

FOR LEASE

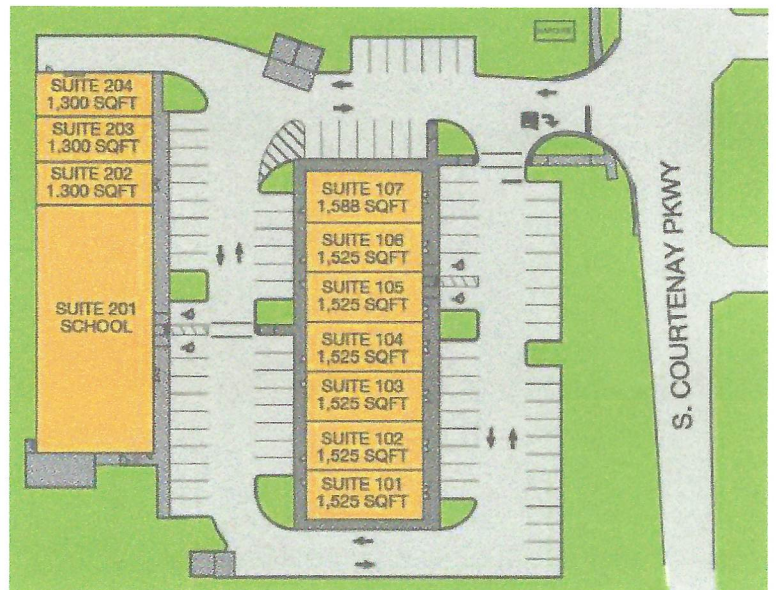


22,000 SQFT OFFICE/RETAIL SPACE AVAILABLE
IN THE HEART OF MERRITT ISLAND

PROPERTY HIGHLIGHTS

- Brand new construction
- Just South of 520 / SR3 (Courtenay) Intersection
- 300+ feet of frontage directly on Courtenay Parkway
- Large marquee signage for all tenants
- Ample Parking (85+ Spaces)
- Brevard County and MIRA (Merritt Island Redevelopment Agency) have collectively committed over \$3MM to the redevelopment of the Courtenay corridor in front of the plaza. Improvements include widening Courtenay to three lanes with a center turn lane and corridor beautification
- 1,300 SF to 22,000 SF available
- Great location to service South Merritt Island residents

SITE LAYOUT



FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Dan Quattrocchi
Licensed Real Estate Broker

321.720.1822

DanQ@QuattrocchiRealEstate.com
2460 N. Courtenay Pkwy #207
Merritt Island, FL 32953

Quattrocchi
REAL ESTATE

ISLAND OAKS PLAZA

345 S. Courtenay Pkwy, Merritt Island FL

EAST ELEVATION



LOCATION MAP



DEMOGRAPHICS

	5 mile	10 mile
Population	91,413	194,393
Households	37,799	82,519
Median Age	45.8	48.8
Average HH Income	\$76,246	\$83,137
Daytime Employees	43,341	95,403

TRAFFIC

Collection St.	Cross St.	Volume	Count Yr
SR 520	S. Grove St.	42,047	2020
S. Courtney Pkwy.	Magnolia Ave. S.	37,429	2020
S. Courtney Pkwy.	Magnolia Ave. N.	18,133	2020
S. Courtney Pkwy.	Mark Ave. S.	16,495	2020

Demographic and Traffic info provided by CoStar. Although the information contained herein was provided by sources believed to be reliable, Quattrocchi Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

FOR ADDITIONAL INFORMATION PLEASE CONTACT:

Dan Quattrocchi
Licensed Real Estate Broker

321.720.1822

DanQ@QuattrocchiRealEstate.com
2460 N. Courtenay Pkwy #207
Merritt Island, FL 32953

Quattrocchi
REAL ESTATE