

Shoppes of Victoria Square

1450 N Courtenay Parkway | Merritt Island, FL



COMING SOON



PROPERTY HIGHLIGHTS

Shoppes of Victoria Square is a 110,547 square foot shopping center located on Merritt Island's most heavily trafficked north/south thoroughfare, Courtenay Parkway. The center benefits from having excellent visibility along the road, easy access and abundant parking. Victoria Square is occupied by a diverse mixture of tenants, including Burlington, Ulta, and Five Below, as well as, national retailers, gym, restaurants and office that serve residents in the area.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	8,296	38,555	75,238
Employees	3,673	22,520	46,799
Avg. Household Income	\$92,211	\$89,175	\$87,834

TRAFFIC COUNTS

Courtenay Pkwy 34,000 VPD

CONTACT INFORMATION

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SITE PLAN



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	Available	2,315
23	Available	1,300

Bay	Tenant	SF
24	Available	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	

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CENTER PHOTOS



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MARKET AERIAL

