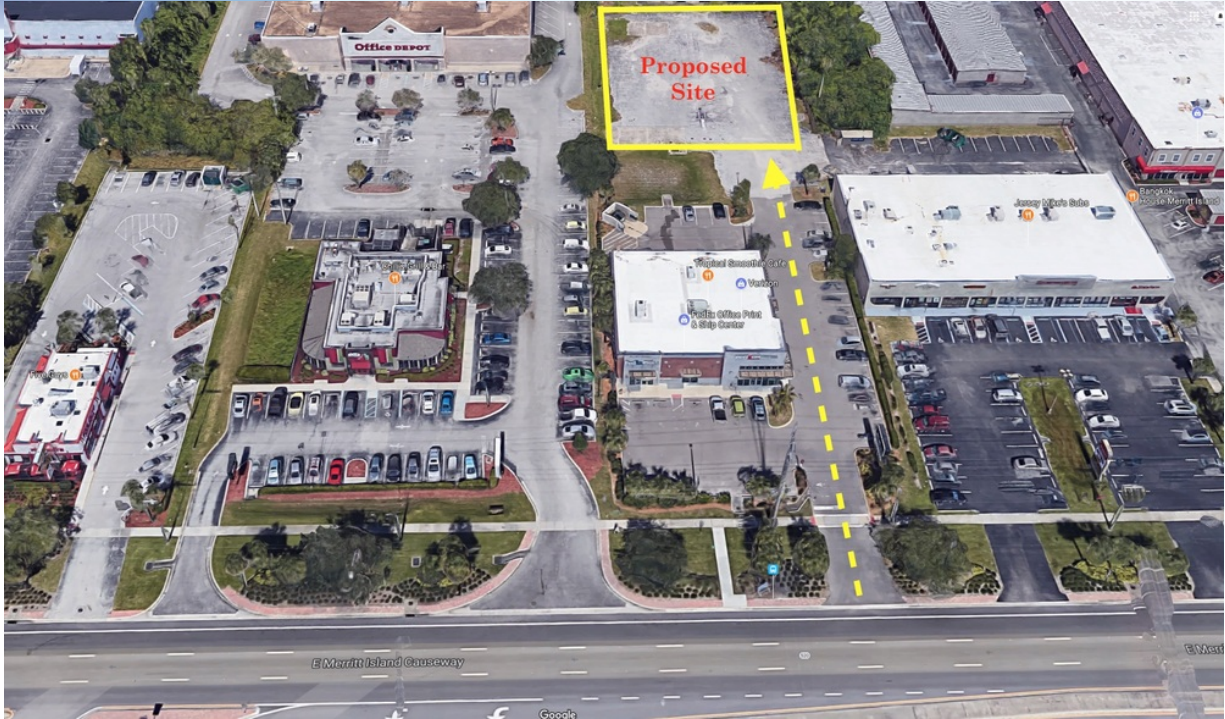


RETAIL OR OFFICE LEASE

Planned Retail Development 520 Cswy • 650 E Merritt Island Cswy Merritt Island, FL 32953



OFFERING SUMMARY

Available SF:	1,000 - 5,000 SF
Lease Rate:	Negotiable
Lot Size:	1.45 Acres
Building Size:	5,000 SF
Zoning:	BU-2
Market:	Central Brevard
Submarket:	Merritt Island
Traffic Count:	31,640

PROPERTY OVERVIEW

Retail or Office Building currently in development phase
Owner can customize to tenant needs.

LOCATION OVERVIEW

Located in the heart of Merritt Island on SR 520
Surrounded by national retailers
Situated between N Courtenay Pkwy and N Sykes Creek Pkwy.

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AVAILABLE SPACES

Planned Retail Development 520 Cswy • 650 E Merritt Island Cswy Merritt Island, FL 32953

Lease Rate: TBD **Total Space:** 1,000 - 5,000 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE TYPE	SIZE (SF)
#100	Office or Retail	NNN	1,000 - 5,000 SF
#101	Office or Retail	NNN	2,500 - 5,000 SF
#102	Office or Retail	NNN	5,000 SF

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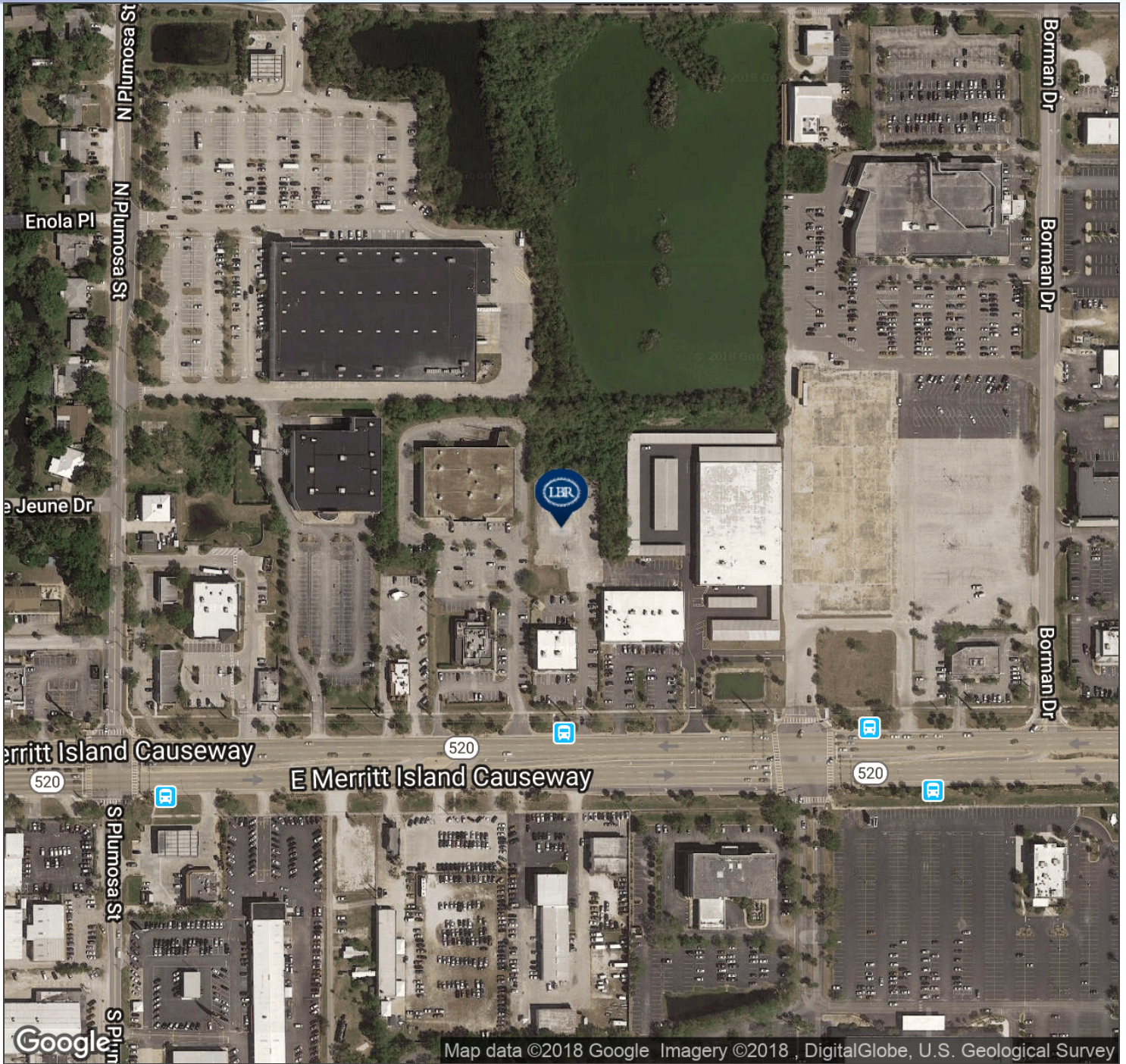
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AERIAL MAP

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LOCATION MAPS

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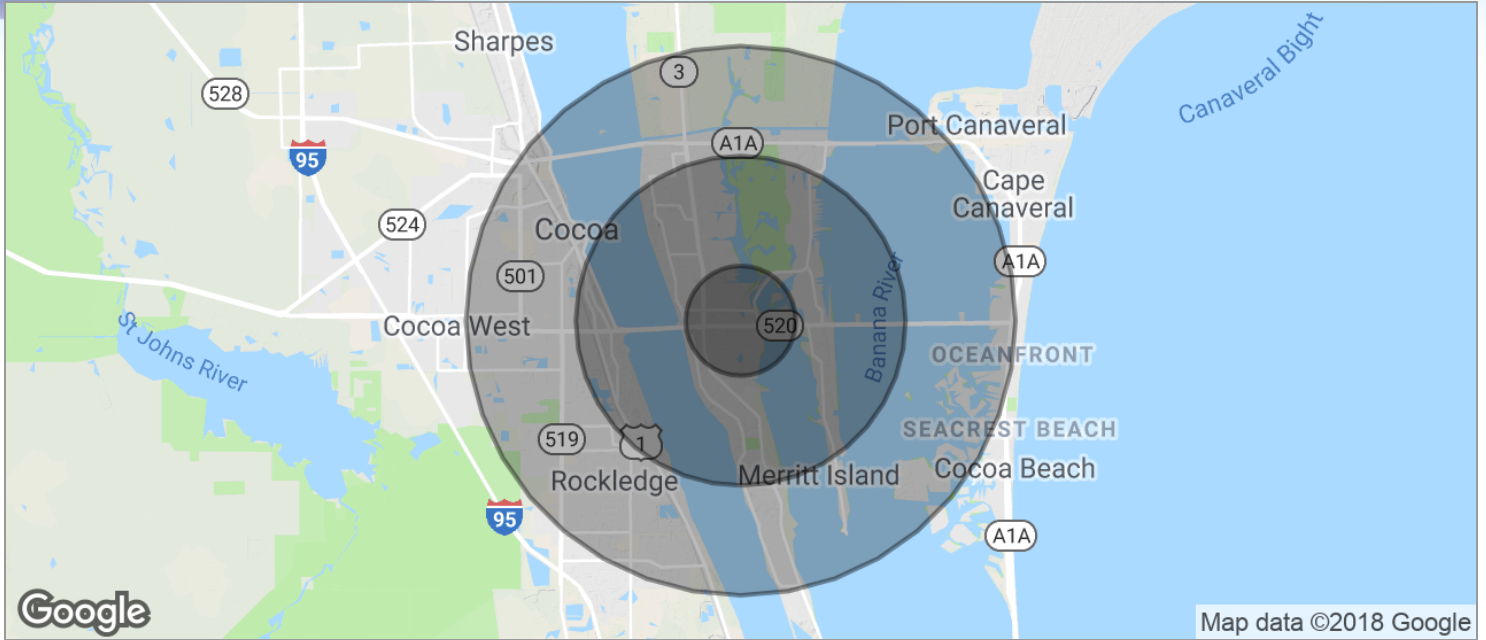
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,567	28,364	76,270
MEDIAN AGE	44.6	46.5	44.5
MEDIAN AGE (MALE)	44.3	45.3	44.0
MEDIAN AGE (FEMALE)	42.3	46.7	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,466	12,322	32,302
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$57,466	\$68,834	\$65,916
AVERAGE HOUSE VALUE	\$229,419	\$293,426	\$271,905

* Demographic data derived from 2010 US Census

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