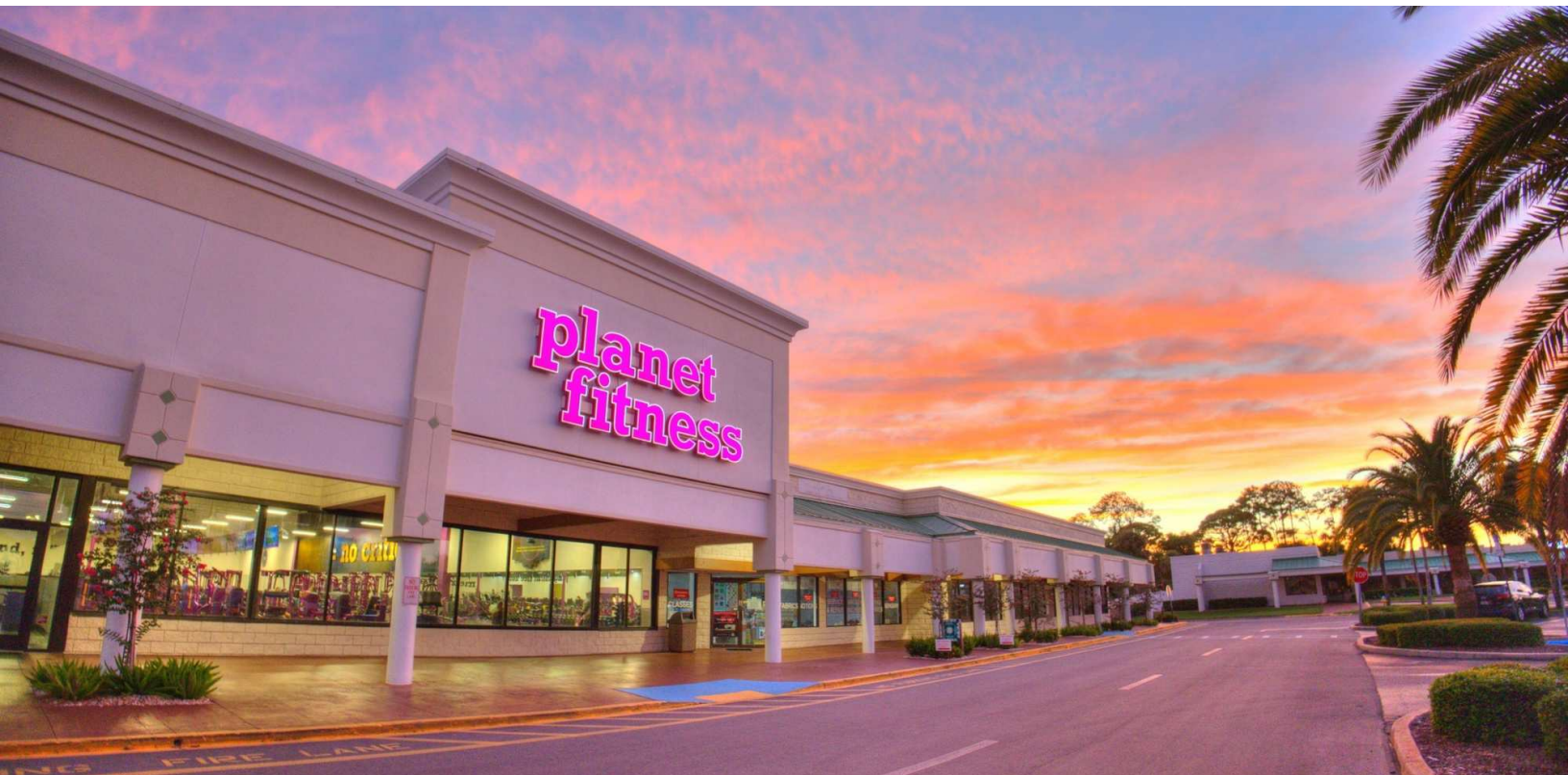


# FOR LEASE | Merritt Crossings



## 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:	\$17.00 - 20.00 SF/yr (6.45; NNN)
Number of Units:	23
Available SF:	1,205 - 2,400 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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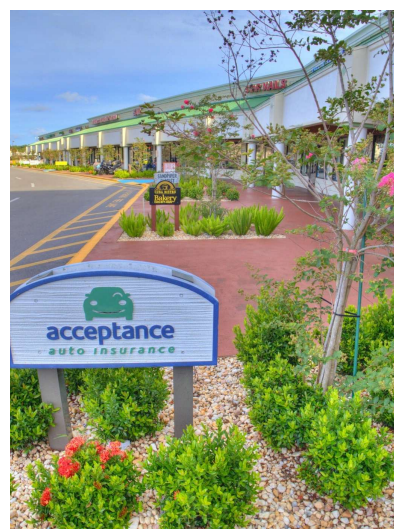
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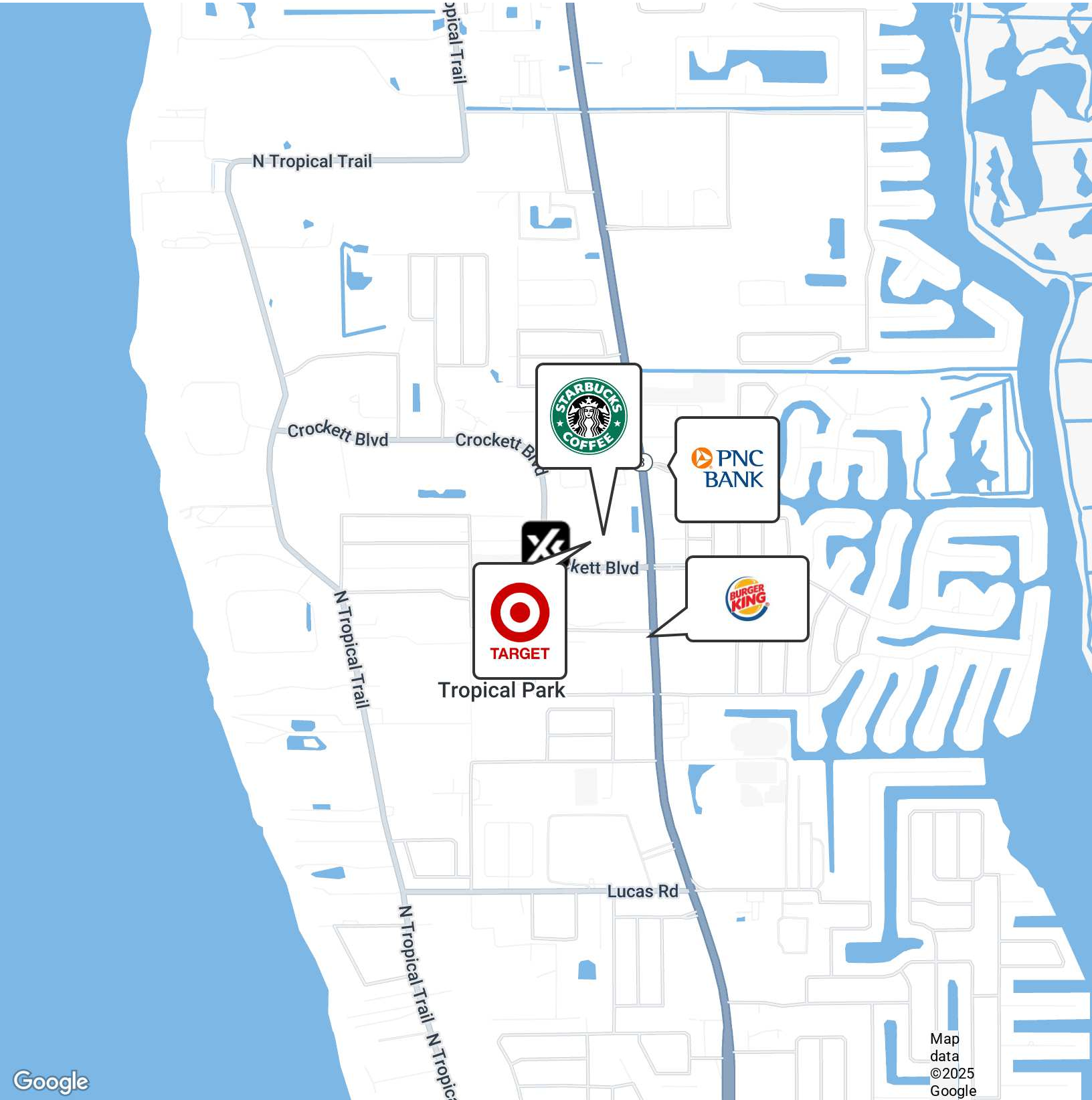
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**ROCKET CITY**

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# FOR LEASE | Merritt Crossings



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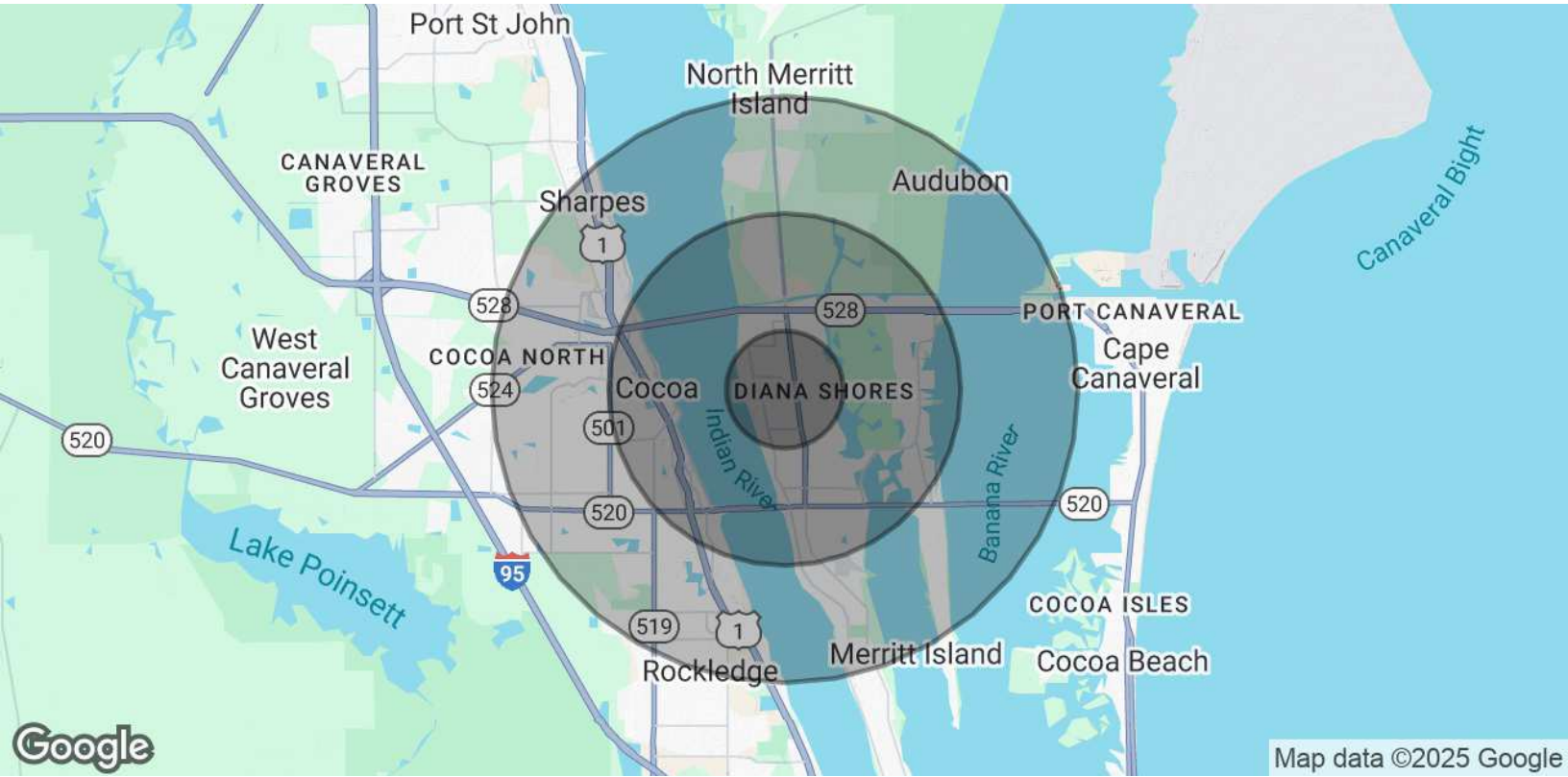
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# FOR LEASE | Merritt Crossings



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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