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RETAIL PROPERTY FOR SALE

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# Auto Dealership Prime Location On Merritt Island Causeway

1800 -1850 E Merritt Island Causeway Merritt Island, FL 32952

FOR SALE | \$7,950,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

Founder | Principal | Broker Associate

321.722.0707 X14

brian@teamlbr.com

# EXECUTIVE SUMMARY

Prominent Location Auto Dealership • 1800 -1850 E Merritt Island Causeway Merritt Island, FL 32952



## OFFERING SUMMARY

**Sale Price:** \$7,950,000

**Price / SF:** \$119.13

**Lot Size:** 7.23 Acres

**Building Size:** 66,735 SF

**Zoning:** BU-2

**APN#:** 24-37-31-00-1.1

## PROPERTY OVERVIEW

Two Story Auto Dealership with Separate One Story Service Center, Service Bays and Offices  
Boat Dock  
First Floor Includes Bright Open Show Room Areas  
Perimeter Offices  
Prominent Staircase to Second Floor  
Elevator  
Well Appointed Second Floor Lounge Area Includes:  
Fitness Center  
Movie Theater  
Barber Shop  
Vending and Snack Bar Area  
Childrens Play Area

## LOCATION OVERVIEW

Prominent Location on East Merritt Island Causeway  
Signalized Intersection  
+/- 7.23 Acres

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Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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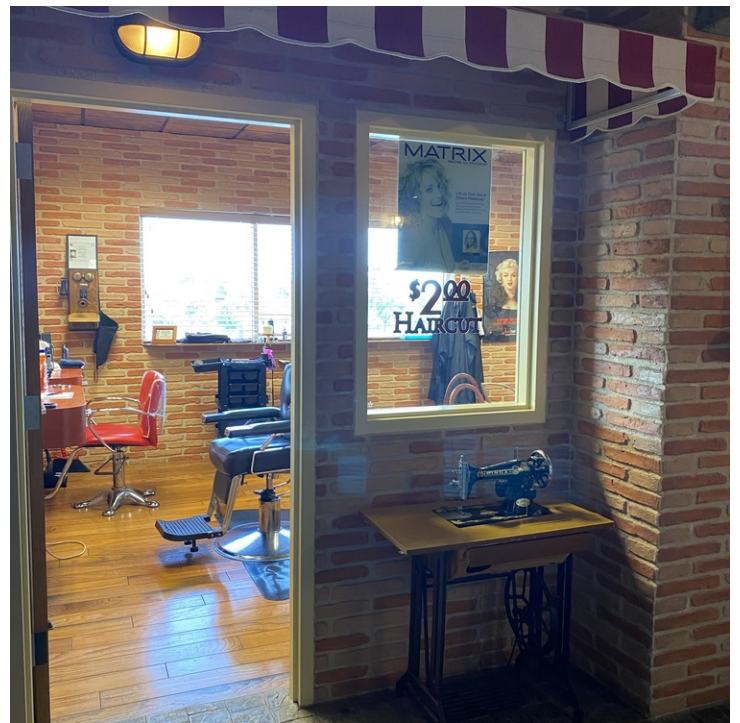
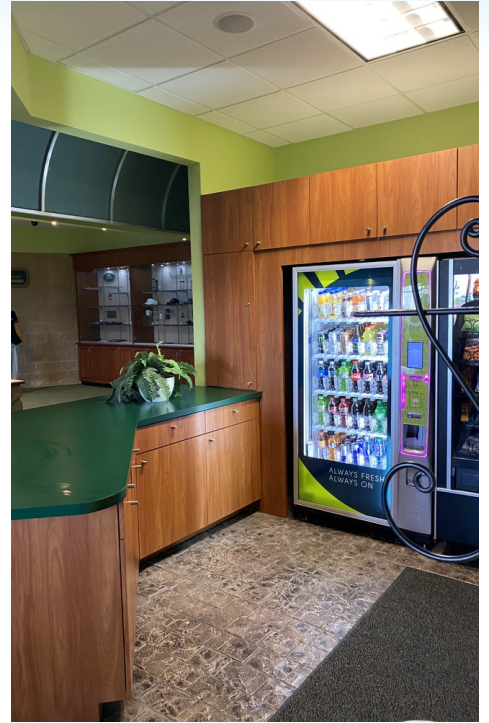
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1. The Surveyor used a Title Commitment prepared by the Title Insurance Company, Inc. (Volume 4223555-03 effective as of July 1, 2002).
2. The legal description shown thereon is as provided to the Surveyor.
3. The bearings shown thereon are based on the North right of way line of Section 36, T48N, R10E, S10E, and may not be true.
4. The underground utilities shown thereon are relative to manholes, information shown by others, and other physical shown relative to features to determine their exact location. This must be verified by others prior to construction.
5. The underground utility is within F.R.M. Zone "B" per Community Panel No. 12509-03-030 as dated 4/9/98. Base Elevation 5.0'.
6. Elevation shown thereon are based on N.A.S. Datum of 1983.
7. A US & GCS bearing named "W-205°" Elevation = 4.98'.

I have examined the legal description for Parcel 1 as shown on the Sketch of Survey and find the following concerns: I have examined the State of Florida State Road Department, Right of Way Map, Project No. 5211, dated January 29, 1962, that is called for in the legal description, and find that no portion of Lot 73, BABUVA RIVER PARK, Plot Block 4, Page 55, lies within the Right of Way of State Road No. 520, but that the Point of Beginning should be the Southwest Corner of Lot 73, rather than a point 5.5 feet North of the Southeast corner of Lot 73.

The Surveyor has examined the Title Commitment prepared by Commonwealth Land Title Insurance Company, File Number 22252555CA effective date Mar 1, 2002:

Items 1-5 Have been deleted from the Title Policy.

Items 6 & 7 Have not been reviewed by the Surveyor

Item 8 - Florida Power & Light Easement recorded 403 is shown on the Sketch of Survey

Items 0-16 Can not be shown on the Sketch of Site

Item 17 - Has not been reviewed for the Survivor

Item 18 Cidwell, Freeman recorded in OGB 40

shown on the Sketch of Survey.

Item 19 – Drainage Easement recorded in O.R.B. 40

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and O.R.B. 4127, page 386, is shown on the Sketch

Items 21–27 Can not be shown on the Sketch of S

on actual measurements taken in the field. This survey

Land Surveyors in Chapter 61 G 17-6, Florida Admin

POLYMER LETTERS

**This certificate is** \_\_\_\_\_

Professional embossed with the

Surveyor's seal

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SHEET 1 OF 1

PROJECT NO. 00 000

3525 NORTH COURTENAY PARKWAY  
MAILING ADDRESS: P.O. BOX 542148  
MERRITT ISLAND, FL 32954 PHONE (321) 453-5820

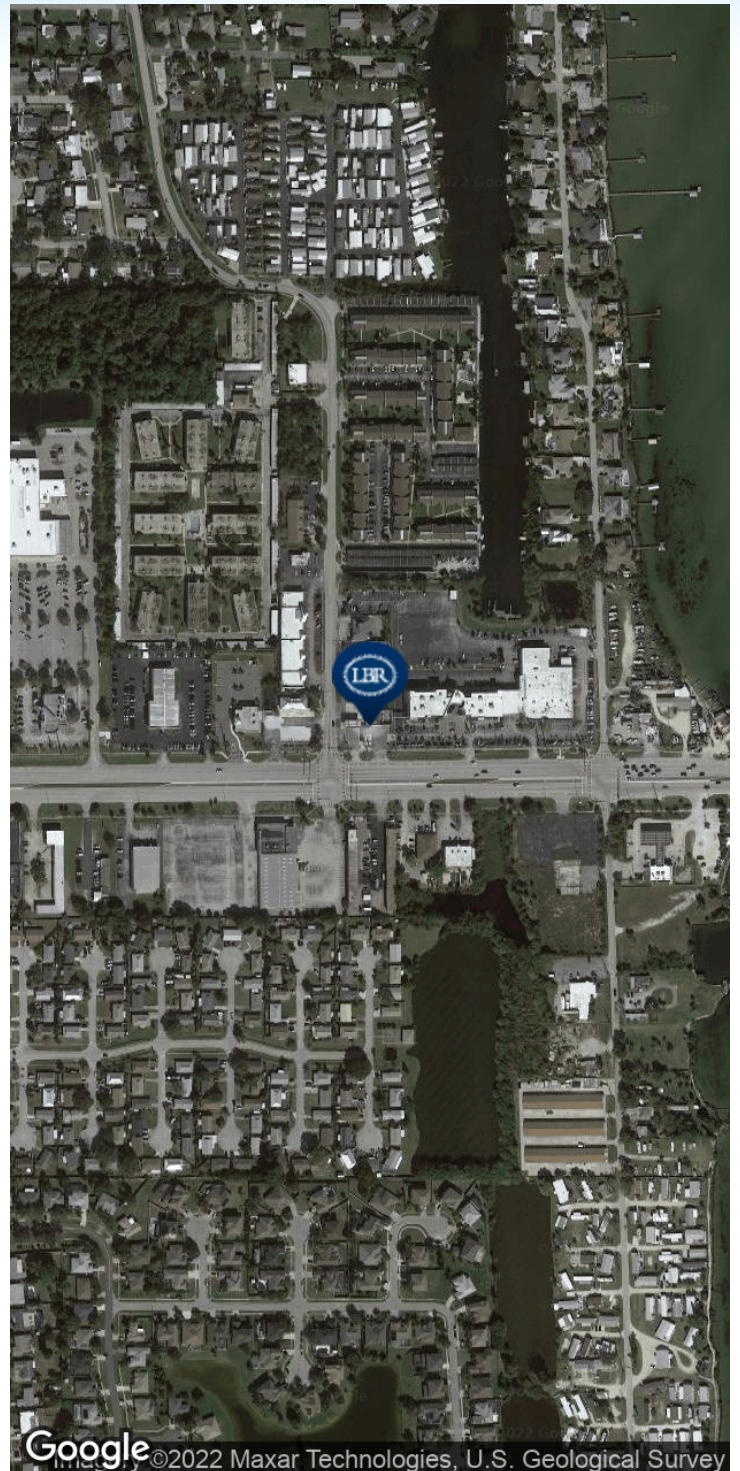
BOUNDARY & TOPOGRAPHIC SURVEY  
ISLAND LINCOLN MERCURY, INC.  
COMMONWEALTH LAND TITLE INSURANCE CORPORATION  
FORD MOTOR CREDIT COMPANY  
MARKEY & FOWLER, P.A.; KEVIN P. MARKEY, ESQUIRE  
IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 37 EAST

8	06/18/04	REVISED PER TITLE COMMITMENT	DRAWN BY: DIALS CHECKED BY: J.R.C. DATE: 8/20/01 SCALE: 1"=40'
7	10/21/03	ADDITIONAL IMPROVEMENTS	
6	10/13/03	AS-BUILT OF NEW IMPROVEMENTS	
5	05/02/03	AS-BUILT OF NEW IMPROVEMENTS	
4	04/03/03	AS-BUILT OF NEW IMPROVEMENTS	
3	01/22/03	REVISED WATER PER CITY OF COCOA	
2	12/20/02	WATERLINE AS-BUILT	
1	9/18/02	FOUNDATION	
NO.	DATE	REVISION	



# LOCATION MAPS

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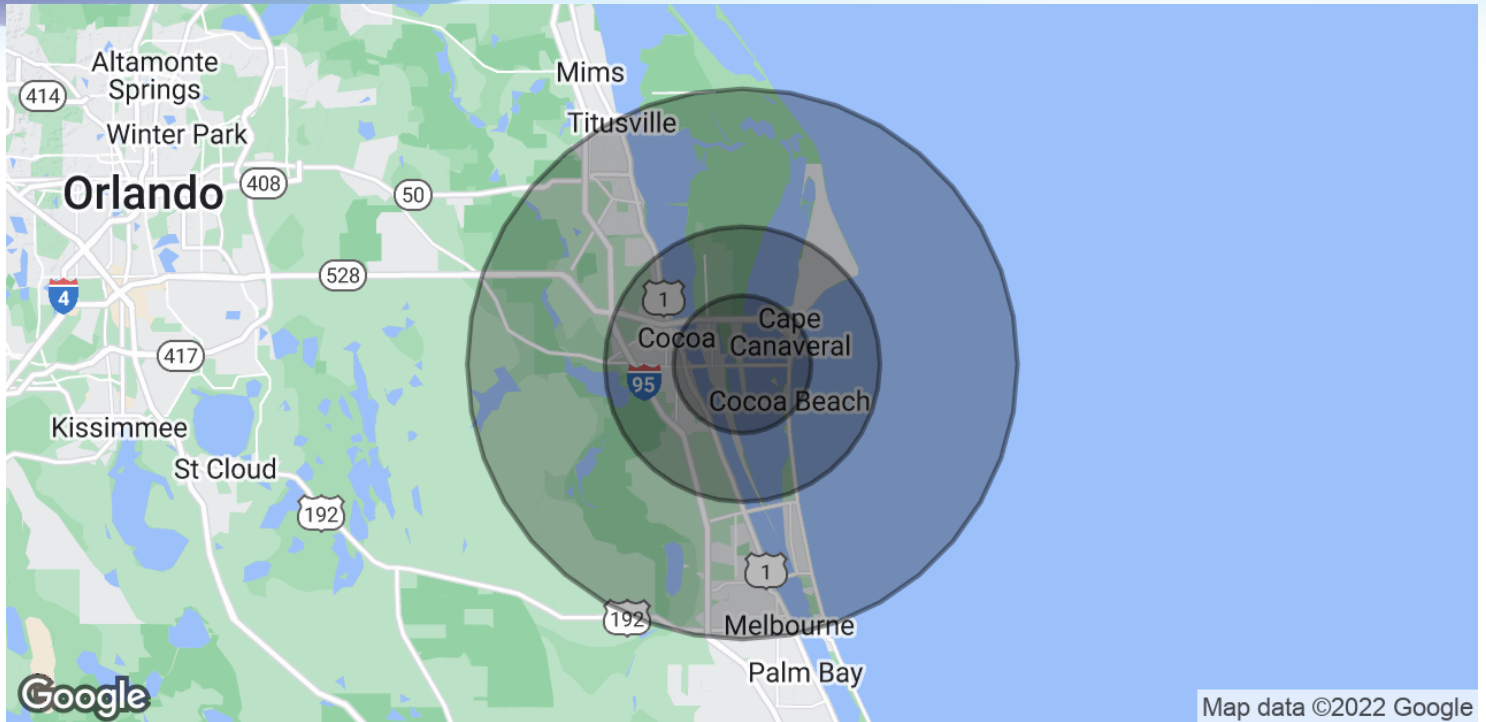
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	58,332	158,713	385,540
Average age	47.9	44.8	44.2
Average age (Male)	48.1	44.3	43.2
Average age (Female)	48.0	45.2	45.3

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total households	26,371	67,138	159,839
# of persons per HH	2.2	2.4	2.4
Average HH income	\$70,862	\$69,004	\$68,548
Average house value	\$288,666	\$256,033	\$244,050

\* Demographic data derived from 2010 US Census

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