



PROPERTY DESCRIPTION

NEW Medical Office Build-Out Opportunity – Merritt Island

Entire 2nd Floor ($\pm 18,000$ SF) available for medical or professional office build-out in a centrally located, multi-tenant medical building anchored by NSI Imaging. Flexible design options allow for up to three medical suites ($\pm 1,881$ – $9,794$ SF)

The property is strategically located directly across from the new Cape Canaveral Hospital, scheduled to open in 2027 with approximately 120 beds, 25 emergency rooms, and 6 operating rooms. This timeline provides an ideal opportunity for a 2026 build-out ahead of the hospital's opening.

Additional Availability

- Suite 105 – 1st Floor: Medical suite with private entrance facing the future hospital

Property Highlights

- $\pm 18,000$ SF available on the entire 2nd floor
- Medical or professional office build-out
- Flexible suite sizes: $\pm 1,881$ – $9,794$ SF
- Build-to-suit options available
- Medical infrastructure in place: emergency generator, UPS system, ample electrical capacity
- Excellent parking ratio: 6.40 / 1,000 SF
- Located directly across from the future hospital campus

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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG; NNN)
Number of Units:	6
Available SF:	1,862 - 9,794 SF
Lot Size:	3.12 Acres
Building Size:	36,239 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

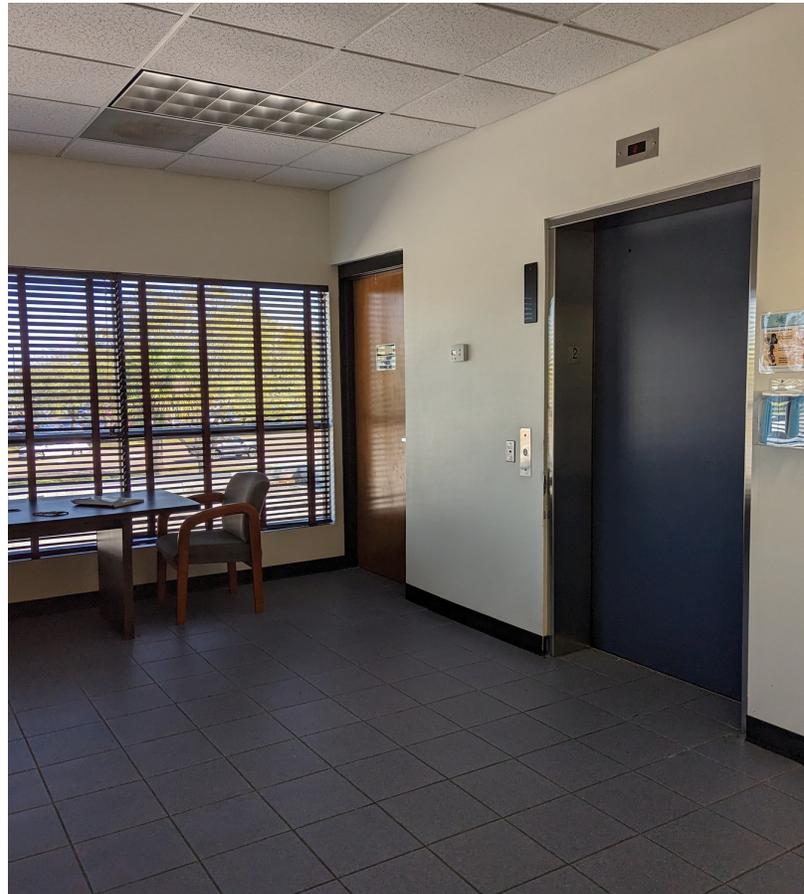
Additional Photos



Sykes Creek Professional Center For Lease



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



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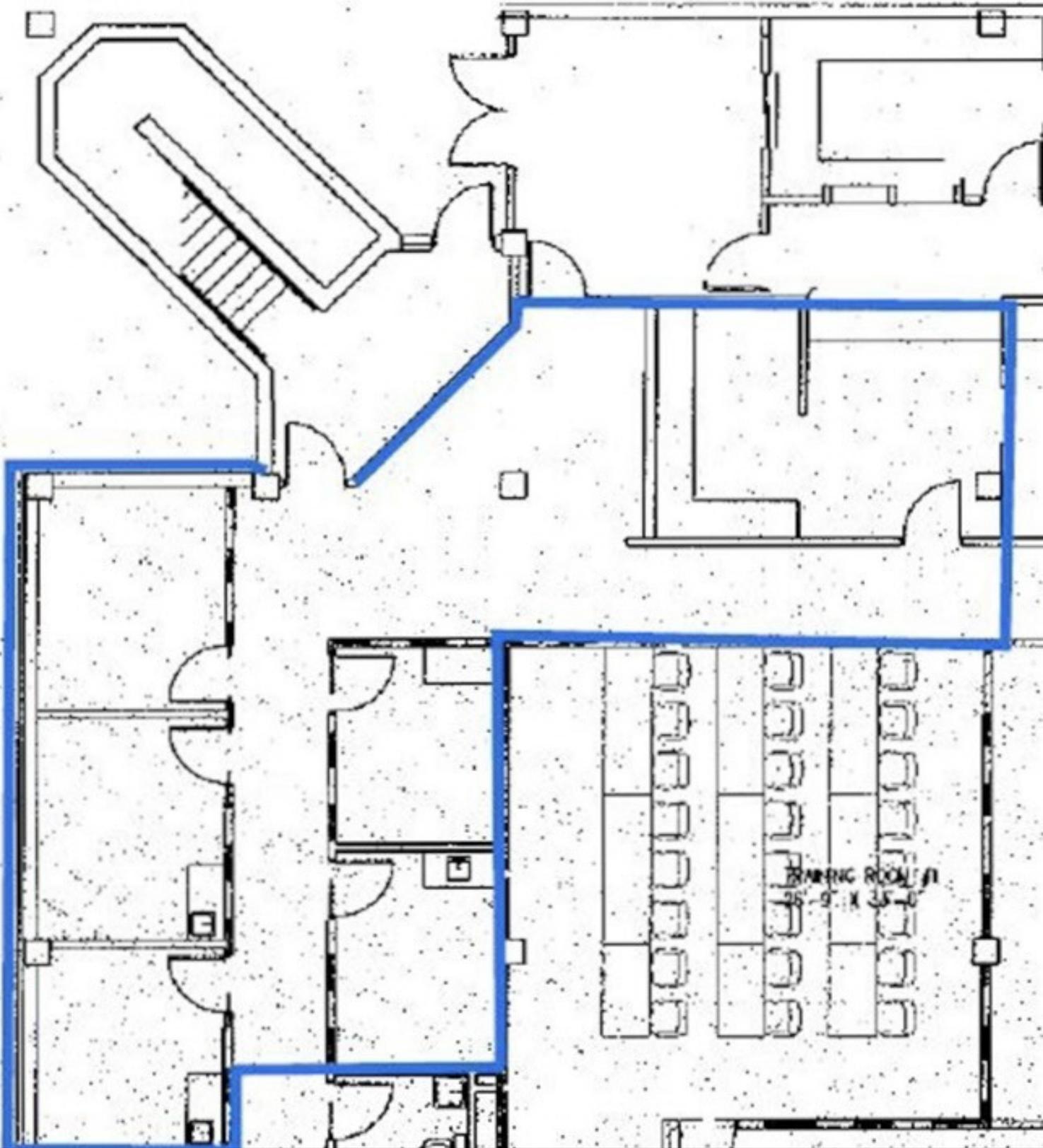
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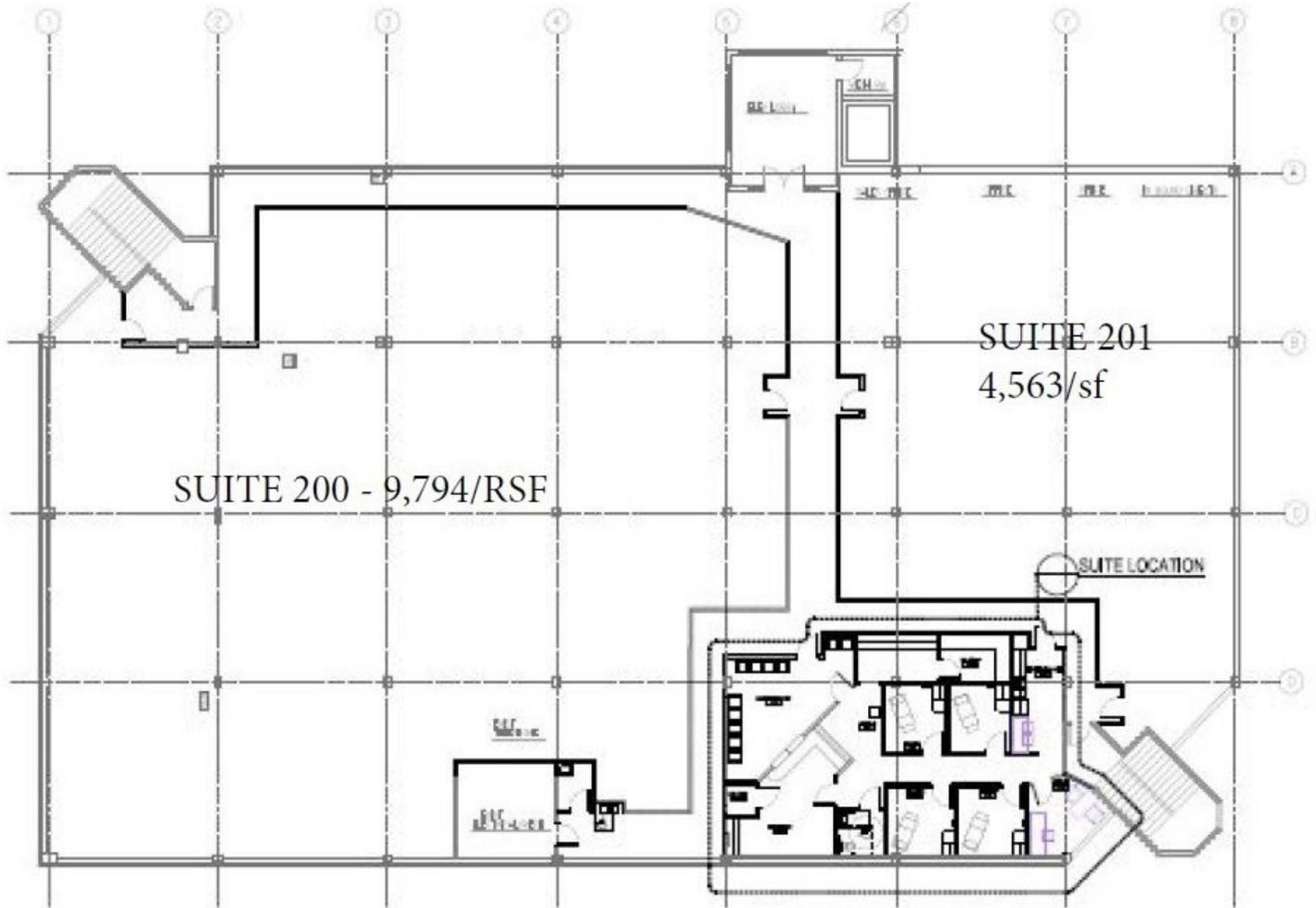


Suite 105

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Suite 200 - 201

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BATHROOM Suite 203 -1,881/RSF

Suite 203

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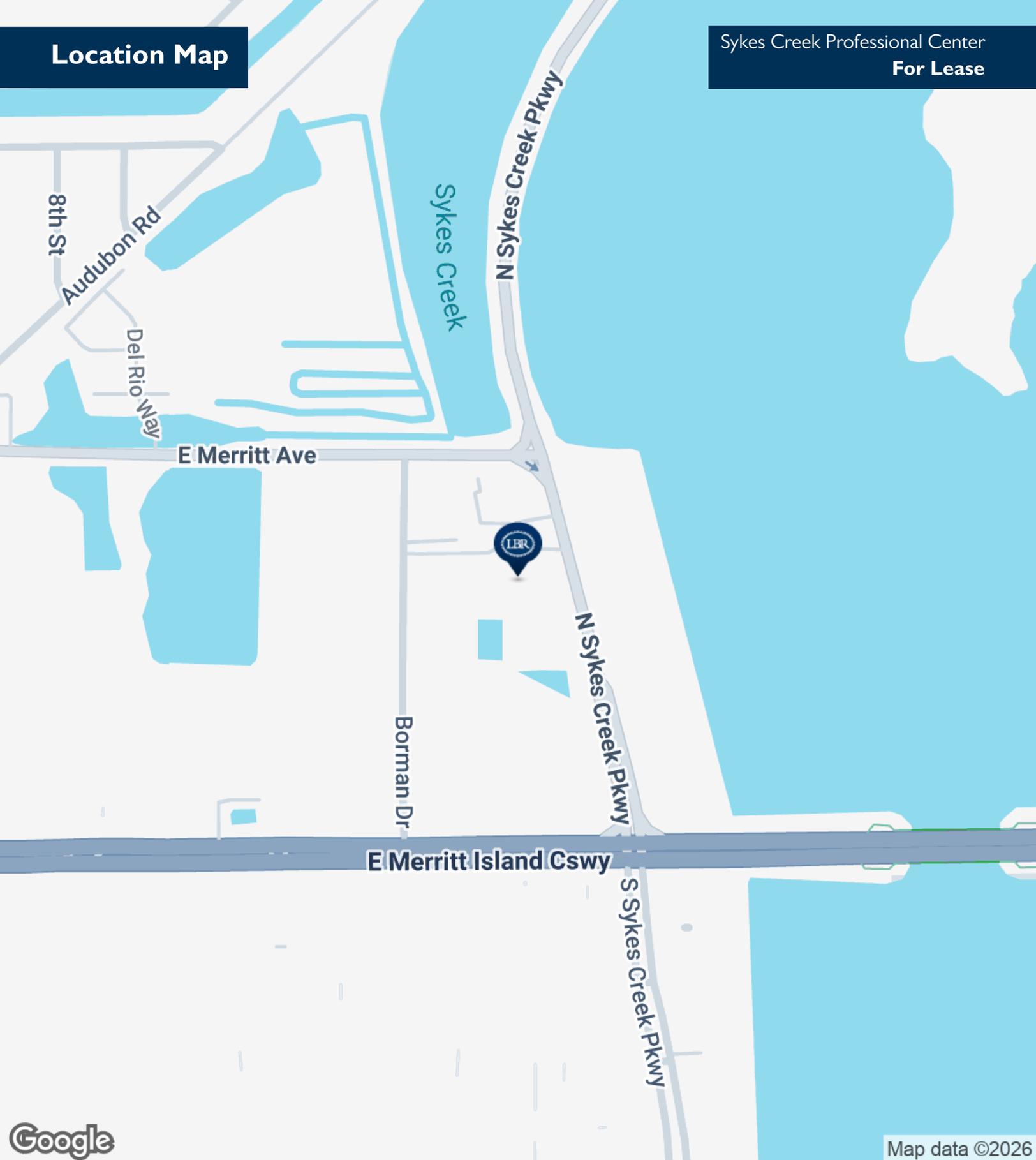
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Location Map

Sykes Creek Professional Center
For Lease



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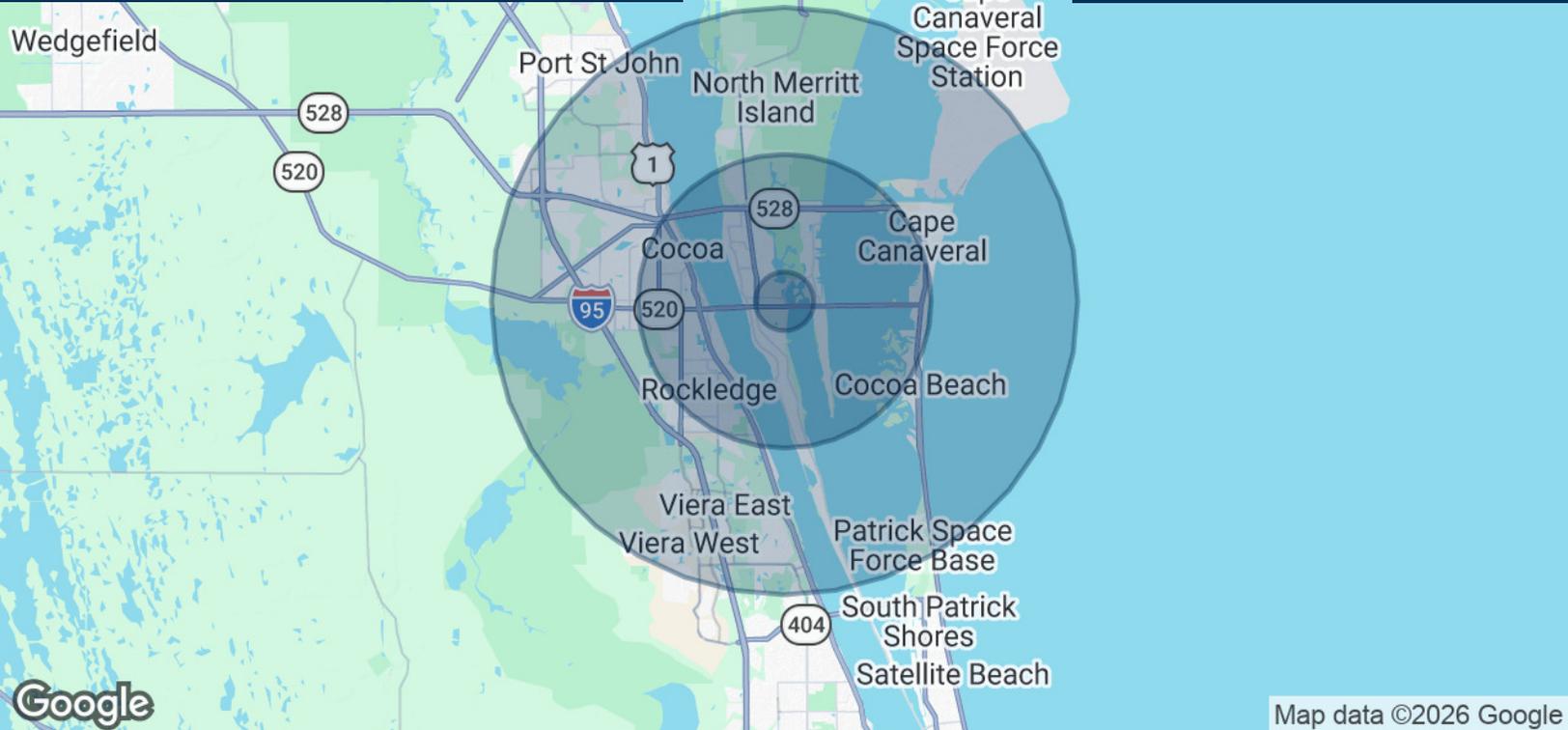
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Demographics Map & Report

Sykes Creek Professional Center
For Lease



Map data ©2026 Google

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

2020 American Community Survey (ACS)

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