



131-141 S Courtenay Pkwy, Merritt Island, FL 32952

## PROPERTY DETAILS

**Current Tenants:** Unit 131: Jimmy John's Subs  
Unit 135: The Closing Agent  
Unit 137: The Mail Room  
Unit 139: Daytona Bolt & Nut Company

**Available Units:** Units **133 & 141**: 1,112 SF with new handicap restrooms

**Features:** New 3-ton A/Cs, electrical, drop ceilings  
New underground utilities, exterior lighting,  
pylon sign

**Parking:** 40 spaces, recently paved, sealed, and striped

**Zoning:** BU-1: Suitable for offices, medical facilities,  
restaurants, retail, and more

**Additional Info:** CAM: \$4.00 SF

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Available SF:  | 1,112 SF                          |
| Lease Rate:    | \$27.50 SF/yr (NNN)               |
| Acreage:       | 0.72 Acre                         |
| Facility SF:   | 6,670 SF                          |
| Zoning:        | BU1                               |
| Parking:       | 40 spaces                         |
| Traffic Count: | 16,700 VPD                        |
| Population:    | 1 Mile = 6,206<br>3 Mile = 43,304 |

## FLOOR PLAN

| Unit 141  | Unit 139                   | Unit 137      | Unit 135          | Unit 133  | Unit 131          |
|-----------|----------------------------|---------------|-------------------|-----------|-------------------|
| AVAILABLE | Daytona Bolt & Nut Company | The Mail Room | The Closing Agent | AVAILABLE | Jimmy John's Subs |
| 19'       | 19'                        | 19'           | 19'               | 19'       | 19'               |



335 S. Plumosa Street  
Merritt Island, FL 32952

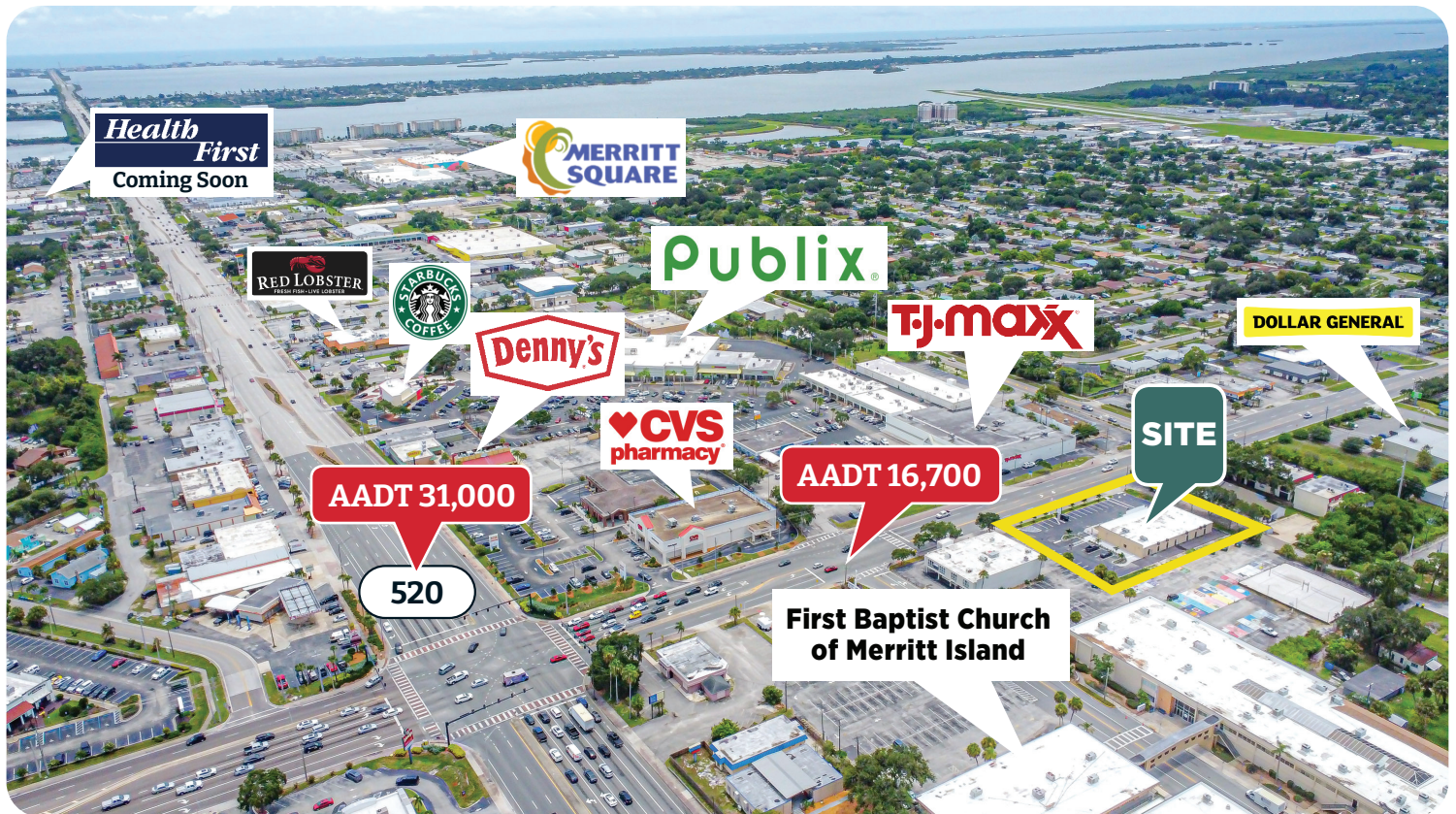


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