

FOR GROUND LEASE OR BUILD-TO-SUIT

New Retail Shop Space Opportunities

445 E Merritt Island Causeway | Merritt Island, FL



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	3,850 - 29,398 SF
LOT SIZE	6.5 Acres



Description

- Ground Lease / Build-to-Suit / Shop Space Opportunities
- Q3 2019 Delivery
- Adjacent to Merritt Square Mall, a 810,814 SF shopping mall, anchors include: Macy's, JCPenney, Dillard's and Cobb Theatres Merritt Square 16 & IMAX

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	5,788	33,436	86,034
2023 Growth	0.45%	0.86%	0.99%
Median HH Income	\$46,043	\$51,385	\$52,094
Daytime Population	11,658	41,617	91,221

Year: 2018 | Source: ESRI

Traffic Counts

E Merritt Island Cswy	36,000 VPD
Courtenay Pkwy	28,500 VPD

Year: 2017 | Source: FDOT

Contact

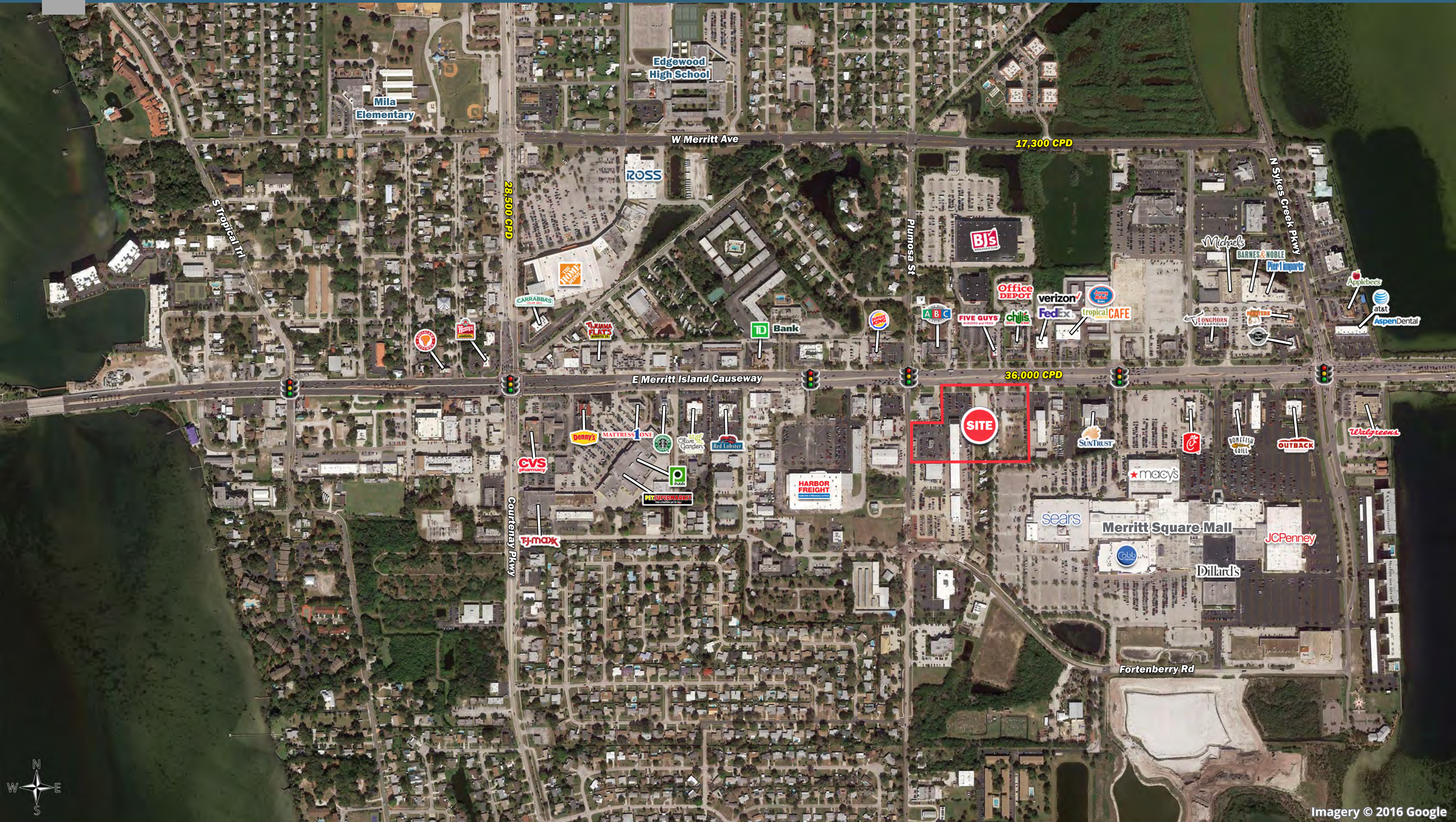
ALEX BISBEE

407.864.6444 | alex.bisbee@srsre.com

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Imagery © 2016 Google



New Retail Shop Space Opportunities

445 E Merritt Island Causeway | Merritt Island, FL



OVERALL ELEVATION



PARTIAL ELEVATION - LEFT



PARTIAL ELEVATION - RIGHT

Executive Summary

445 E Merritt Island Causeway | Merritt Island, FL



	1 mile	3 miles	5 miles
Population			
2018 Population	5,788	33,436	86,034
2000 Population	6,368	34,732	79,705
2010 Population	5,799	32,143	81,594
2023 Population	5,920	34,891	90,381
2000-2010 Annual Rate	-0.93%	-0.77%	0.23%
2010-2018 Population: Annual Growth Rate	-0.02%	0.48%	0.64%
2018-2023 Population: Annual Growth Rate	0.45%	0.86%	0.99%
2018 Median Age	48.3	50.0	47.0
Households			
2000 Households	2,975	14,928	32,881
2010 Households	2,704	14,189	34,149
2018 Total Households	2,680	14,648	35,729
2023 Total Households	2,738	15,236	37,404
2000-2010 Annual Rate	-0.95%	-0.51%	0.38%
2010-2018 Households: Annual Growth Rate	-0.11%	0.39%	0.55%
2018-2023 Households: Annual Growth Rate	0.43%	0.79%	0.92%
2018 Average Household Size	2.16	2.26	2.39
Housing Units			
2018 Total Housing Units	3,305	17,143	41,185
2018 Owner Occupied Housing Units	1,596	9,565	23,762
2018 Renter Occupied Housing Units	1,084	5,084	11,967
2018 Vacant Housing Units	625	2,495	5,456
Race and Ethnicity			
2018 White Alone	88.6%	83.1%	76.4%
2018 Black Alone	3.9%	9.3%	14.7%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2018 Asian Alone	1.7%	2.2%	2.2%
2018 Pacific Islander Alone	0.1%	0.1%	0.2%
2018 Hispanic Origin (Any Race)	9.5%	8.5%	9.7%
Income			
2018 Median Household Income	\$46,043	\$51,385	\$52,094
2018 Average Household Income	\$63,338	\$73,790	\$74,784
Per Capita Income	\$28,896	\$32,331	\$31,418
2018 Population 25+ by Educational Attainment			
Total	4,478	25,551	63,598
High School Graduate	24.5%	22.8%	22.7%
GED/Alternative Credential	5.4%	4.7%	3.9%
Some College, No Degree	25.4%	22.1%	21.6%
Associate Degree	14.2%	14.1%	13.3%
Bachelor's Degree	17.2%	19.4%	18.8%
Graduate/Professional Degree	6.6%	9.3%	10.7%
Data for all businesses in area			
Total Businesses:	852	2,273	4,008
Total Employees:	7,704	20,822	38,218
Total Residential Population:	5,788	33,436	86,034
Employee/Residential Population Ratio:	1.33:1	0.62:1	0.44:1
2018 Total Daytime Population	11,658	41,617	91,221
Workers	8,887	23,396	43,738
Residents	2,771	18,221	47,483

Source: Esri, Esri and Infogroup, U.S. Census