

For Lease

±8,700-±11,500 SF

Junior Anchor &  
Outparcel Retail Space

**Burlington**  
DEALS. BRANDS. WOW!

**ULTA**

**FIVE BELOW**  
MULTI-LEVEL DISCOUNT

**Your Next Location  
Among National Brands  
on Florida's Space Coast**

## SHOPPES OF VICTORIA SQUARE

1450 N Courtenay Pkwy | Merritt Island, FL 32953

### Property Features

- Join Burlington, Ulta Beauty, and Five Below in a freshly renovated ±109,000 SF center on Florida's Space Coast
- Minutes from Kennedy Space Center, SpaceX, Blue Origin, and Port Canaveral - serving a built-in base of high-income aerospace and defense professionals
- One of Merritt Island's dominant retail centers with national anchors and 30,000+ VPD
- Demographics show strong demand across dining, health, and daily needs retail
- Abundant parking, with multiple ingress/egress points

### Key Features:



Join nationally  
recognized anchors  
driving daily foot traffic



Near Kennedy Space  
Center, SpaceX,  
Port Canaveral & more



±77,655 residents within  
5 miles; Wealth Index of 117

### For more information:

**Bruce Corn**, Managing Director  
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**FOR LEASE: 1450 N COURTENAY PARKWAY | MERRITT ISLAND, FL**

# Your Next Location, Fully Anchored



## Secure Your Space Where the Space Coast Shops

### SHOPPES OF VICTORIA SQUARE

Connect with an established Merritt Island consumer base drawn to one of the Space Coast's most active retail corridors. With strong daily-needs spending, proximity to major employment anchors, and a freshly renovated center anchored by national brands, this location is built to drive consistent foot traffic from day one.



SPACE	SIZE	AVAIL.
Outparcel	-	Now
Unit 22	±11,365 SF	Nov. 2028
Unit 30	±8,700 SF	Sept. 2027

## FOR MORE INFORMATION

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# Built for What's Next on Florida's Space Coast

## A Region in Motion

### A LOCATION READY FOR IT

The Space Coast isn't just growing - it's transforming. Home to the nation's most active aerospace and defense corridor, Brevard County is drawing a steady influx of high-income professionals, families, and support industries that are reshaping local retail demand.

Shoppes of Victoria Square sits at the center of it all, offering second-generation junior anchor space and an outparcel site in a market where consumer spending is following the growth.

Demographics:	1 Mile	3 Miles	5 Miles
Total Population	7,539	36,808	77,655
Avg. HH Income	\$105,047	\$112,085	\$105,579
Households	3,197	16,353	33,675



## Regional Connectivity



12 Minutes



15 Minutes



BLUE ORIGIN

17 Minutes



18 Minutes



30 Minutes

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