

## Property Summary



### PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 1870 E Merritt Island Causeway, a 1,226 SF retail space situated on a high-visibility hard corner with a traffic light. Positioned on approximately 0.45 acres, this prime location offers excellent exposure and accessibility, making it ideal for a variety of businesses.

#### Property Highlights:

- Size: 1,226 square feet of versatile retail space
- Location: High-traffic hard corner with traffic light for maximum visibility
- Lot Size: Approximately 0.45 acres, perfect for flexible layouts
- Lease Term: Short-term lease options available
- Ideal Uses: Perfect for food trucks, marine-related businesses, and other retail ventures

This dynamic location is tailored for businesses seeking a high-impact presence in a bustling area. Don't miss the chance to elevate your brand at this prime Merritt Island address!

Contact us today for leasing inquiries!

### OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (MG)
Available SF:	1,226 SF
Lot Size:	0.45 Acres
Building Size:	1,226 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,899	35,324	79,069
Total Population	3,966	76,095	182,291
Average HH Income	\$106,340	\$104,500	\$105,864



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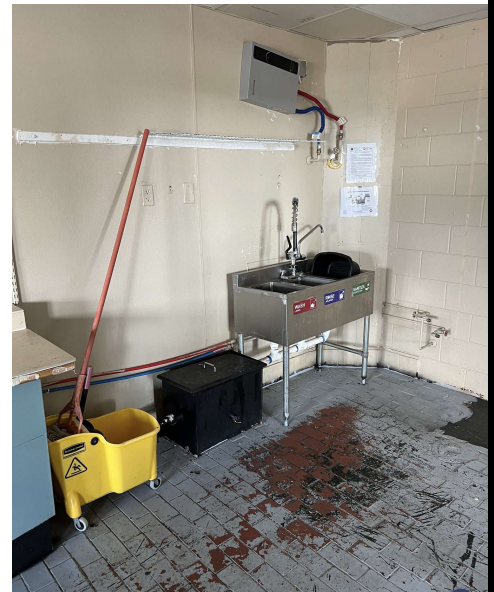
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## Additional Photos



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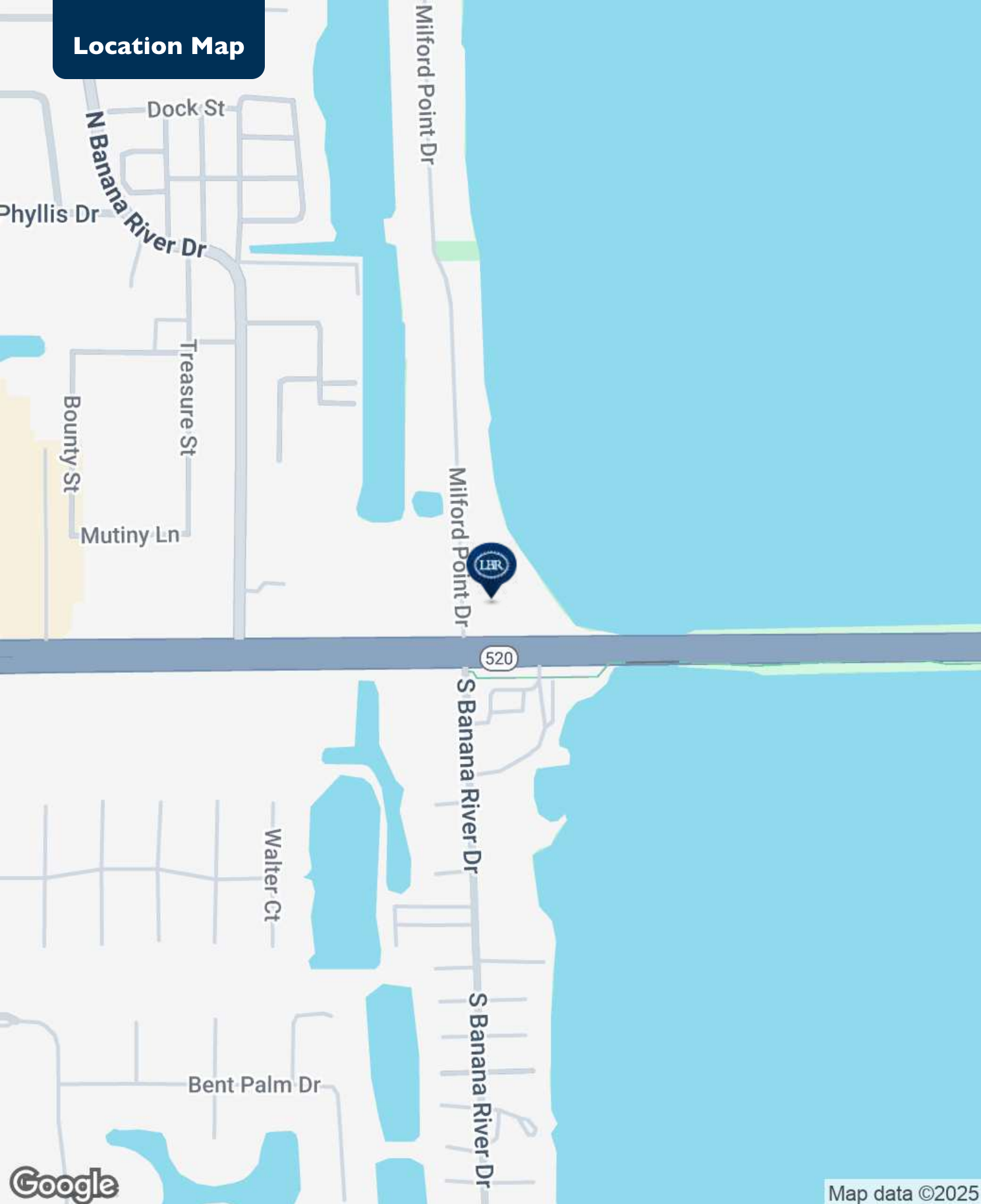
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## Location Map



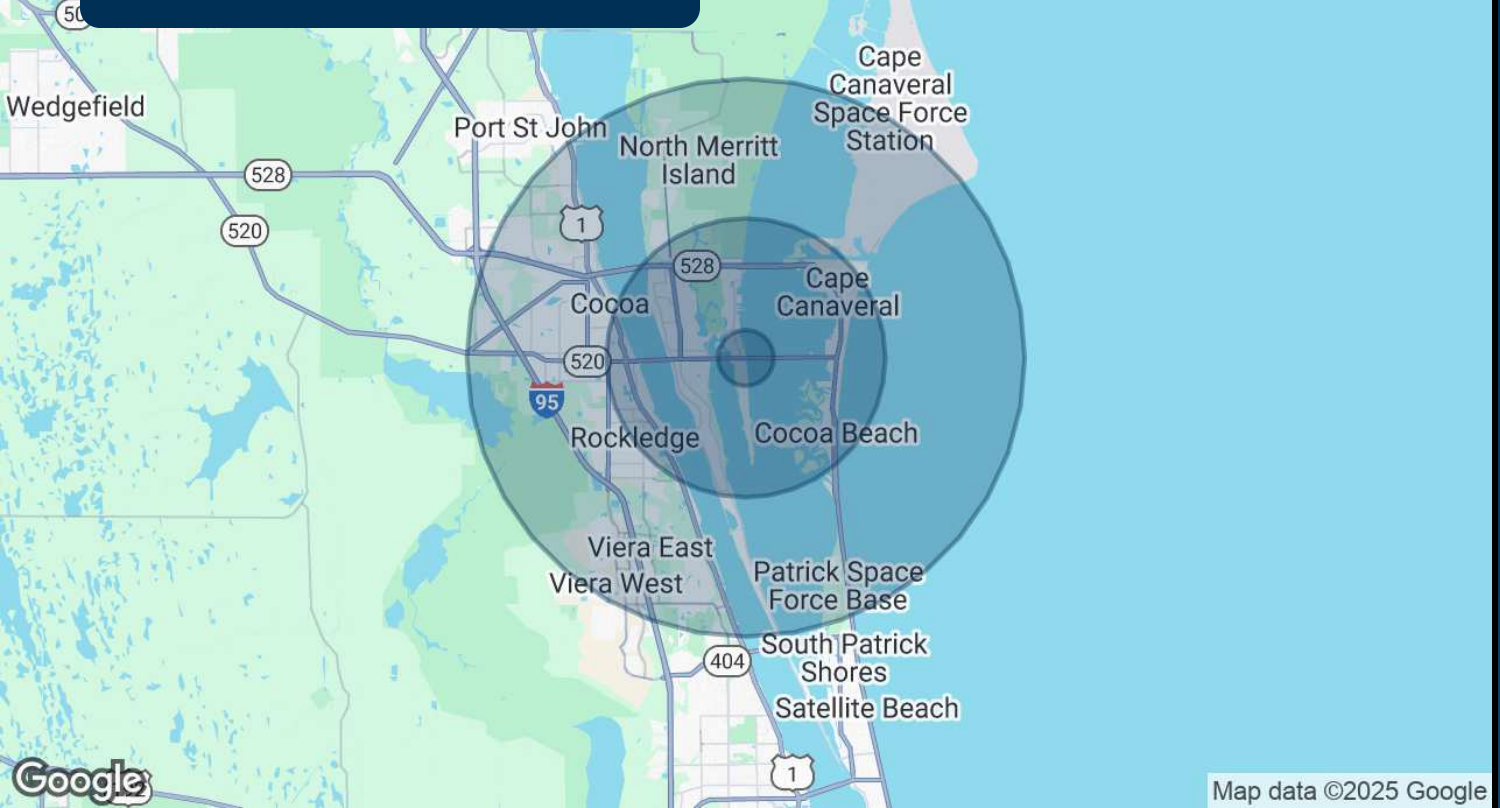
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# Demographics Map & Report



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,966	76,095	182,291
Average Age	49	49	47
Average Age (Male)	49	48	46
Average Age (Female)	50	50	48

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,899	35,324	79,069
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$106,340	\$104,500	\$105,864
Average House Value	\$417,676	\$450,455	\$414,648

Demographics data derived from AlphaMap



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