

SHOPPES OF VICTORIA SQUARE

1450 N Courtenay Parkway | Merritt Island, FL



JOIN BURLINGTON, ULTA, FIVE BELOW AND OTHERS

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HIGHLIGHTS

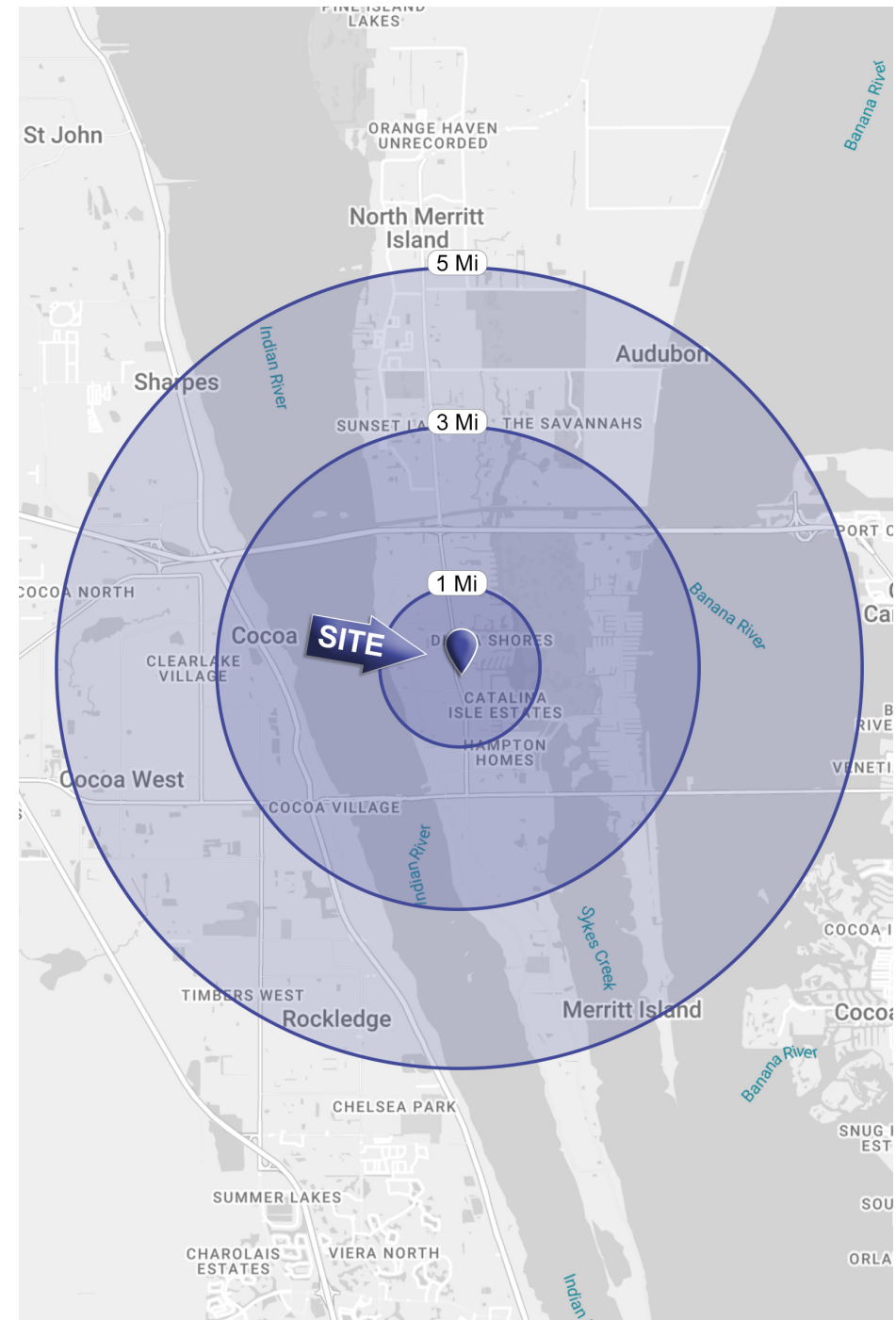
- Anchored by Burlington, ULTA, Five Below and More.
- Ample parking
- Outparcel available
- Great Visibility
- Traffic count:
Courtenay Pkwy: 34,000 VPD.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,345	38,590	75,930
Households	3,596	17,429	33,410
Employees	3,647	23,305	43,073
Avg. Household Income	\$98,208	\$101,690	\$98,988

	5 Minute	10 Minute	15 Minute
Population	12,026	30,757	84,155
Households	5,354	13,712	38,393
Employees	5,177	22,827	51,861
Avg. Household Income	\$100,079	\$111,043	\$102,736

TRAFFIC COUNTS

Courtenay Pkwy 34,000 VPD





Bay	Tenant	SF
01	EDirect General Insurance	1,980
02	Island Weight Clinic	2,000
03-06	Brevard Anti Aging	2,000
07, 13, 15	Merritt Island Muscle	20,565
16	Dr. Natali S. Ibarra Animal Clinic	3,000
17	Alfredo's Paradiso	2,005
21	Available	995
22	Top Line Appliance & Mattress	11,365
22A	Nails Salon	2,315
23	America's Best	1,300

Bay	Tenant	SF
24	America's Best	1,900
25	Burlington	22,400
26	Ulta	29,054
27	Five Below	
30-31	Encore Dance Academy	8,700
33	Available	1,200
34	Edward Jones	1,200
36	Beef O Brady's	3,600
OP	Available	
OP	Available	





Indian River



COURTENAY PKWY

SYKES CREEK PKWY

MERRITT AVE



MERRITT ISLAND CAUSEWAY



COCOA BLVD

