

EXECUTIVE SUMMARY

Sykes Creek Professional Center • 255 N Sykes Creek Parkway Merritt Island, FL 32953



OFFERING SUMMARY

Available SF:	9,500 - 19,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Lot Size:	3.12 Acres
Year Built:	1978
Building Size:	36,239 SF
Renovated:	2003
Zoning:	BU-1

PROPERTY OVERVIEW

This is a prominent multi-tenant building, well located in Merritt Island, anchored by NSI Imaging. The building is suitable for both Medical Users or Professional Users.

The Second Floor is currently built out for one large tenant of approximately 19,000 SF. This Second Floor space was previously a Call Center. So, the build-out has perimeter offices with large bull pens at either end, and conference rooms in the center. The Call Center Infrastructure is still in the space, some of which could be VERY ATTRACTIVE to some tenancies. EMERGENCY GENERATOR, UPS SYSTEM & AMPLE POWER. Additionally, the project boast an incredible 6.40/1000 Parking Ratio.

LOCATION OVERVIEW

Well located in the Merritt Island Medical Corridor, directly across the street from the new hospital that is being constructed.

NSI - Nueroskeletal Imaging of Merritt Island is the anchor tenant, a big plus for some doctors!

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AVAILABLE SPACES

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Lease Rate: \$15.00 SF/YR (NNN) **Total Space:** 9,500 - 19,000 SF
Lease Type: NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 200	Call Center	\$15.00 SF/YR	NNN	9,500 - 19,000 SF	Negotiable	<p>This space is a former Call Center. The cubicle furniture is still in place as well as the BACK-UP GENERATOR and UPS SYSTEM.</p> <p>Double Door Entry off of Elevator Lobby Small Reception Area Perimeter Offices Two (2) Cubicle Bullpens on either end Large Conference Rooms Large Break Rooms Large IT Room</p>

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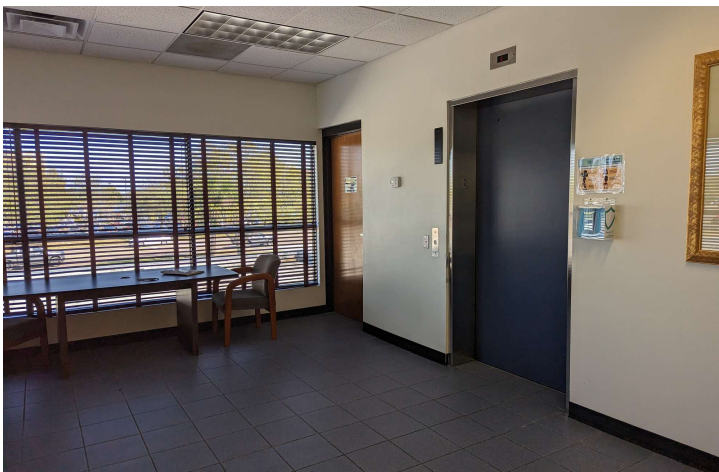
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ADDITIONAL PHOTOS

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255 N Sykes Creek Pkwy, Merritt Island, FL Parcel Map



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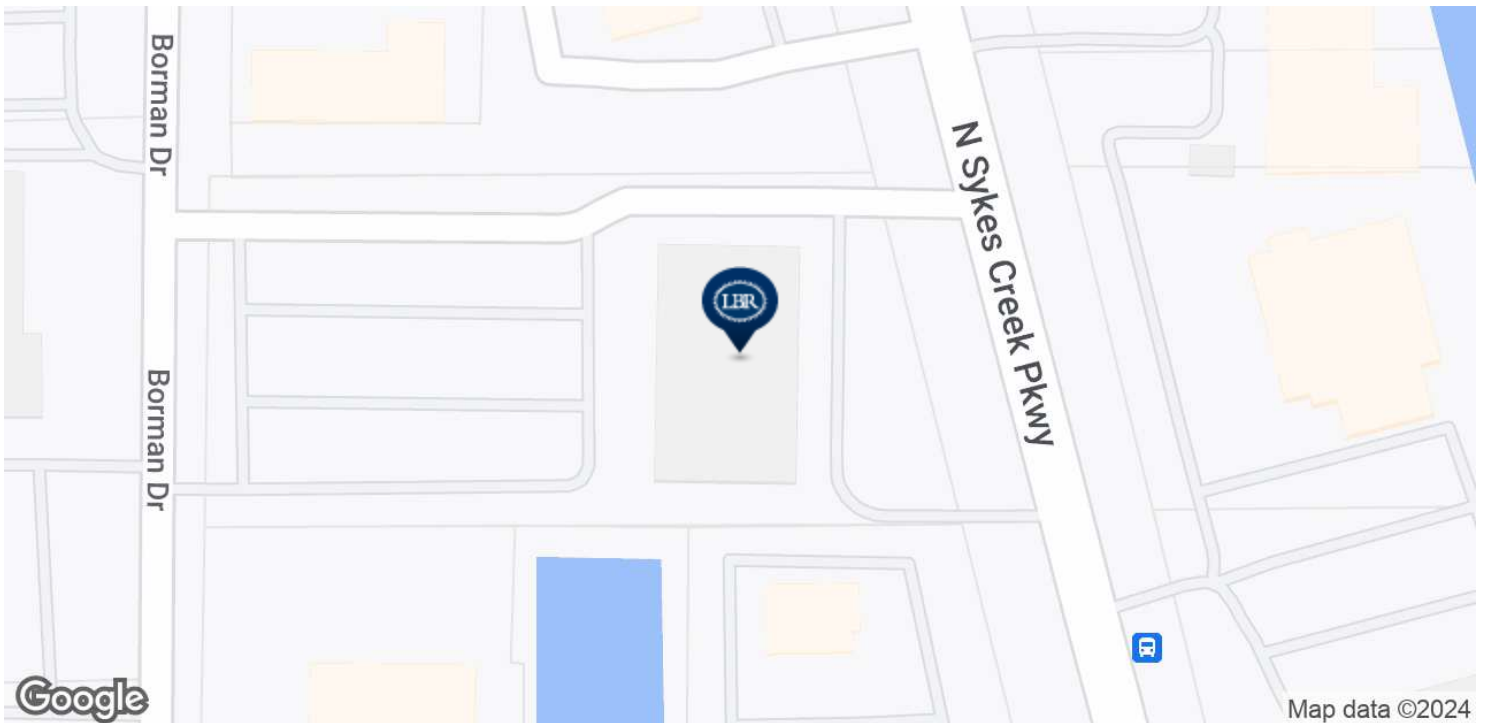
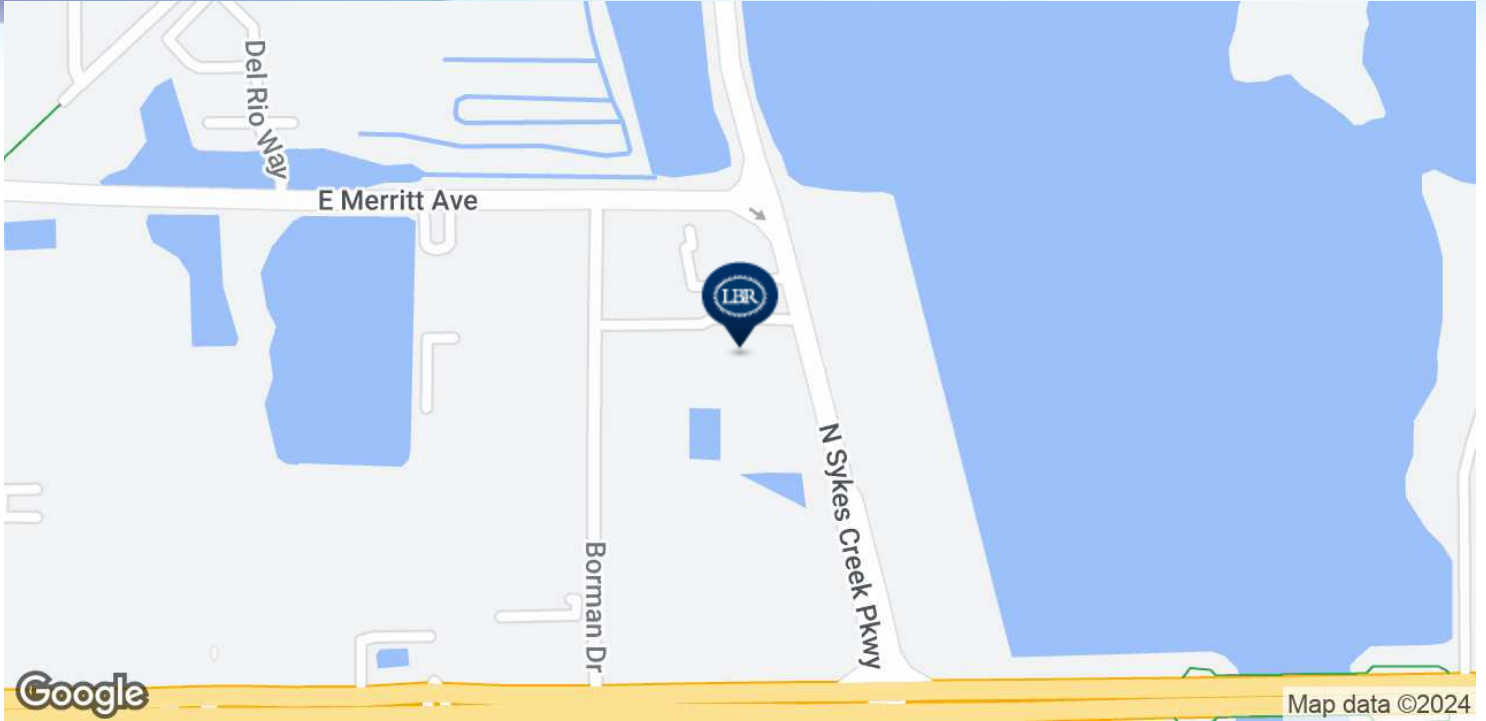
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LOCATION MAP

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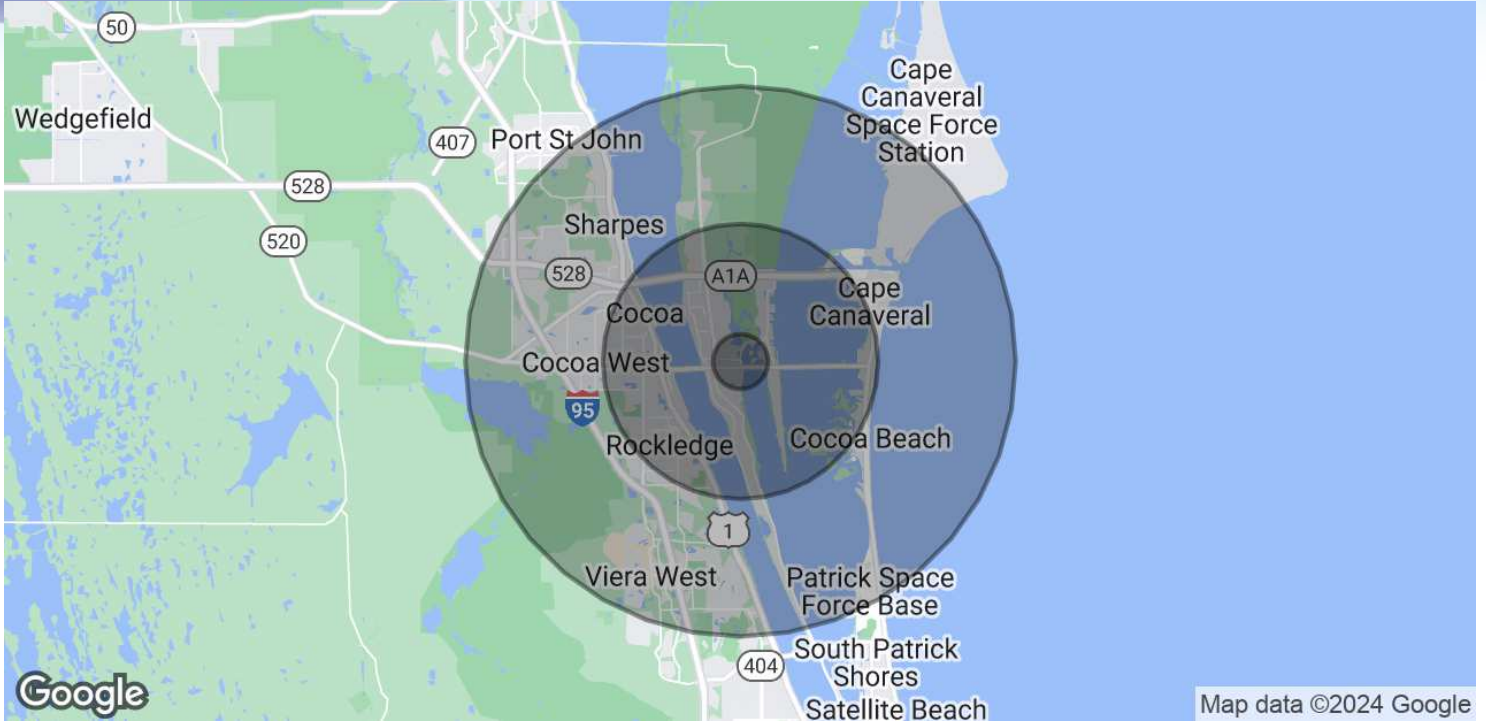
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

* Demographic data derived from 2020 ACS - US Census

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