EXECUTIVE SUMMARY

Sabal Pointe Plaza • 780 E Merritt Island Cswy Merritt Island, FL 32952



OFFERING SUMMARY

Available SF:	1,500 - 8,472 SF
Lease Rate:	$12.00 - 30.00 SF/yr ($4.87/NNN)
Lot Size:	8.83 Acres
Year Built:	1996
Building Size:	82,163 SF
Zoning:	BU-2

PROPERTY OVERVIEW

Exceptional shopping center with strong anchor tenants.
High traffic location on the corner of E Merritt Island Cswy. and Sykes Creek Pkwy.
Second generation restaurant available.
Ideal property signage.
Ample parking.

Restaurant Outparcel Available
* 3,614sf
* $30/sf plus $4.87/sf NNN

LOCATION OVERVIEW

Located on the main thoroughfare of Merritt Island SR520

Traffic Count: 25,000 AADT

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ADDITIONAL PHOTOS

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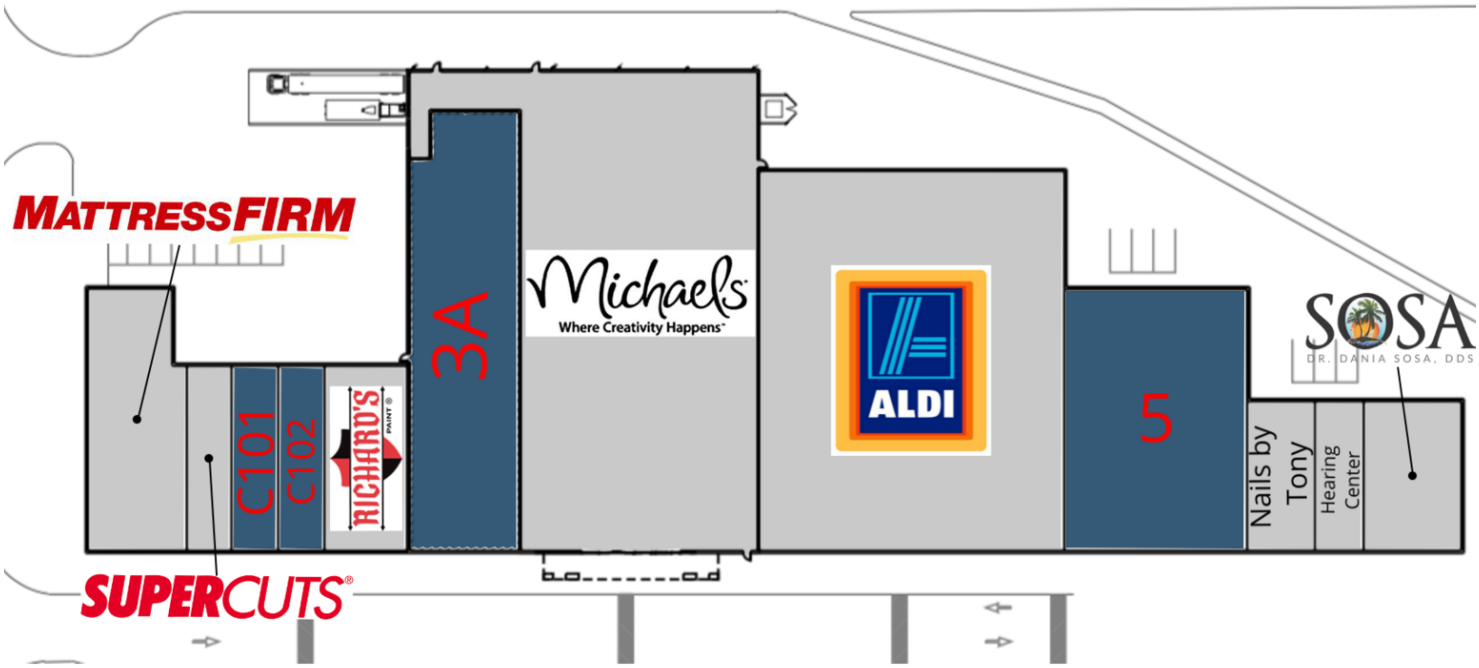
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AVAILABLE SPACES

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UNAVAILABLE **AVAILABLE**

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AVAILABLE SPACES

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LEASE TYPE $4.87/NNN | **TOTAL SPACE** 1,500 - 8,472 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** $12.00 - $30.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
1D	Richard's Paint	2,400 SF	$5.76/NNN	-
3A	Available	8,472 SF	$4.87/NNN	$12.00 SF/yr
6B	Hearing Center	1,200 SF	$5.76/NNN	-
C101	Available	1,500 SF	$4.87/NNN	$20.00 SF/yr
1A	Mattress Firm	2,400 SF	NNN	-
1B	Super Cuts	1,200 SF	NNN	-
C102	Available	1,500 SF	$4.87/NNN	$20.00 SF/yr
3	Michaels	10,000 SF	NNN	-
4	Aldi	8,000 SF	NNN	-
5	Available	8,029 SF	$4.87/NNN	$12.00 SF/yr
6A	Nails by Tony	1,300 SF	NNN	-
6C	Sosa Dental	1,500 SF	NNN	-
Restaurant	Available	3,614 SF	$4.87/NNN	$30.00 SF/yr

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Unit 101C- 1500sf



Unit C102 - former restaurant



Unit C102 - 1500sf

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INTERIOR - UNIT 5

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SURROUNDING DEVELOPMENT

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RETAILER MAP

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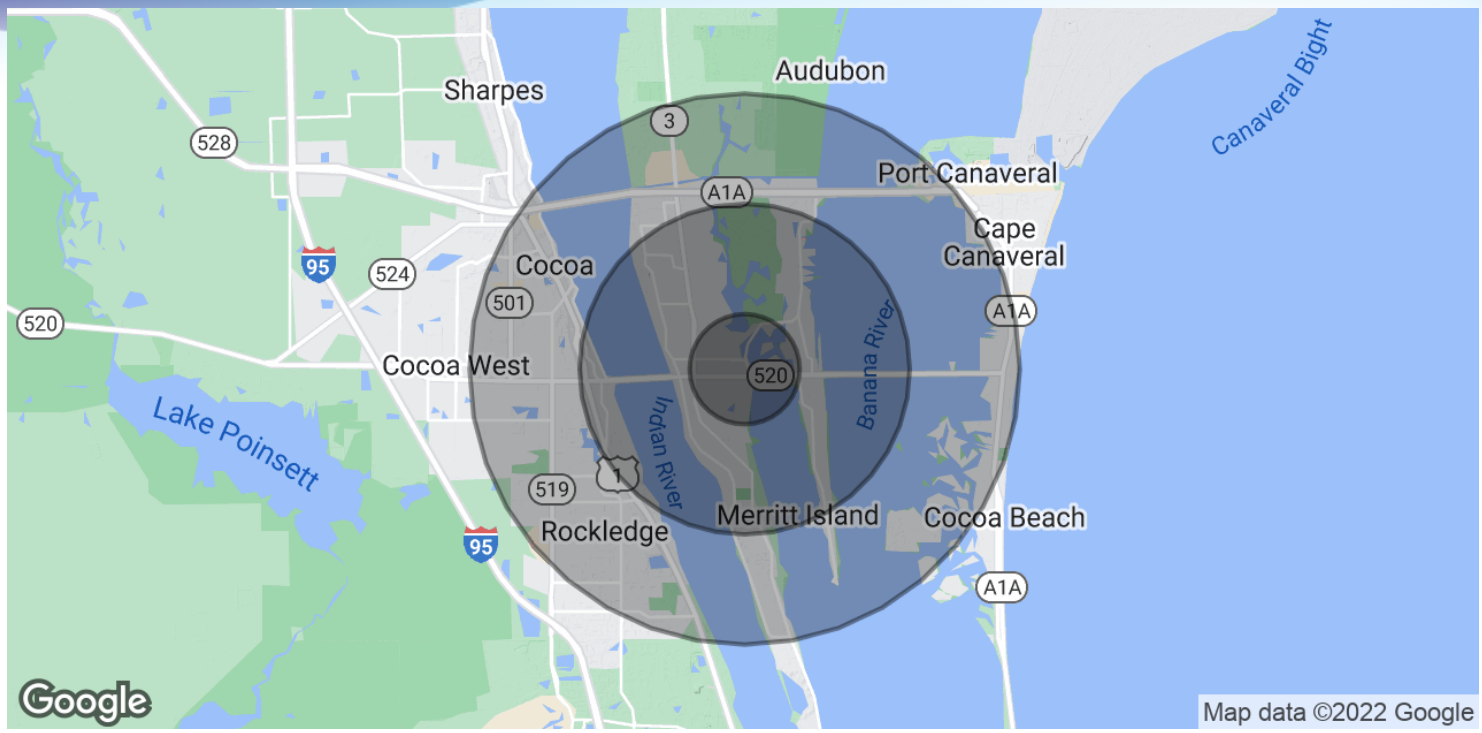
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,133	27,951	73,797
Average age	44.9	46.5	44.8
Average age (Male)	44.4	45.4	44.5
Average age (Female)	43.0	46.7	45.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,287	12,153	31,505
# of persons per HH	2.2	2.3	2.3
Average HH income	$58,107	$69,003	$66,221
Average house value	$238,634	$294,390	$273,992

** Demographic data derived from 2010 US Census*

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