

FOR LEASE

FIRST MERRITT CENTER

125 E Merritt Island, Merritt Island, FL 32952

STRATEGICALLY LOCATED AT
THE MERRITT ISLAND CAUSEWAY



UP TO ±3,583 SF IN OUTPARCEL BUILDING AVAILABLE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

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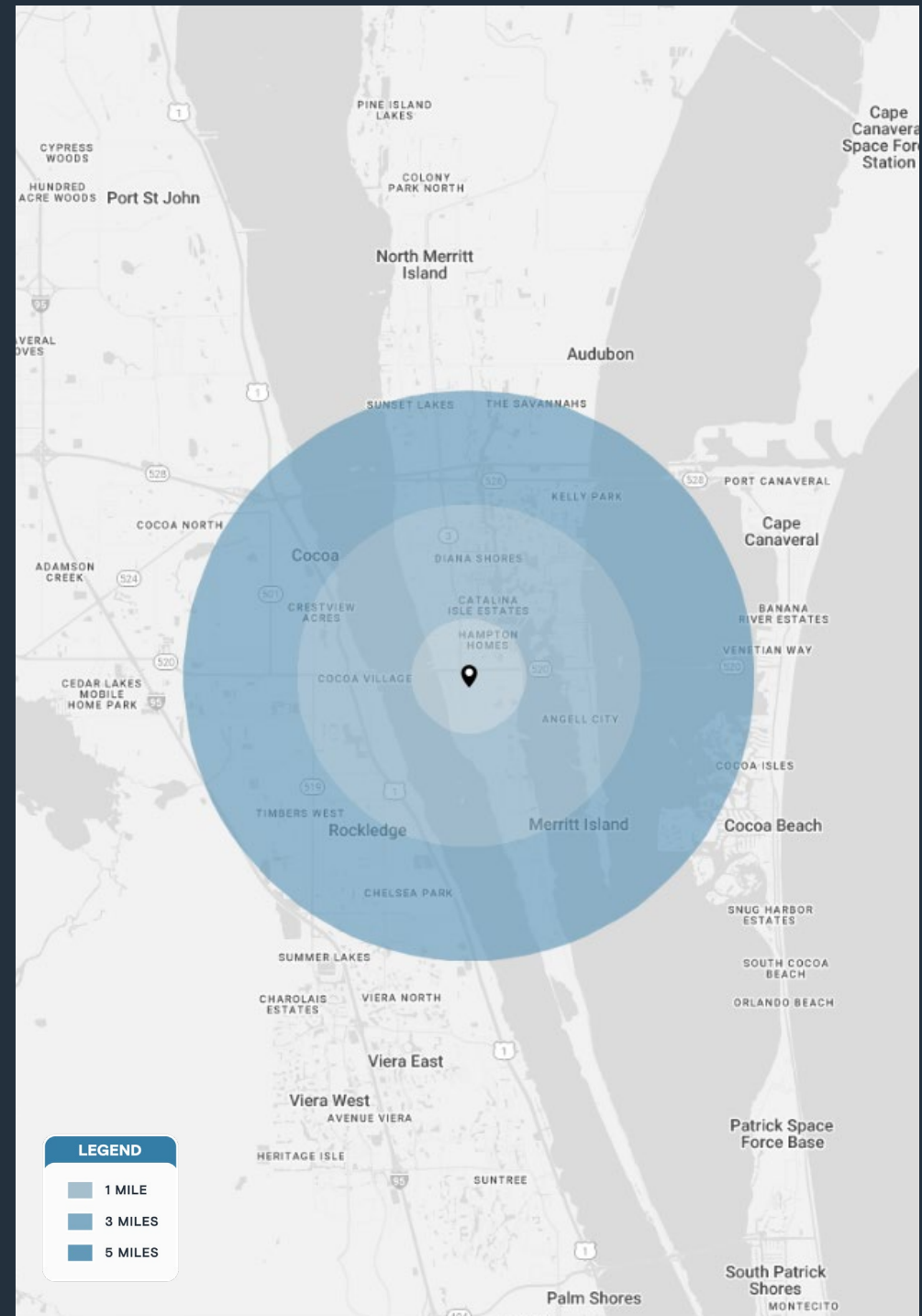
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Property Overview

HIGHLIGHTS

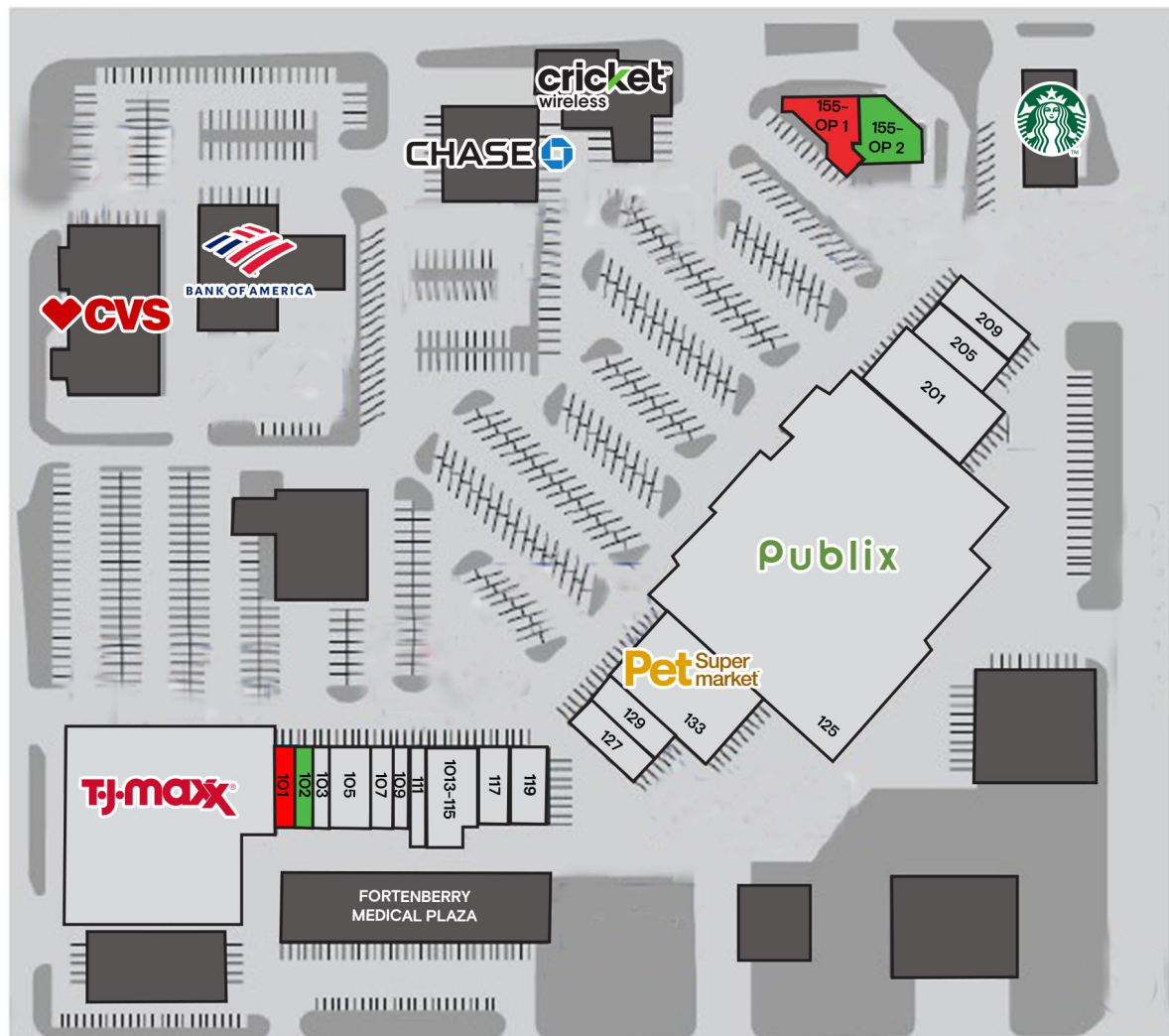
- Up to ±3,583 SF second generation restaurant space with drive thru on ±0.70 AC outparcel available
- ±700 SF up to ±2,100 SF of inline space available for lease at Publix anchored center
- Prime visibility off the Merritt Island Causeway
- 7 access points to the center
- Merritt Island Hospital to be built 1.3 miles from the center and will be 7 stories with 120 beds
- Approximately 8.9 miles from Port Canaveral with around 5 million guests annually; has more passenger volume than Miami
- Cape Canaveral Space Force Station is approximately 15 miles from the center with 15,000 employees
- Kennedy Space Center is approximately 11.9 miles from the center with 12,857 employees
- Space X is developing the largest rocket in the world and has a new facility under construction
- Blue Origin is constructing a new launch pad that will bring 1,500 employees
- Population (3 mile radius): 40,619
- Average household income (3 mile radius): \$100,473

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,118	40,619	90,993
HOUSEHOLDS	3,312	17,836	38,512
EMPLOYEES	5,886	20,977	35,289
AVERAGE HH INCOME	\$90,900	\$100,473	\$100,434





COURTENAY PARKWAY - 27,500 AADT



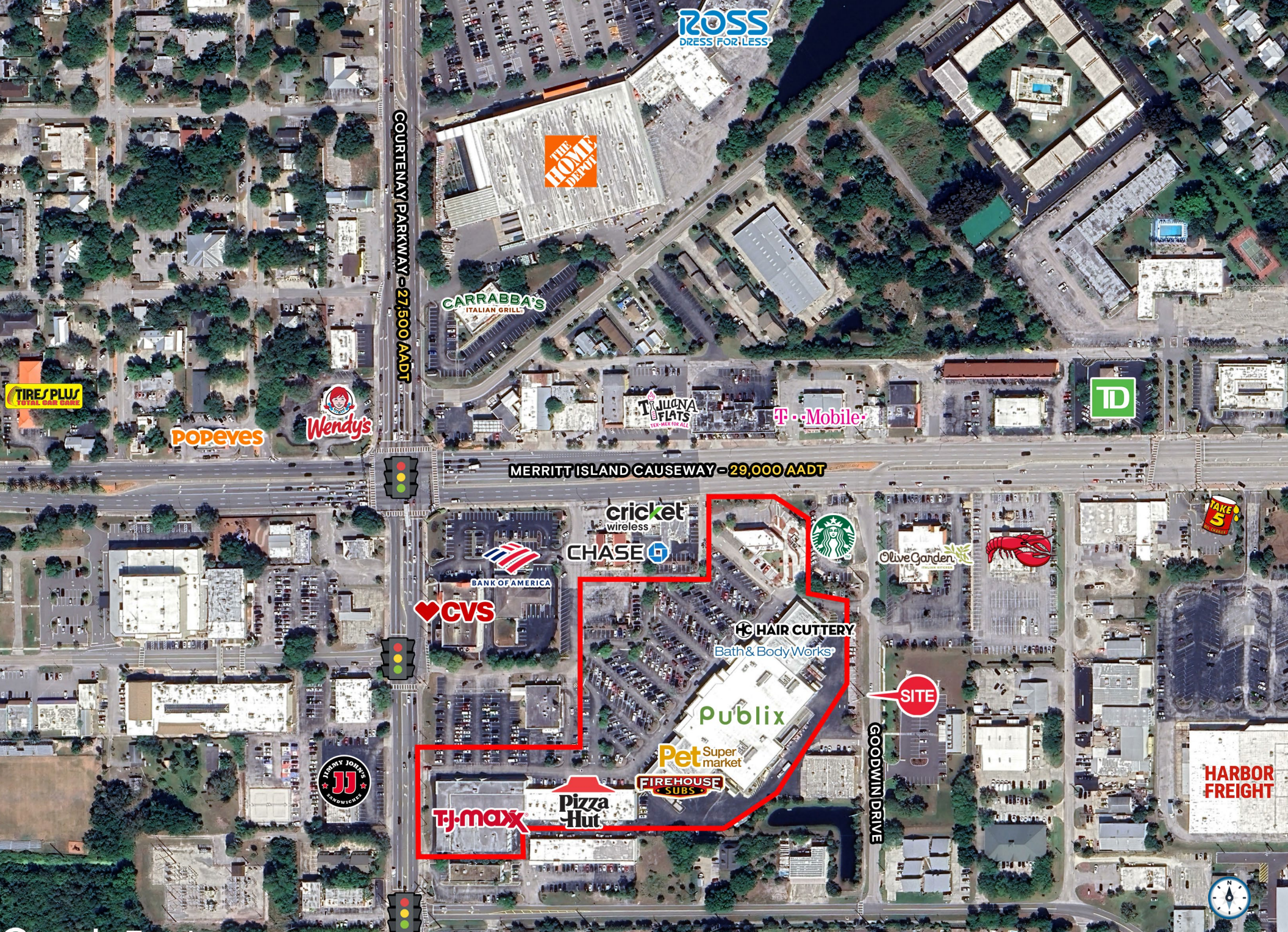
GOODWIN DRIVE

Tenant Roster

101	Available	700 SF	113-115	KOI Sushi	3,463 SF	201	Milano Nails	5,000 SF
102	Negotiating Lease	1,400 SF	117	Joy Luck	1,020 SF	205	Bath & Body Works	4,200 SF
103	Rose Nails	1,020 SF	119	Star Salon	1,623 SF	209	Hair Cuttery	1,400 SF
105	Verona Insurance	2,040 SF	127	Hibiscus Dental	2,129 SF	155-OP 1	Available	1,789 SF
107	UPS Store	1,020 SF	129	Firehouse Subs	1,404 SF	155-OP 2	Negotiating Lease	1,794 SF
109	Cloud 9 Smoke Shop	1,020 SF	133	Pet Supermarket	8,000 SF			
111	Pizza Hut	1,480 SF	125	Publix	51,420 SF			

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Contact Brokers

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