



# MERRITT ISLAND SQUARE

715–785 N Courtenay Parkway | Merritt Island, FL 32953

RETAIL SPACE FOR LEASE

20,662 SF Available

NNN LEASE

**RENOVATION & REVITALIZATION PLANNED**

## PROPERTY HIGHLIGHTS

- 20,662 SF Available
- 64,132 SF Retail Center
- 6.4 Acres
- 350+ Parking Spaces
- Monument Signage Available
- 33,000+ AADT Traffic Count
- Located Between SR 520 & SR 528
- Excellent Visibility & Frontage
- Immediate Occupancy Available
- Retail / Restaurant / Office / Fitness

## PROPERTY OVERVIEW

Merritt Island Square is a 64,132 SF neighborhood retail center on 6.4 acres along N. Courtenay Parkway. The property offers exceptional visibility, access, and frontage with 33,000+ vehicles daily, 350+ parking spaces, and proximity to Cocoa Beach, Port Canaveral, Rockledge, Viera East, and Merritt Square Mall.

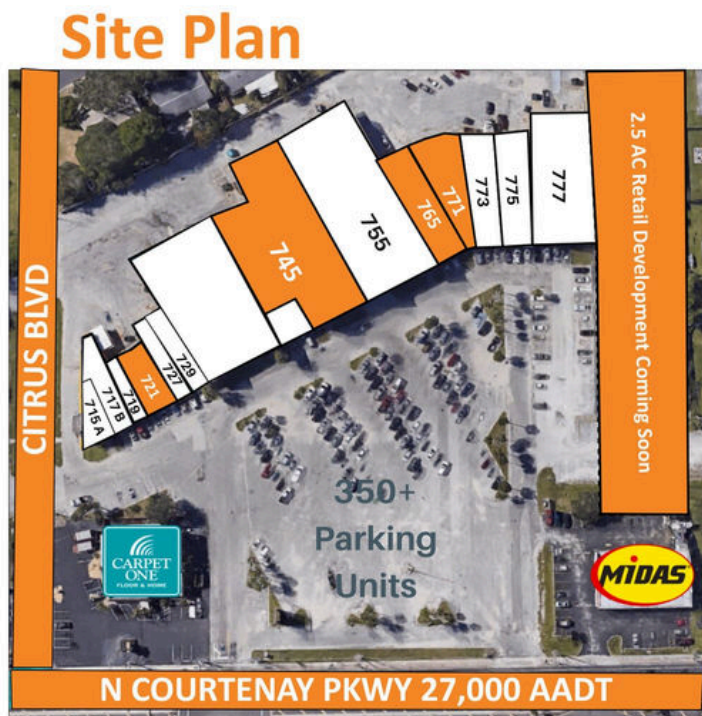
**Courtney Smith | Licensed Commercial Agent | JM Real Estate, Inc.**

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## CURRENT AVAILABILITY

Suite	Size	Space Use	Rental Rate	Availability
721	1,850 SF	Retail	Call for Price	Available Now
745	10,312 SF	Retail	Call for Price	Available Now
765	4,000 SF	Retail	Call for Price	Available Now
771	4,500 SF	Retail	Call for Price	Available Now

**Total Available Space: 20,662 SF**



Suite #	Tenant Name	Square Feet
715 A	Oh My Taco	1,000 SF
717 B	Oh My Taco	1,600 SF
719	Nail Salon	750 SF
721	Vacant (can be demised)	1,850 SF
727	Pozzy Bros	1,120 SF
729	Route 66 Nutrition	1,120 SF
735	Cocoa Buffet	1,120 SF
739	Smoke Shop	1,600 SF
745	Vacant	10,312 SF
755	Dollar Tree	15,040 SF
765	Vacant	4,000 SF
771	Vacant	4,500 SF
773	Gecko Restaurant	2,730 SF
775	Cosmo Hair	2,200 SF
777	Sports Bar	7,020 SF
777	Sports Bar	7,020 SF

## PROPERTY HIGHLIGHTS

- 64,132 SF Neighborhood Retail Center
- 16 Total Retail Units
- 350+ Parking Spaces
- Monument Signage Available
- 33,000+ Vehicles Per Day
- Excellent Visibility, Access & Frontage
- Immediate Occupancy Available
- Retail, Restaurant, Office & Fitness Uses
- Located Between SR 520 & SR 528
- BU-1 Zoning

## LOCATION ADVANTAGES



- Located on N. Courtenay Parkway
- Between SR 520 and SR 528
- Near Cocoa Beach
- Near Port Canaveral
- Near Merritt Square Mall
- Near Rockledge
- Near Viera East
- Excellent Retail Corridor Exposure
- Strong Residential Population Base
- Established Commercial Trade Area
- 529 Feet of Frontage on N. Courtenay Parkway
- Situated Along One of Merritt Island's Busiest Commercial Corridors
- High Visibility Location with Monument Signage Opportunities
- Established Retail Destination with National & Local Tenants

## MAJOR TENANTS

- Dollar Tree
- Cosmo Prof
- Island Gecko Grill
- Chalkie's Billiards & Sports Bar
- CocoBuffet
- Route 66 Nutrition
- OH MY TACO by Margarita Island

**LOCATION & AREA MAP**

Drive Time	Population	HH Income	Businesses	Employees
5-Minute	16,803	\$60,919	1,478	11,055
10-Minute	43,296	\$72,588	3,270	23,463
15-Minute	94,971	\$75,450	5,742	46,885

**2.9 MILES**  
from U.S. Highway 1

**2.7 MILES**  
from Highway A1A

**FOR LEASING INFORMATION**



**Courtney Smith**

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**CALL TODAY FOR AVAILABILITY, PRICING, AND TOURS**