



## PROPERTY DESCRIPTION

Exceptional shopping center with strong anchor tenants.  
High traffic location on the corner of E Merritt Island Cswy. and Sykes Creek Pkwy.  
Second generation restaurant available.  
Ideal property signage.  
Ample parking.

Restaurant Outparcel Available

\* 3,614sf

\* Available July 2020

\* \$30/sf plus \$4.47/sf NNN

## PROPERTY HIGHLIGHTS

- Restaurant Outparcel Available
- \* 3,614sf
- \* Will be available October 2020
- \* \$30/sf plus \$4.47/sf NNN

## OFFERING SUMMARY

Lease Rate:	\$14.00 - 30.00 SF/yr (\$4.87/sf NNN)
Number of Units:	12
Available SF:	3,614 - 8,472 SF
Lot Size:	8.83 Acres
Building Size:	82,163 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,287	12,153	31,505
Total Population	5,133	27,951	73,797
Average HH Income	\$58,107	\$69,003	\$66,221

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

### J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

### VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com





## Additional Photos



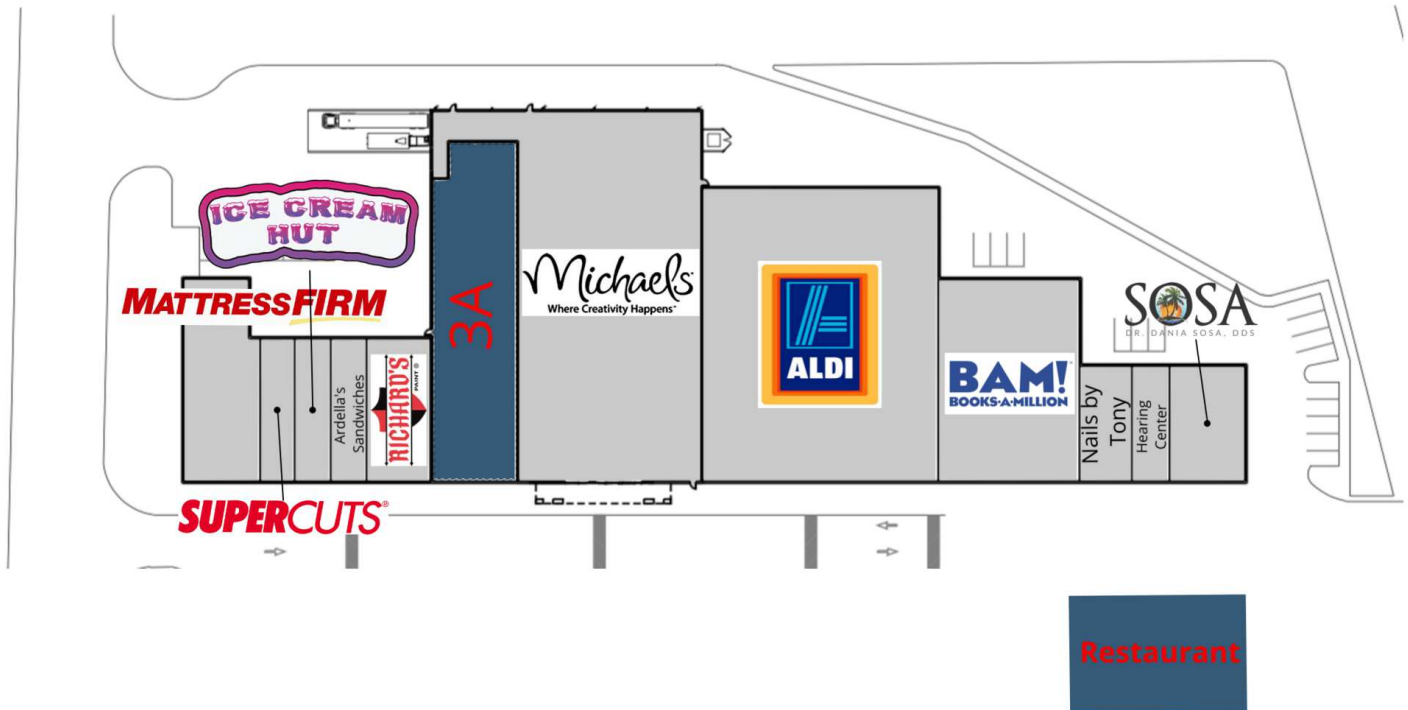
**JEFFERY T. ROBISON, CCIM**  
President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

**J. BLAKE ROBISON**  
Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

**VITOR DE SOUSA, CCIM**  
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com

**LIGHTLE  
BECKNER  
ROBISON**  
INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



## LEGEND

Available

JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

## LEASE INFORMATION

Lease Type:	\$4.87/sf NNN	Lease Term:	Negotiable
Total Space:	3,614 - 8,472 SF	Lease Rate:	\$14.00 - \$30.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
ID	Richard's Paint	2,400 SF	NNN	-
3A	Available	8,472 SF	\$4.87/sf NNN	\$14.00 SF/yr
6B	Hearing Center	1,200 SF	NNN	-
C101	Ice Cream Hut	1,500 SF	NNN	-
1A	Mattress Firm	2,400 SF	NNN	-
1B	Super Cuts	1,200 SF	NNN	-
C102	Ardella's Sandwiches	1,500 SF	NNN	-
3	Michaels	10,000 SF	NNN	-
4	Aldi	8,000 SF	NNN	-
5	Books A Million	8,029 SF	NNN	-
6A	Nails by Tony	1,300 SF	NNN	-
6C	Sosa Dental	1,500 SF	NNN	-
Restaurant	Available	3,614 SF	\$4.87/sf NNN	\$30.00 SF/yr

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

## J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

## VITOR DE SOUSA, CCIM

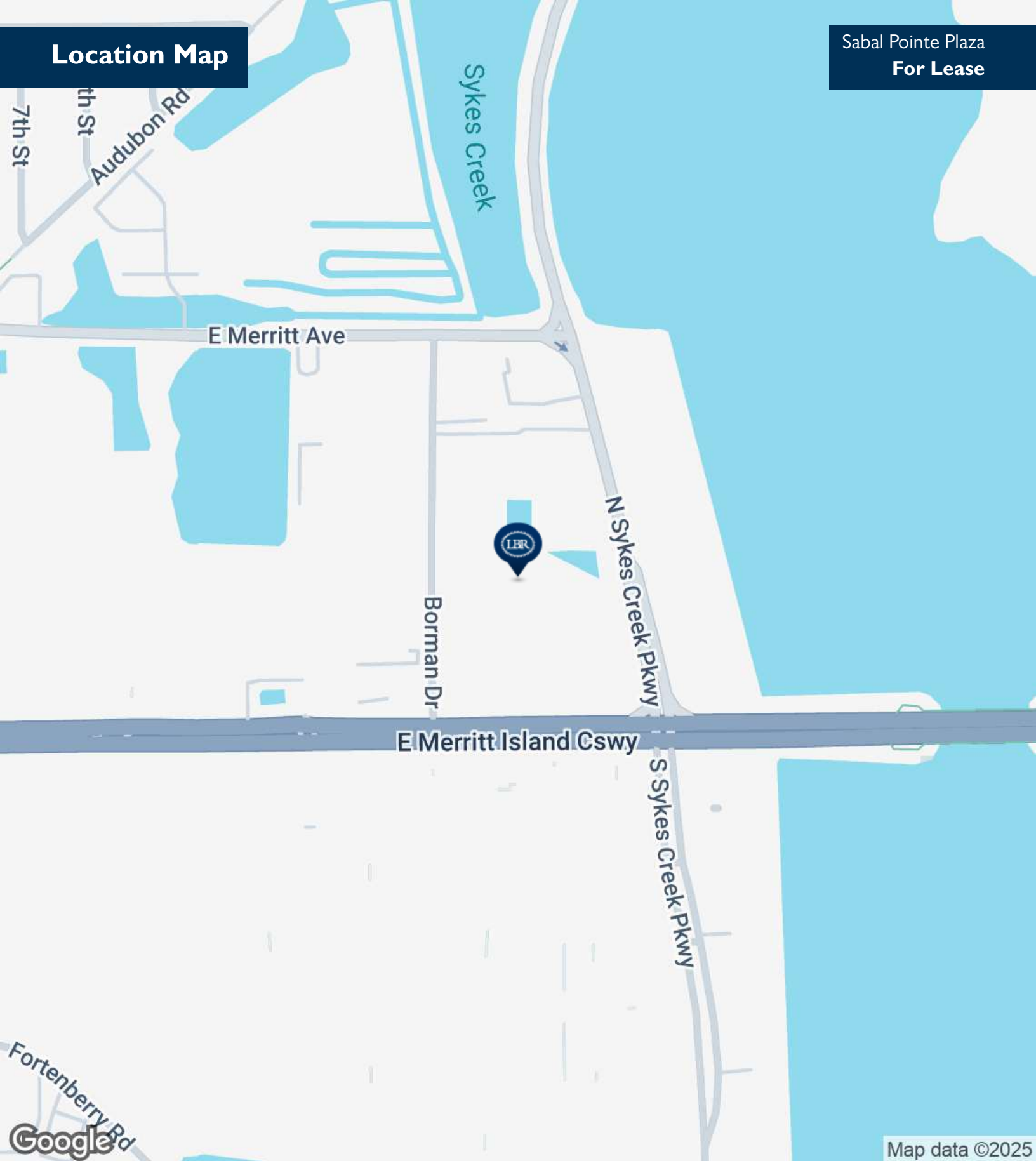
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com





## Location Map

Sabal Pointe Plaza  
**For Lease**



Map data ©2025

**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

**J. BLAKE ROBISON**

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

**VITOR DE SOUSA, CCIM**

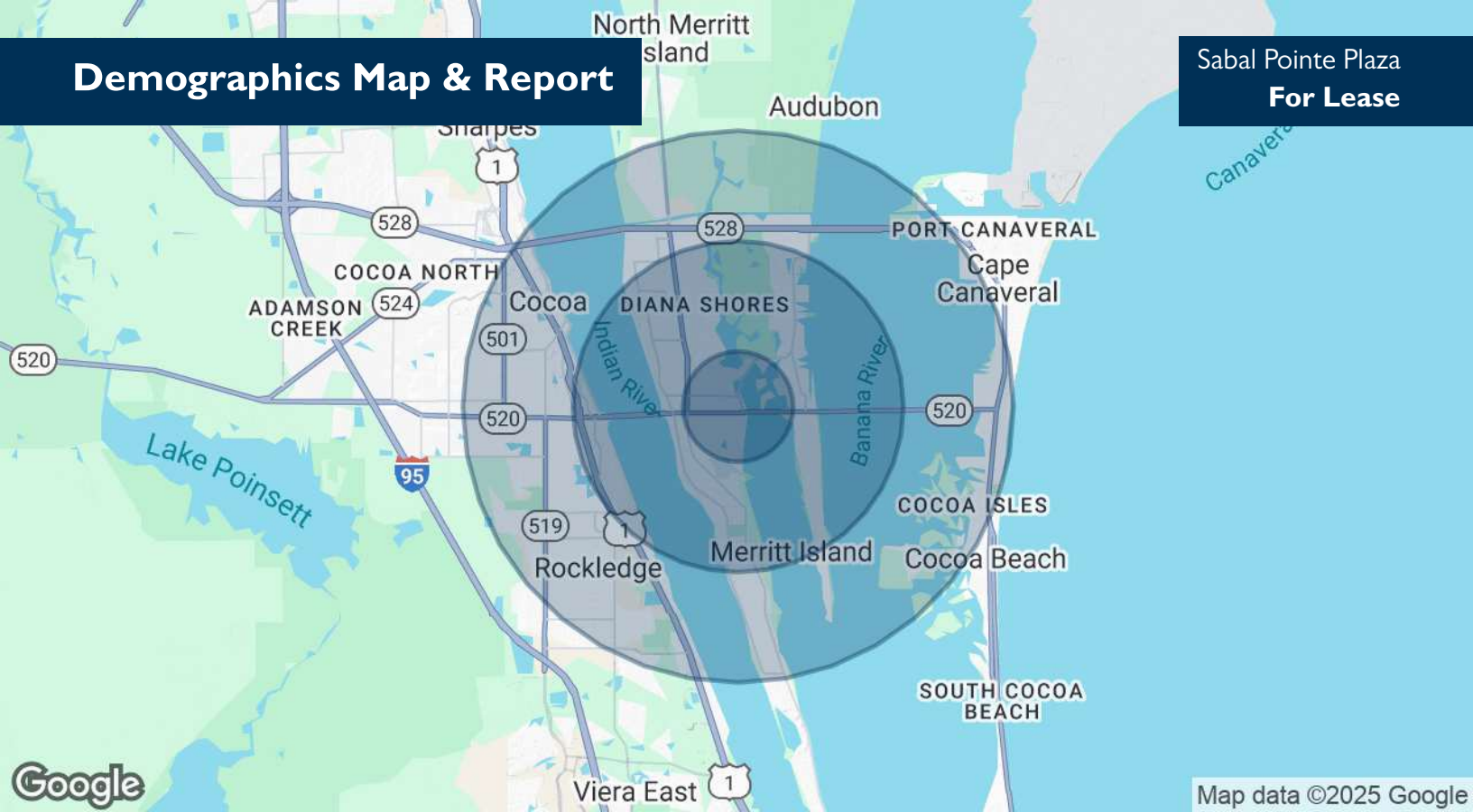
Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# Demographics Map & Report

Sabal Pointe Plaza  
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	27,951	73,797
Average Age	44.9	46.5	44.8
Average Age (Male)	44.4	45.4	44.5
Average Age (Female)	43.0	46.7	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,287	12,153	31,505
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$58,107	\$69,003	\$66,221
Average House Value	\$238,634	\$294,390	\$273,992

2020 American Community Survey (ACS)

JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
jeff@TeamLBR.com

J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the **Area Analytics Tab**)

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 x13  
Jeff@TeamLBR.com

## J. BLAKE ROBISON

Retail Sales and Leasing Advisor  
321.722.0707 x18  
blake@TeamLBR.com

## VITOR DE SOUSA, CCIM

Retail Sales & Leasing  
321.722.0707 x15  
vitor@teamlbr.com



COMMERCIAL REAL ESTATE SERVICES