

Freestanding Vacant Retail Building Available

FOR LEASE - \$22.50 psf NNN

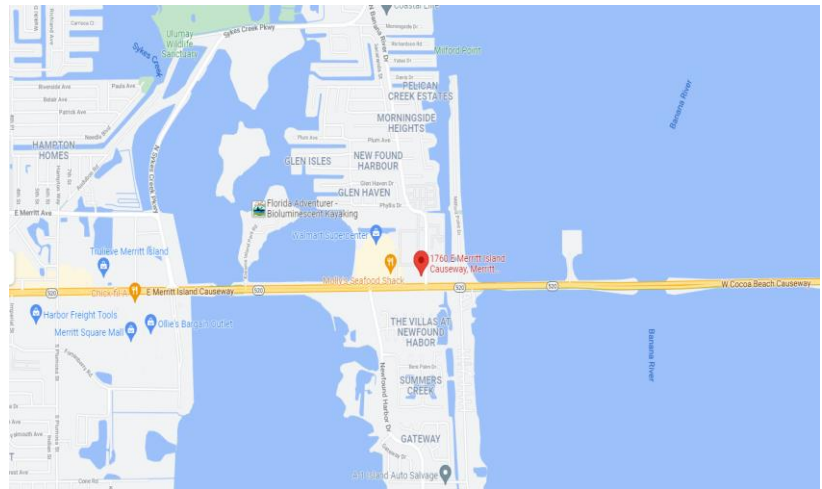
Property #40345 - 1760 E. Merritt Island Cswy Merritt Island, Brevard County, Florida

Property Highlights

- Building Size Approx. 2,325 sq. ft.
- Year Built 2009
- Land Size – .73 acres (31,799 sq. ft.)
- Parcel ID #24-37-31-00-3.1
- Located at a signalized intersection
- Monument Style Signage
- Zoned – BU-2
- Good Access & Visibility
- 2023 Traffic Counts – Merritt Island Causeway (SR 50) 23,500 VPD – N. Banana River Drive 5,800 VPD
- 2023 Property Taxes - \$8,017.12

Will be restricted against being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)

**This property is a sub-lease and can only
be leased until 1/31/2029**



Contact:
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Overhead Aerial View



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