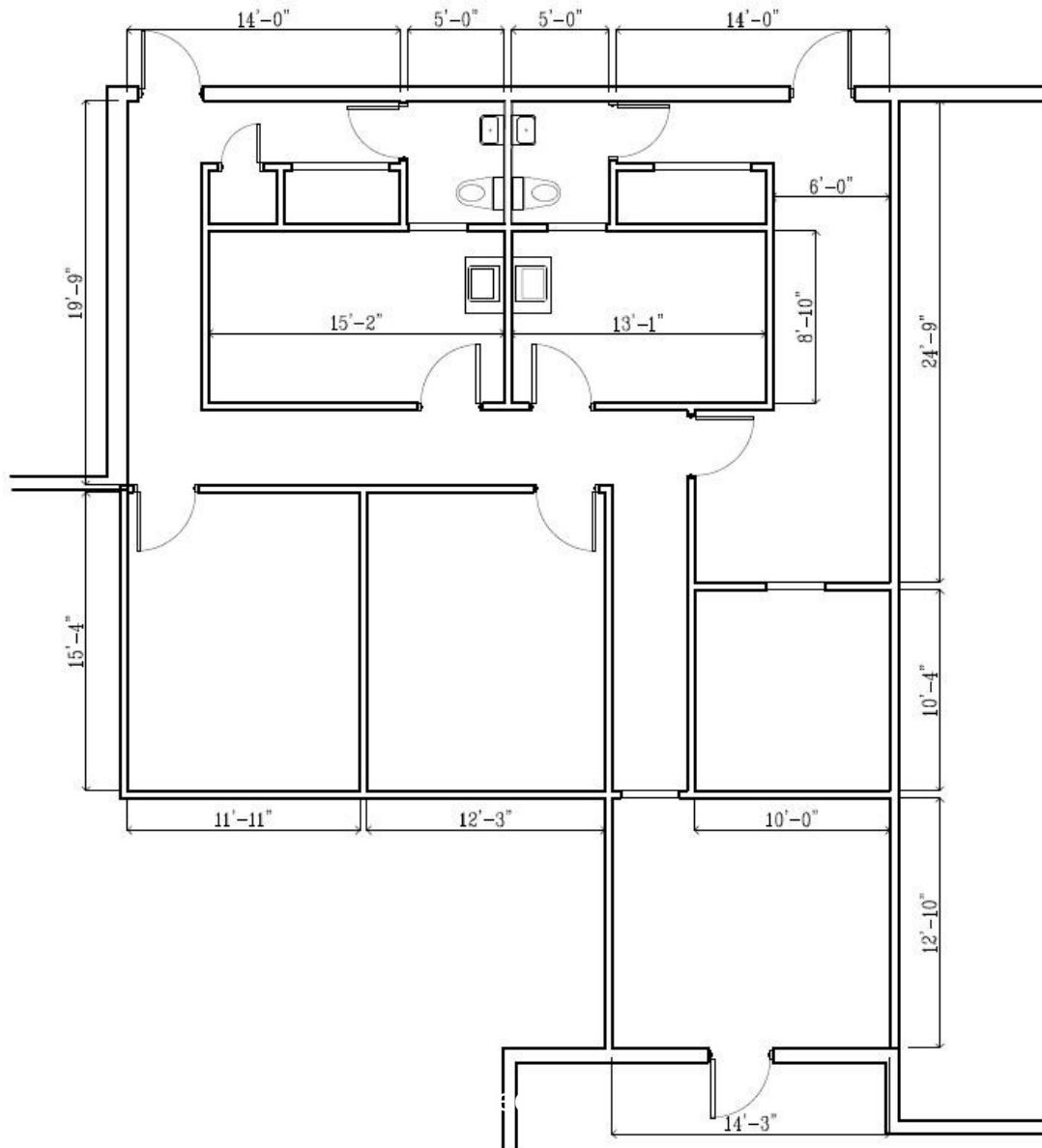
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FLOOR PLAN

Unit I

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1,605 SF



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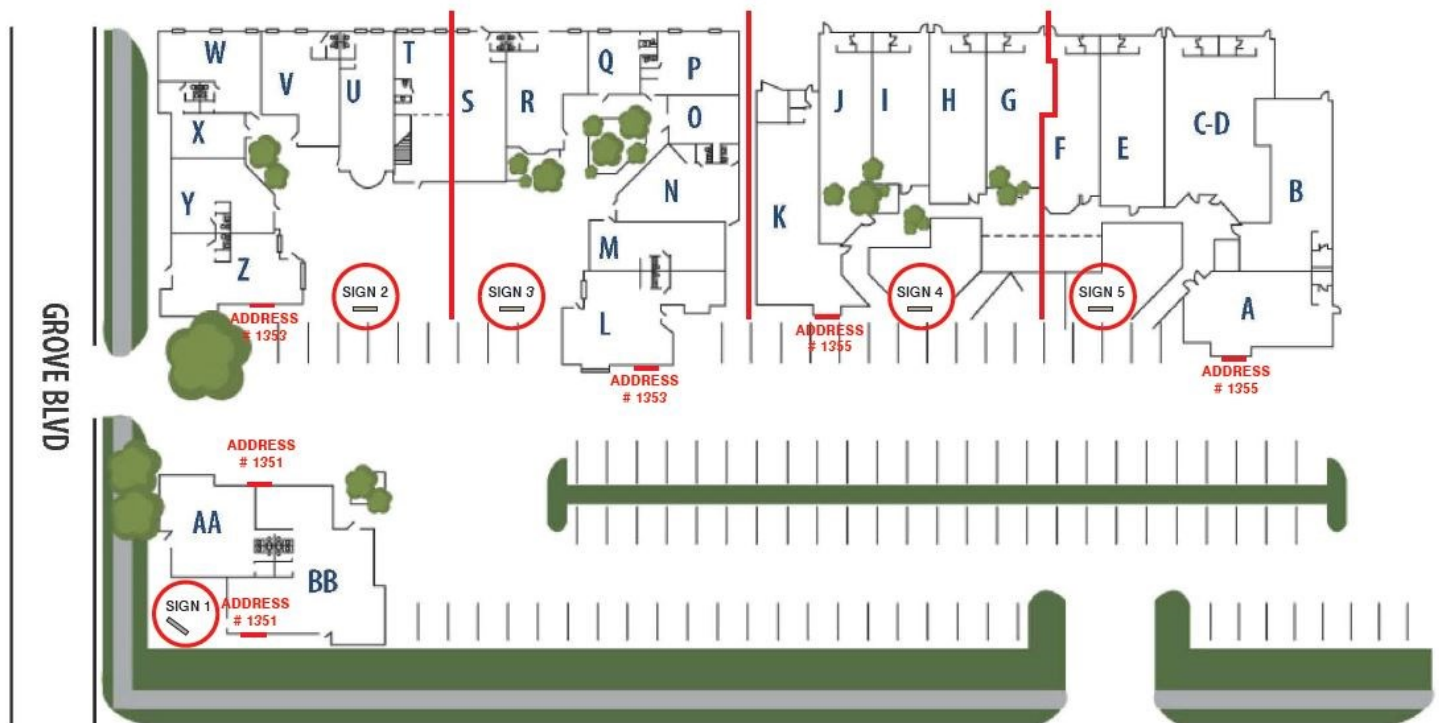
FLOOR PLAN

Directory Signs

Town Square

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TOWN SQUARE
MERRITT ISLAND, FL



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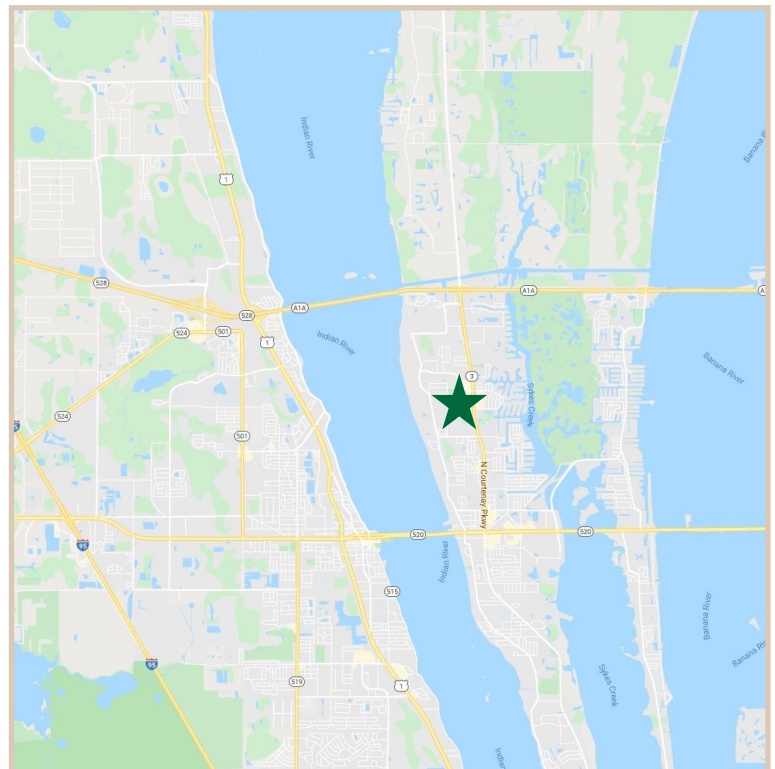
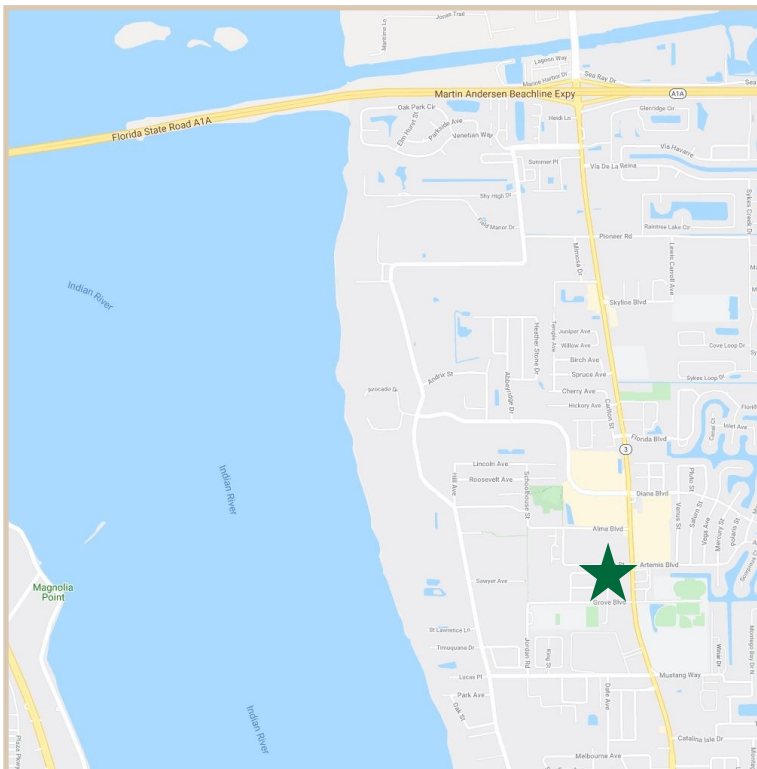
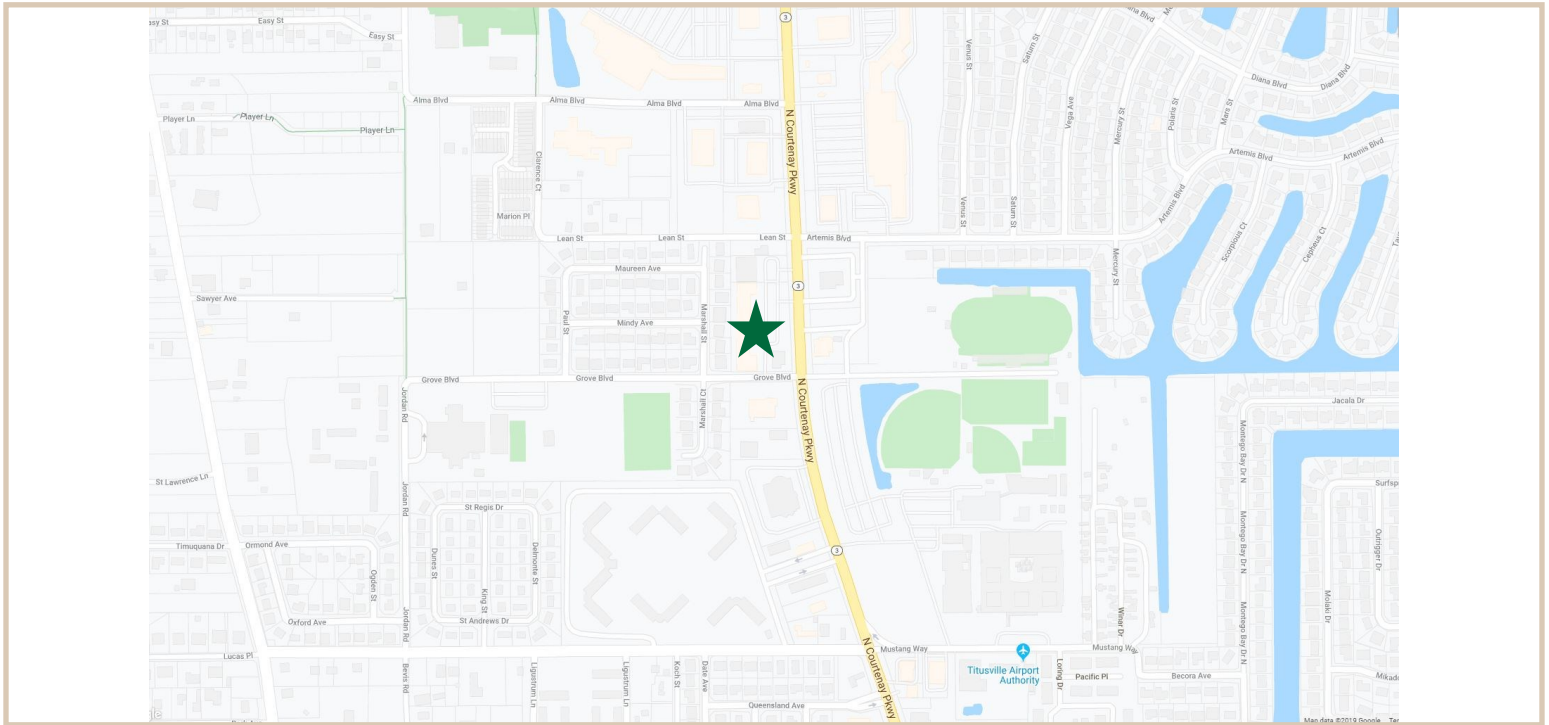
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LOCATION MAPS

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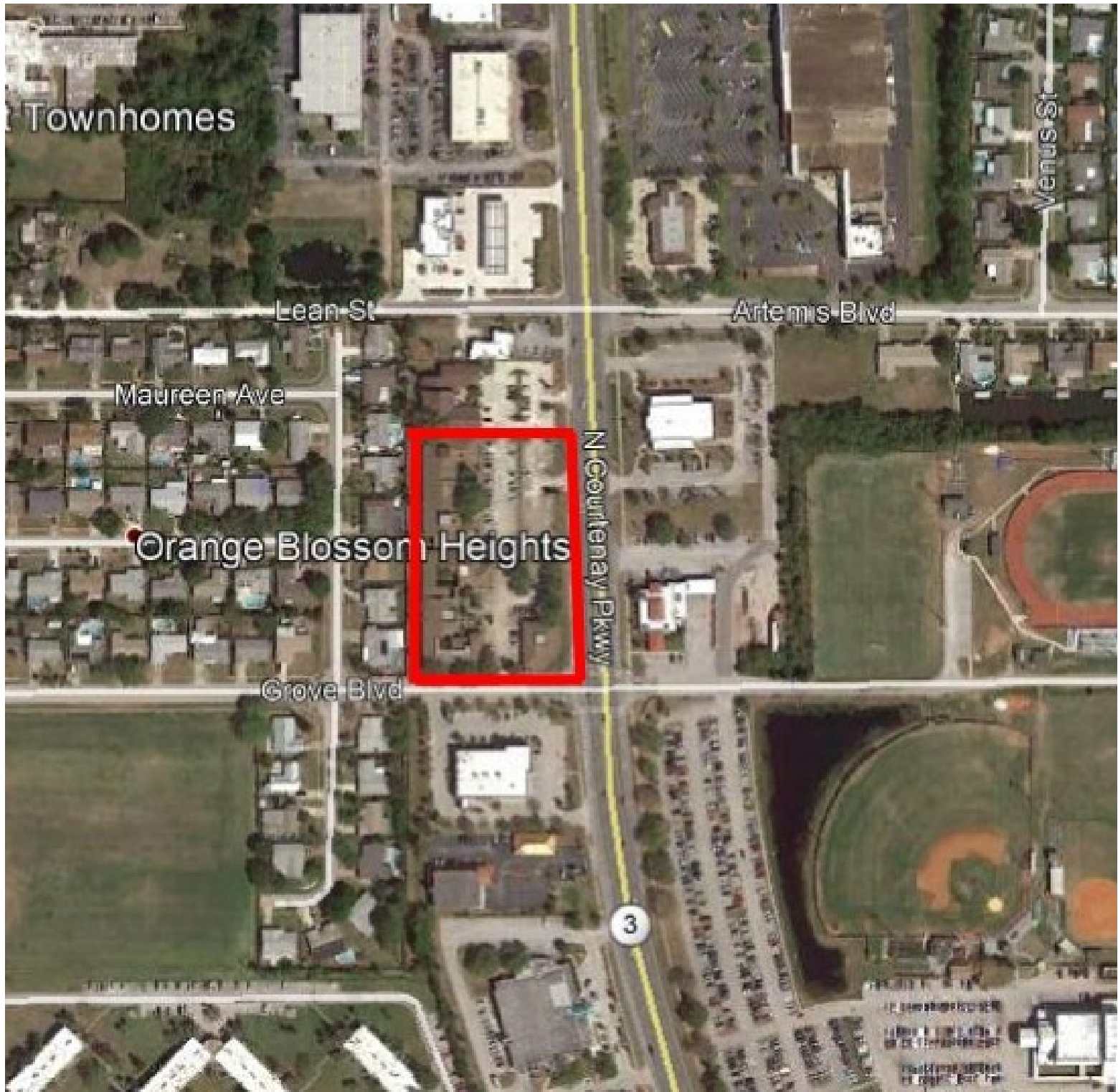
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AERIAL

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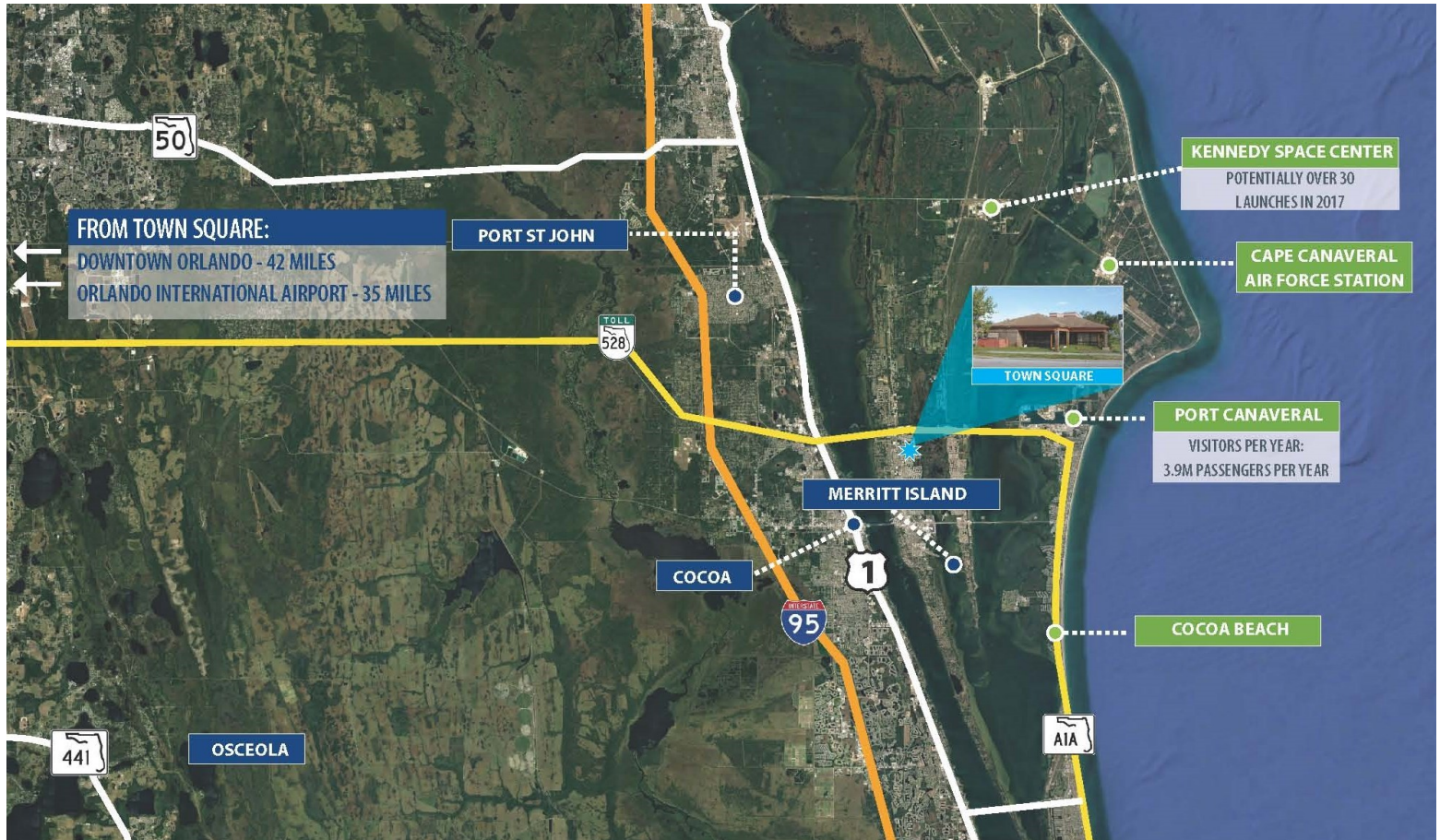
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ADDITIONAL PHOTOS

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