

MERRITT ISLAND SQUARE

715-785 N. Courtenay Pkwy, Merritt Island, FL 32953

600-14,000 SF RETAIL SPACE AVAILABLE



PROPERTY HIGHLIGHTS

Anchored by Dollar Tree & Tuesday Morning
33,000+ AADT Traffic Count
350+ Parking Spaces
Excellent Visibility & Frontage
Merritt Island's Busiest Retail Corridor
Landlord Renovation Coming Soon
Near Cocoa Beach, Port Canaveral & Viera

PROPERTY STATS

Lot Size: 6.4 Acres
Building Size: 64,132 SF
Total Units: 16
Vacant Units: 7
Vacant SF: 23,530
Zoning: BU-1

AVAILABLE SUITES

Suite 715-717 | 2,600 SF
Suite 723 | 1,250 SF
Suite 725 | 600 SF
Suite 745 | 10,312 SF
Suite 765 | 4,000 SF
Suite 771 | 4,500 SF
Suite 777 | 7,020 SF

CURRENT TENANTS

Dollar Tree
Tuesday Morning
Pozy's Pizza
Route 66 Nutrition
Coco Buffet
Barking Gecko Restaurant
Beauty System Group

DEMOGRAPHICS & LOCATION

Population: 90,000+ | Households: 236,000
Avg. Household Value: \$325K | Avg. HH Income: \$79K

Nearby: Kennedy Space Center | Port Canaveral | Cocoa Beach
Merritt Square Mall | Space Shuttle Atlantis | Viera Shopping

2.9 Miles from US Highway 1 | 2.7 Miles from Highway A1A



NOW LEASING - PRIME RETAIL OPPORTUNITIES

Courtney Smith
Licensed Commercial Agent

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JM Real Estate | Strategic Commercial Real Estate Solutions

MERRITT ISLAND SQUARE PROPERTY PHOTOS



	Drive Time	Population	HH Income	Busin
	5-Minute	16,803	\$60,919	1,4
	10-Minute	43,296	\$72,588	3,2
	15-Minute	94,971	\$75,450	5,7