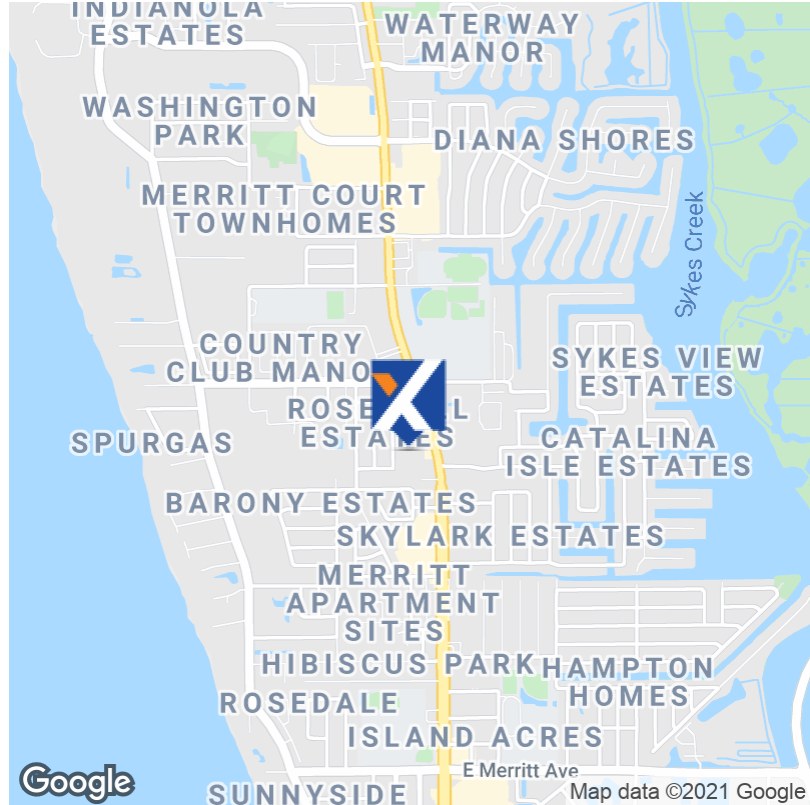


# FOR LEASE | Emerald Plaza



## OFFERING SUMMARY

Lease Rate:	\$14.00 - 25.00 SF/yr (NNN)
Building Size:	17,258 SF
Available SF:	600 - 10,000 SF
Lot Size:	3.17 Acres
Number of Units:	29
Year Built:	1997
Zoning:	BU-1

## PROPERTY OVERVIEW

This gorgeous plaza is recently renovated and the brand-new 20ft pylon signage means excellent visibility! Prime Location on SR 3 with a four-way signal intersection and a daily traffic count of 35,700 (FDOT 2019 AADT Report). Suites available include: Easy access to everywhere! Central to Kennedy Space Center, Cocoa Beach, Port Canaveral and Orlando. Multiple Configurations are available! Minimum Space: 818 SF, Maximum Contiguous Space: 10,000+/- (Across the street from Arby's, Island Paint & Decorating, Tire Kingdom and McDonalds)

## PROPERTY HIGHLIGHTS

- Daily Traffic Count of 35,000+
- Unit 101 has DIRECT frontage on N Courtenay Pkwy
- Annual Tourists: 2.5M
- No state or local personal income tax

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**Holly Carver**

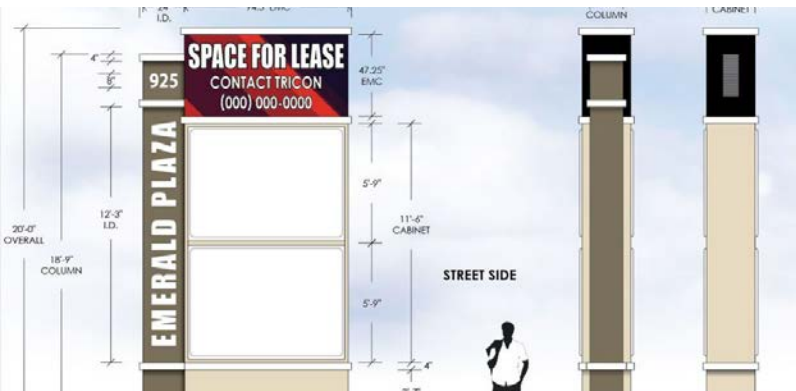
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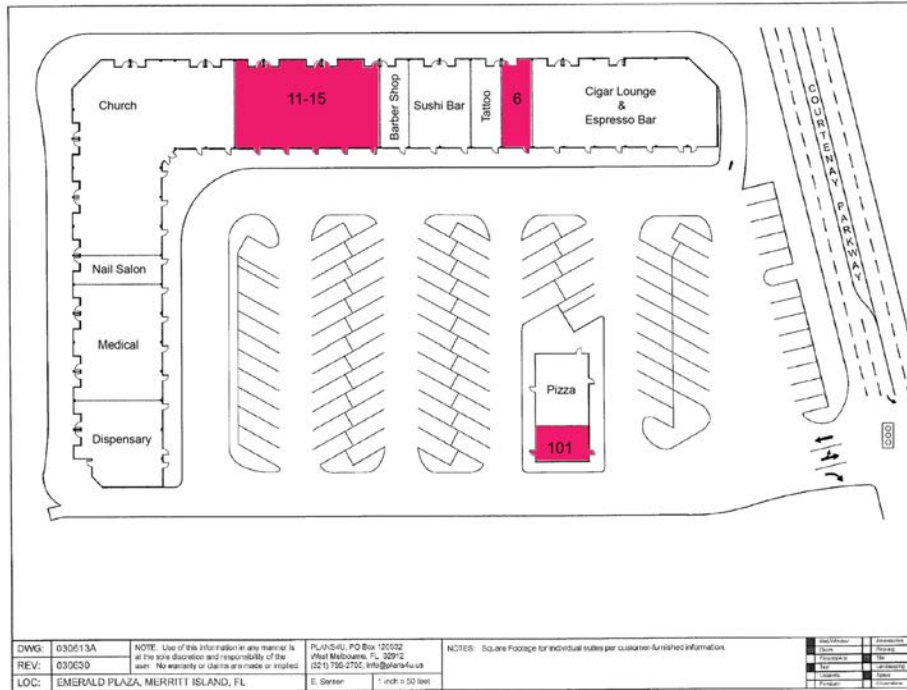
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# FOR LEASE | Emerald Plaza



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	600 - 10,000 SF	Lease Rate:	\$14.00 - \$25.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6	Available	818 SF	NNN	\$14.00 SF/yr	Previously a barber shop, this space is perfect for a beauty salon, dog groomer, or other retail uses.
Suite 23-25	-	2,926 SF	NNN	\$13.50 SF/yr	Office retail flex space. Large work areas, private offices, training rooms.
Suite 101	Available	600 SF	NNN	\$25.00 SF/yr	N. Courtenay Pkwy direct frontage, 600SF retail or professional office property available for lease
Suite 11-15	Available	3,540 - 10,000 SF	NNN	\$15.00 SF/yr	Formerly a dental office and getting ready for the next client!
Suite 16-21	-	5,326 - 10,000 SF	NNN	\$14.00 SF/yr	Currently conference build-out with retail. Endless possibilities!

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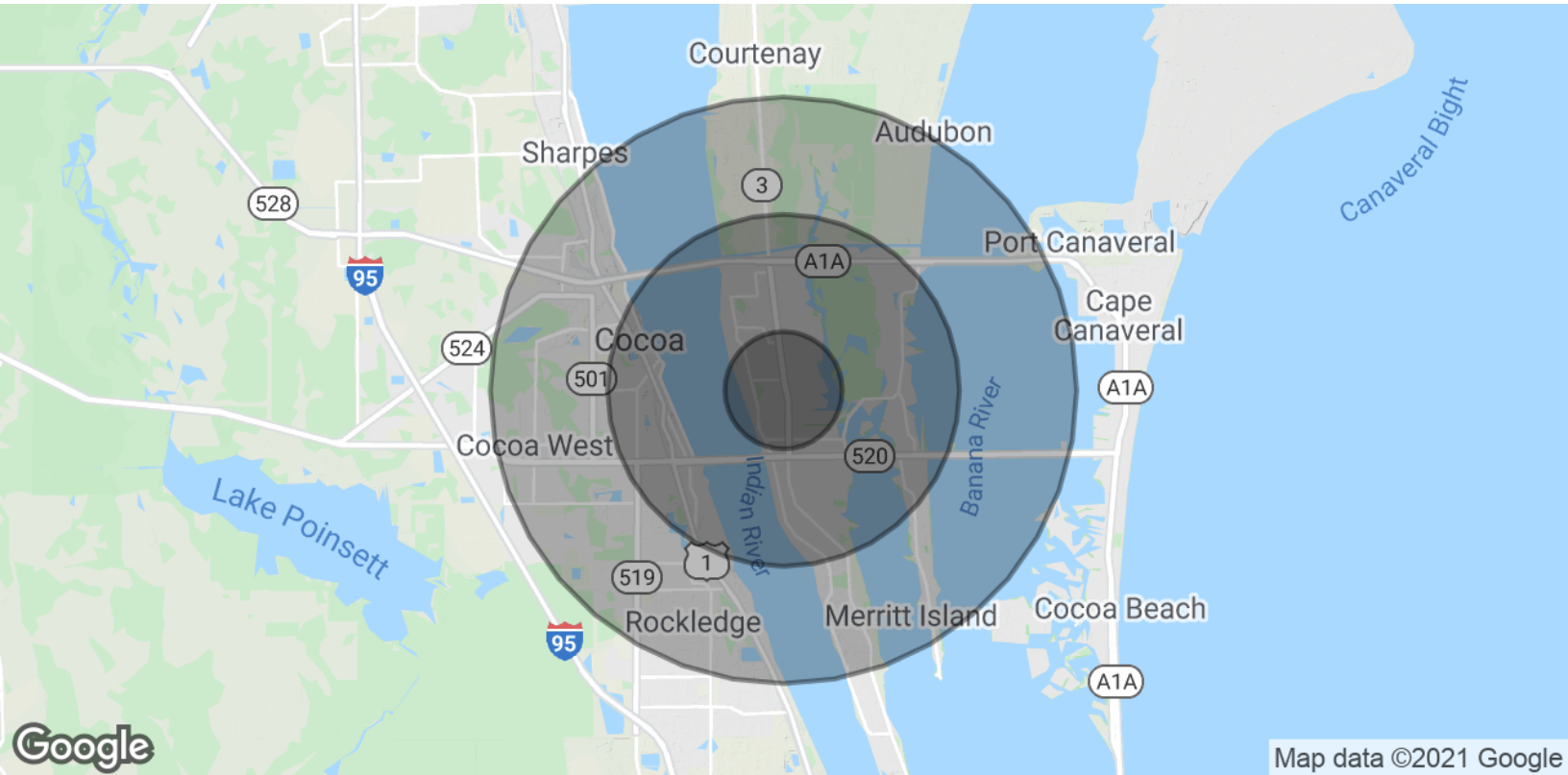
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# FOR LEASE | Emerald Plaza



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,728	32,619	73,833
Average age	44.0	45.4	43.6
Average age (Male)	43.0	44.2	42.8
Average age (Female)	42.7	46.0	44.2

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,872	14,259	31,222
# of persons per HH	2.3	2.3	2.4
Average HH income	\$59,215	\$63,462	\$62,582
Average house value	\$237,379	\$269,176	\$255,102

\* Demographic data derived from 2010 US Census

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