

## OFFICE SPACE FOR LEASE

# FINANCIAL CENTER AT MERRITT SQUARE

775 E Merritt Island Causeway, Merritt Island, FL 32952



- Three Story Class "A" Professional Office Building Located in the Heart of Merritt Island
- State Road 520 (Merritt Island Causeway) is a Major Corridor Between US 1 and A1A
- High Traffic Counts of 33,300 Cars Per Day
- Shadow Anchored Office Building at the Entrance to Merritt Square Shopping Mall
- Covered Portico Main Entrance to Building
- Double Elevator Building with Granite Lobby
- Spacious Floor Plans - 2,675, 3,874, 4,813 SF
- \$18 to \$22/SF/YR + \$8.44 NNN - Includes Utilities



Radius	1 Mile	3 Mile	5 Mile
2021 Population	4,488	32,411	89,437
2021 Average Household Income	\$62,058	\$81,723	\$81,040
Median Age	49.6	50.9	48.4



[JMREALESTATE.COM](http://JMREALESTATE.COM)

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Suite 110, 1st Floor - 2,675 SF - 22/SF/YR



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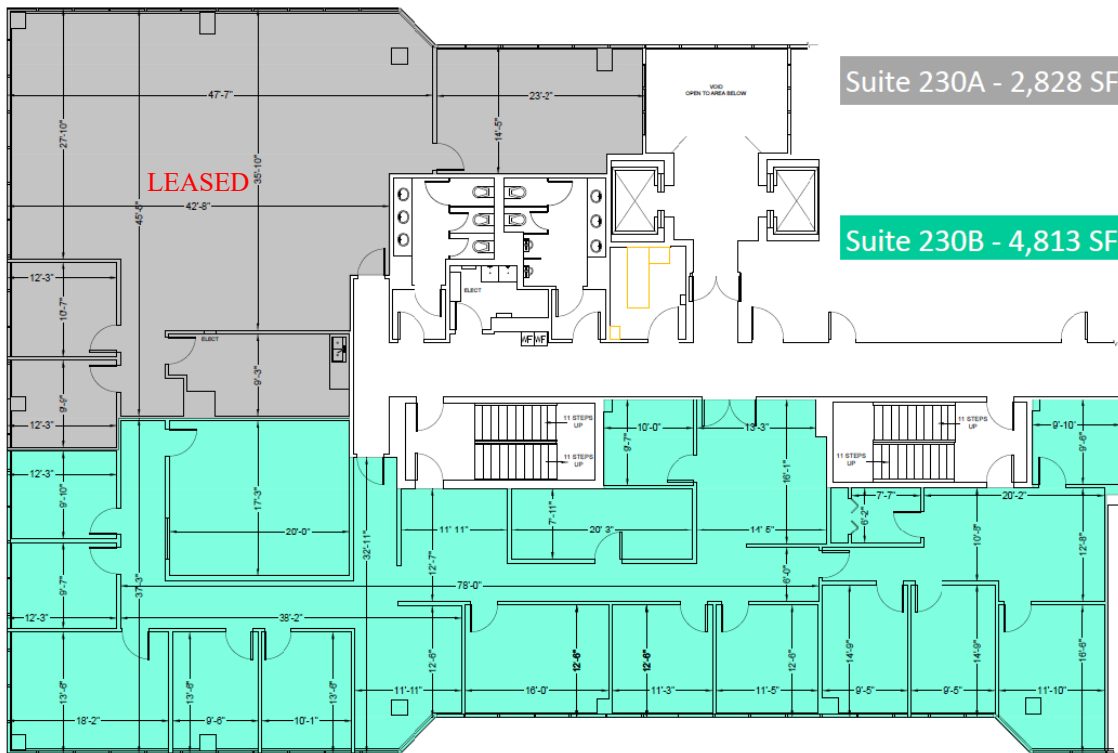
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775 E Merritt Island Causeway, Merritt Island, FL 32952



Suite 230B, 2nd Floor - 4,813 SF - \$18/SF/YR



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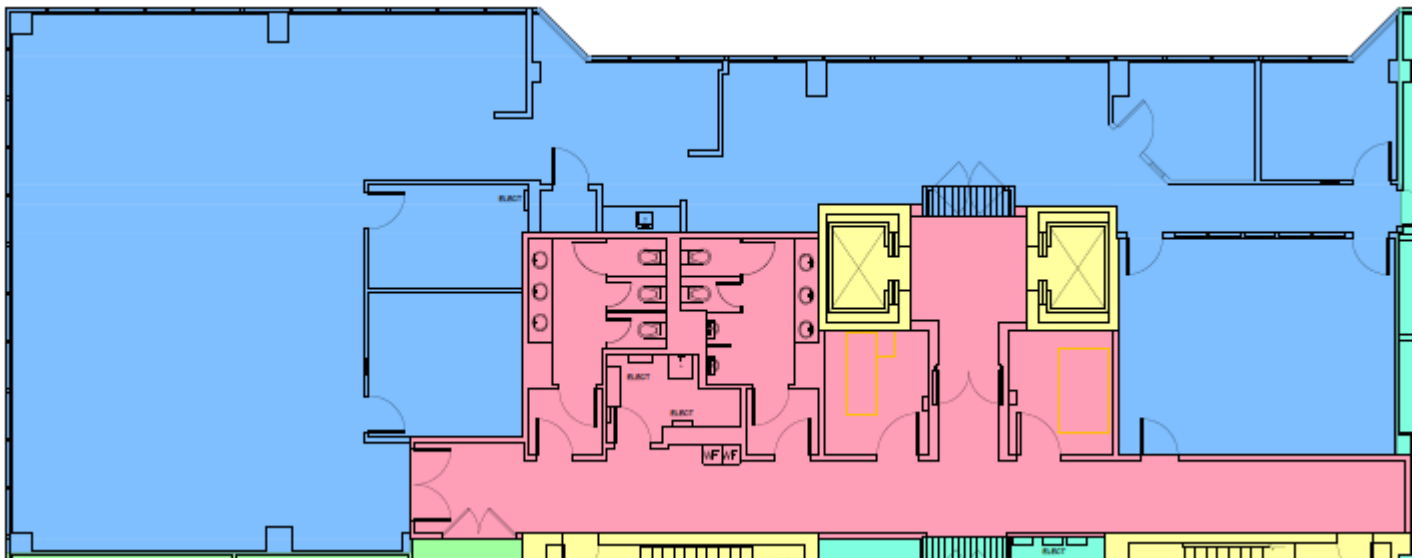
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Suite 310, 3rd Floor - 3,874 SF (Blue Area) - \$22/SF/YR



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