



131-141 S Courtenay Pkwy, Merritt Island, FL 32952

PROPERTY DETAILS

Current Tenants: Unit 131: Jimmy John's Subs
Unit 135: The Closing Agent
Unit 137: The Mail Room

Available Units: Units 133, 139, & 141: 1,112 SF with new handicap restrooms

Features: New 3-ton A/Cs, electrical, drop ceilings
New underground utilities, exterior lighting, pylon sign

Parking: 47 spaces, recently paved, sealed, and striped

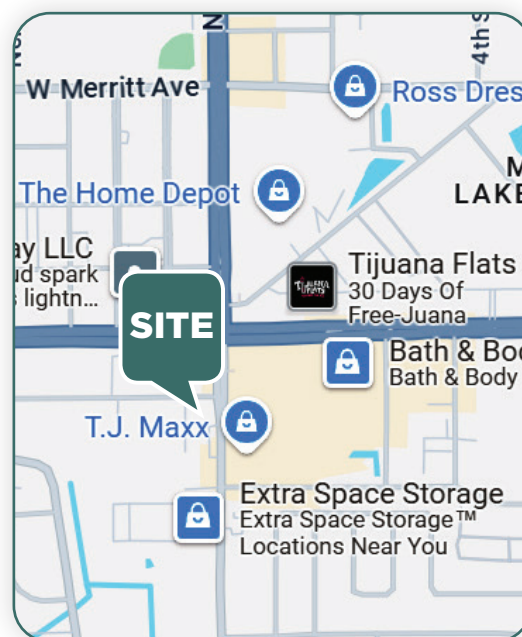
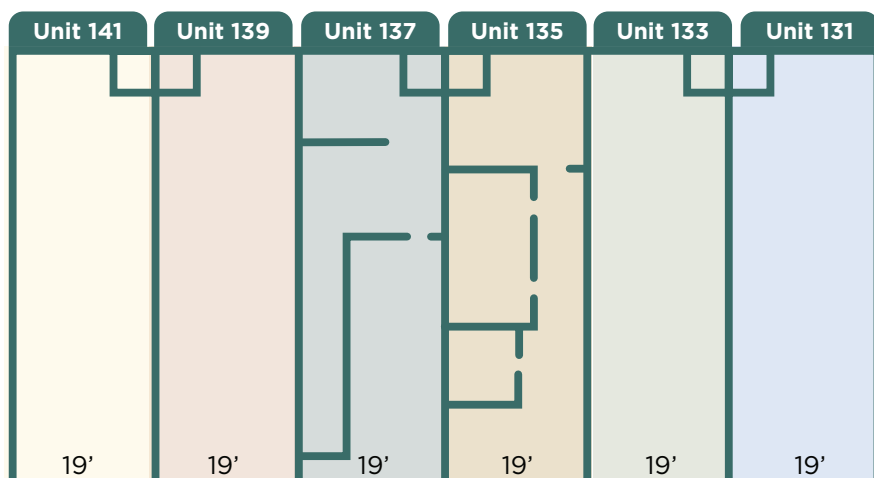
Zoning: BU-1: Suitable for offices, medical facilities, restaurants, retail, and more

Additional Info: CAM: \$4.00 SF

OFFERING SUMMARY

Available SF:	1,112 SF
Lease Rate:	\$27.50 SF/yr (NNN)
Acreage:	0.72 Acre
Facility SF:	6,670 SF
Zoning:	BU1
Parking:	47 spaces
Traffic count:	16,700 VPD

FLOOR PLAN





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(321) 223-8845

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