



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

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

PROPERTY HIGHLIGHTS

- Strong Anchor Tenants:
- Michaels, Aldi, Books-A-Million
- Restaurant Outparcel Available
- * 3,614sf
- * \$30/sf plus \$4.47/sf NNN

OFFERING SUMMARY

Lease Rate:	\$14 - 30 SF/yr (\$7.14/sf NNN)
Number of Units:	12
Available SF:	1,500 - 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

Sabal Pointe Plaza
For Lease



JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
Jeff@TeamLBR.com

J. BLAKE ROBISON

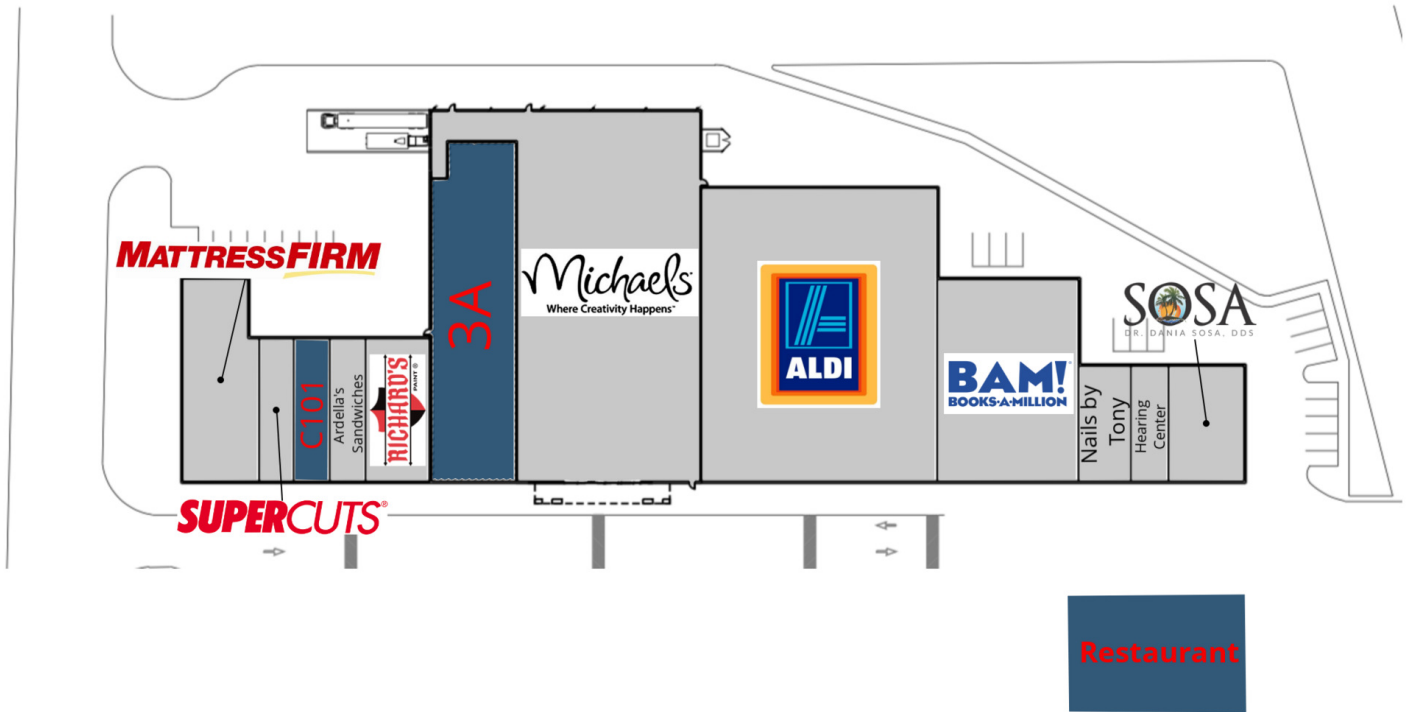
Retail Sales and Leasing Advisor
321.722.0707 x18
blake@TeamLBR.com

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.



LEGEND

Available
Unavailable

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



LEASE INFORMATION

Lease Type:	\$7.14/sf NNN	Lease Term:	Negotiable
Total Space:	1,500 - 8,472 SF	Lease Rate:	\$14 - \$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
ID	Richard's Paint	2,400 SF	NNN	-
3A	Available	8,472 SF	\$7.14/sf NNN	\$14.00 SF/yr
6B	Hearing Center	1,200 SF	NNN	-
C101	Available	1,500 SF	\$7.14/sf NNN	\$20.00 SF/yr
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	\$7.14/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

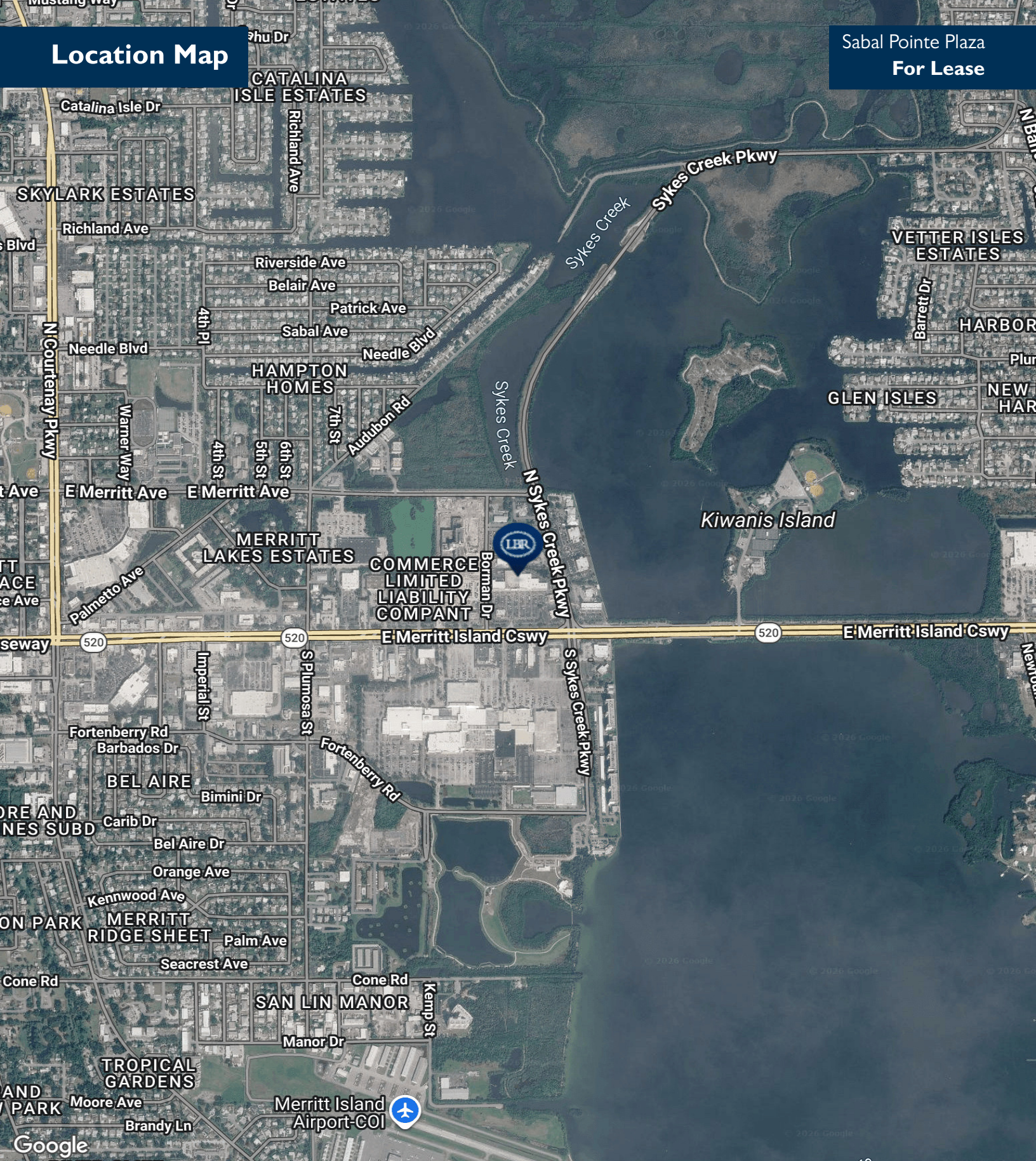
VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



Location Map

Sabal Pointe Plaza
For Lease



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

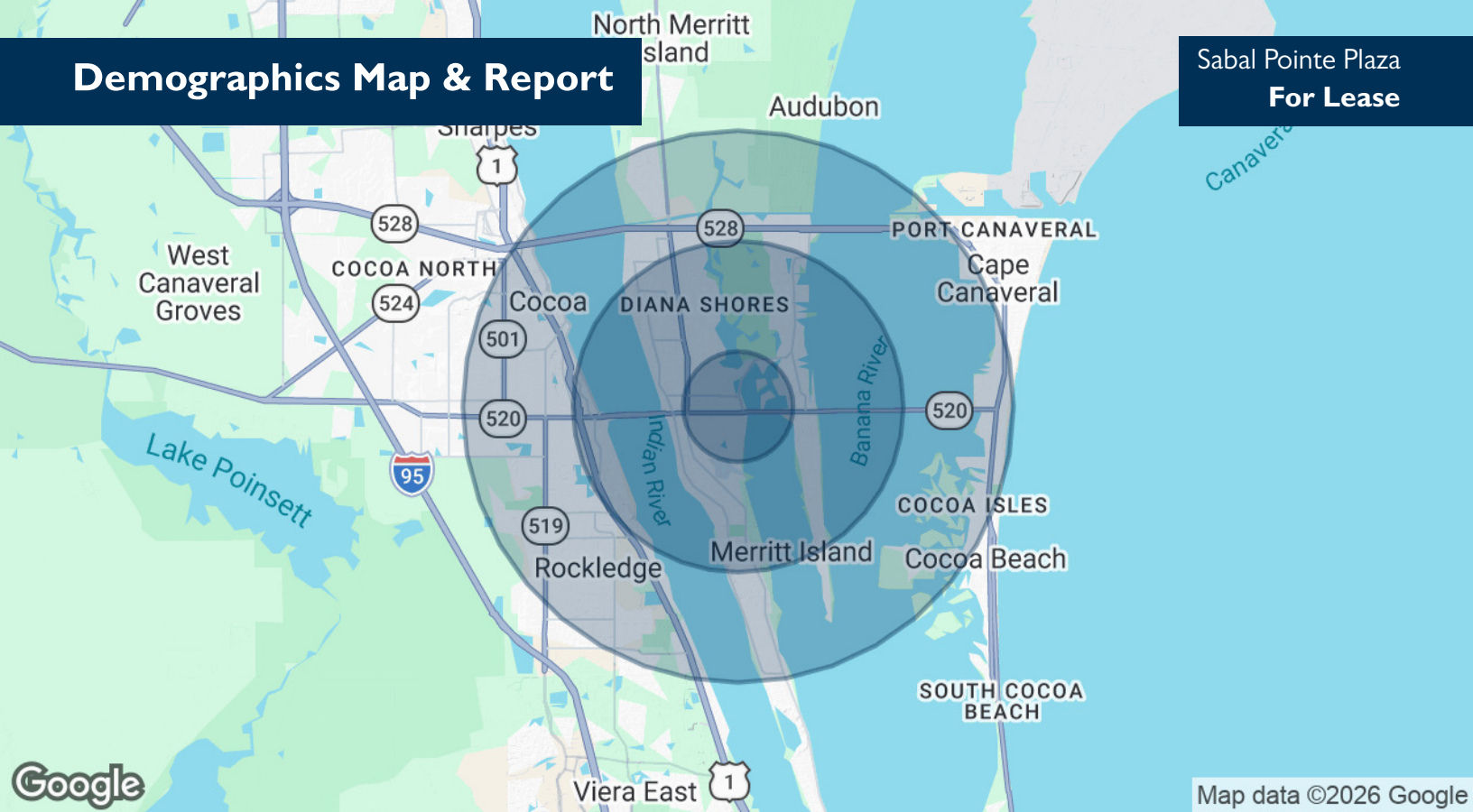
Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com



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.