

# FOR SALE OR LEASE

## .68 AC PREMIER HARD CORNER

*362 W Merritt Island Causeway  
Merritt Island, FL 32952*



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## PROPERTY *Details*

- **Address:** 362 W Merritt Island Causeway, Merritt Island, FL 32952
- **Size:** .68 acre For Sale & Ground Lease
- **Zoning:** BU-2
- **Access:** Full lighted access (on W Merritt Island Cswy/520)
- **Traffic Count:** 32,000 AADT (on W Merritt Island Cswy/520)

## PROPERTY *Highlights*

- The Merritt Island Causeway area features prominent big-box retailers including Home Depot (home improvement), Publix (grocery), West Marine (marine supplies), TJ Maxx (discount retail), Ross (discount retail), and Harbor Freight (tools and equipment). Additionally, you'll find a variety of quick-service restaurants such as Chic-fil-A, Popeyes, Wendy's, Starbucks, Olive Garden, and Tijuana Flats. There are also specialty stores and services like Tires Plus (auto service) and T-Mobile (mobile phones and accessories).
- 362 W Merritt Island Causeway is situated at a prominent corner with full access from a lighted intersection. The traffic buildup at the intersection of Merritt Island Causeway and Tropical Trail enhances the site's visibility and exposure.
- Merritt Island Causeway serves as the primary route between Cocoa and Cocoa Beach, with Cocoa Beach being a major traffic generator. As a result, 362 W Merritt Island Causeway experiences higher traffic volumes and increased visibility.
- Merritt Island, located on Florida's east coast, is a great destination with a variety of natural beauty, outdoor recreation and attractions like Kennedy Space Center, Merritt Island National Wildlife Refuge, Cocoa Beach, and Canaveral National Seashore.

## AREA *Demographics*

RADIUS	1 MI	3 MI	5 MI
Total Population	6,662	46,077	91,237
Avg HH Income	\$69,089	\$81,523	\$88,391
# of Households	2,923	20,013	38,353



Premier Hard Corner  
*Amenity Map*



FOR MORE  
*Information:*

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