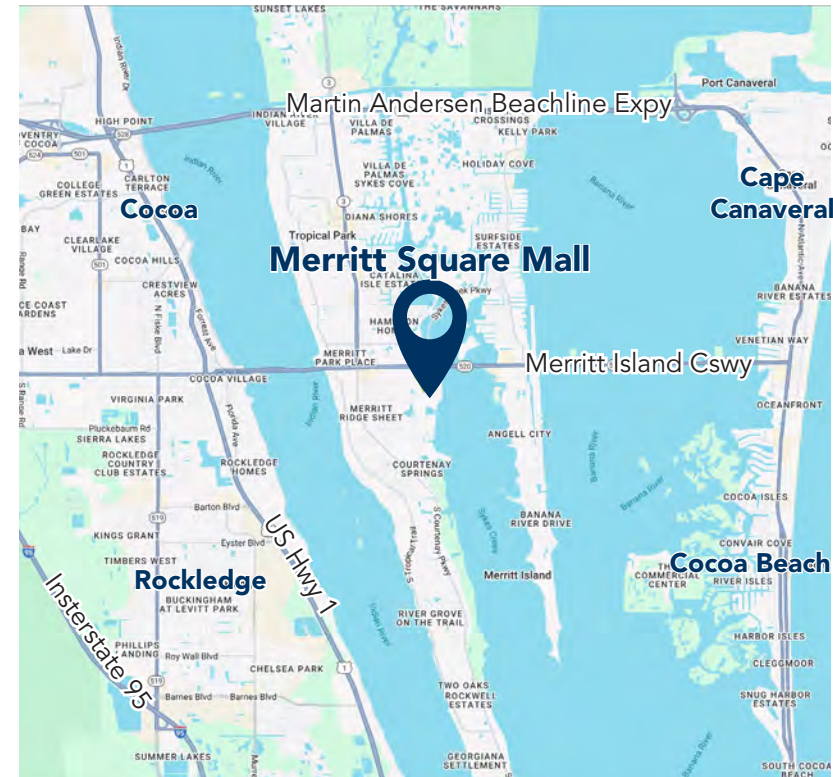


MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



Pad Sites Available for Ground Lease or Built to suit



PROPERTY HIGHLIGHTS

- Available retail from 600 SF to 24,192 SF Anchor space
- Pad Sites Outparcels Available: Ground lease or built to-suit
- GLA: 809,960 SF
- Easy and convenient access from Merritt Island Causeway
- Anchored by Macy's, JC Penney, Dillard's, Ollie's, and GQT movies

POPULATION

3 Mi	32,280
5 Mi	89,788
10 Mi	199,339

CARS PER DAY

Merritt Island Cswy: 40,338
Sykes Creek Pkwy: 5,955
Fortenberry Rd: 5,316

AV. HH INCOME

3 Mi	\$133,919
5 Mi	\$130,359
10 Mi	\$136,399

EMPLOYEES

3 Mi	19,970
5 Mi	46,452
10 Mi	89,261

JOIN:



LENSCRAFTERS™



Dillard's
The Style of Your Life.



zumiez
VICTORIA'S
SECRET



last updated: 08/25/26 P1



SHARY THUR



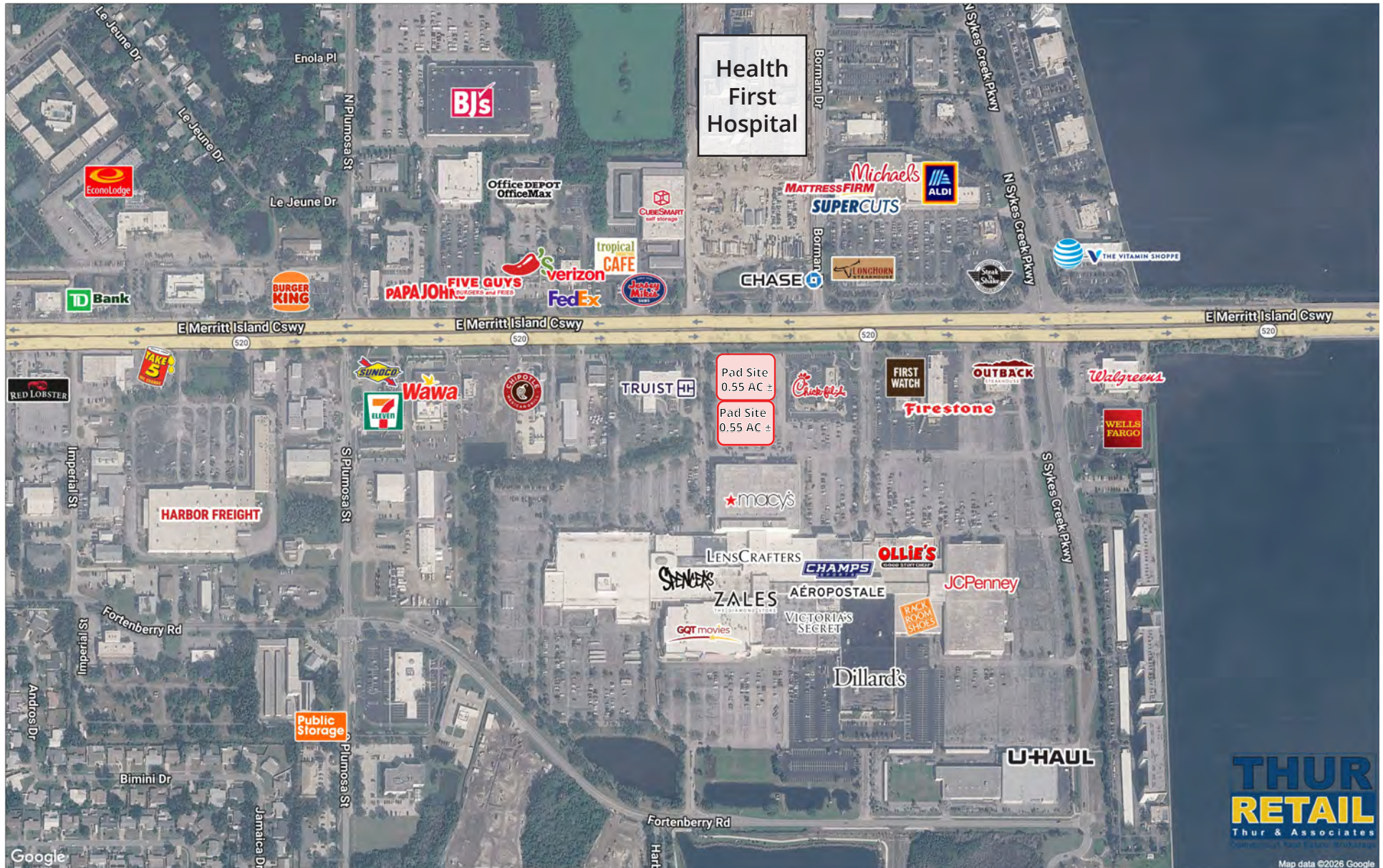
202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



last updated: 08/25/26 P2



SHARY THUR



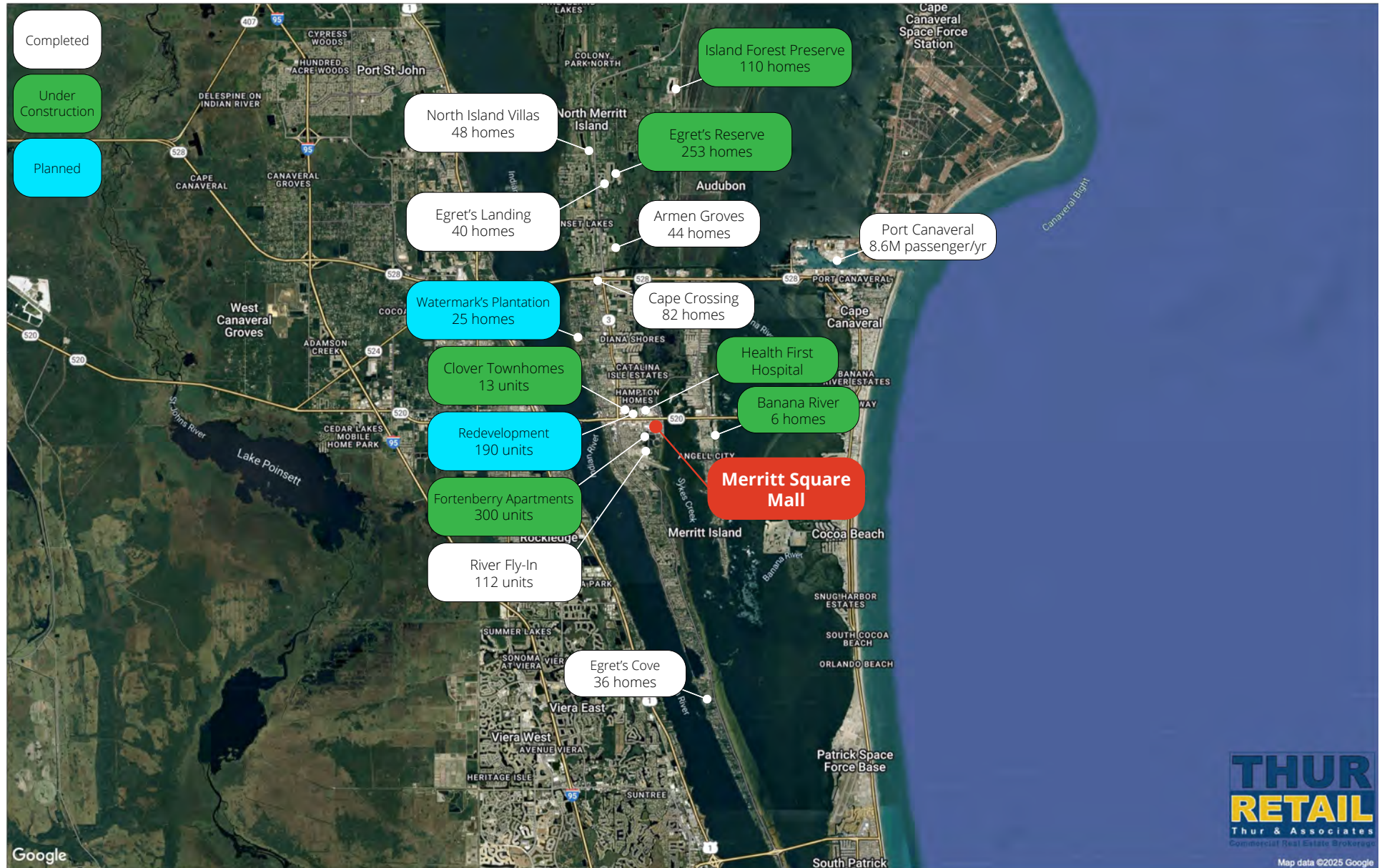
202-359-3469



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MERRITT SQUARE MALL

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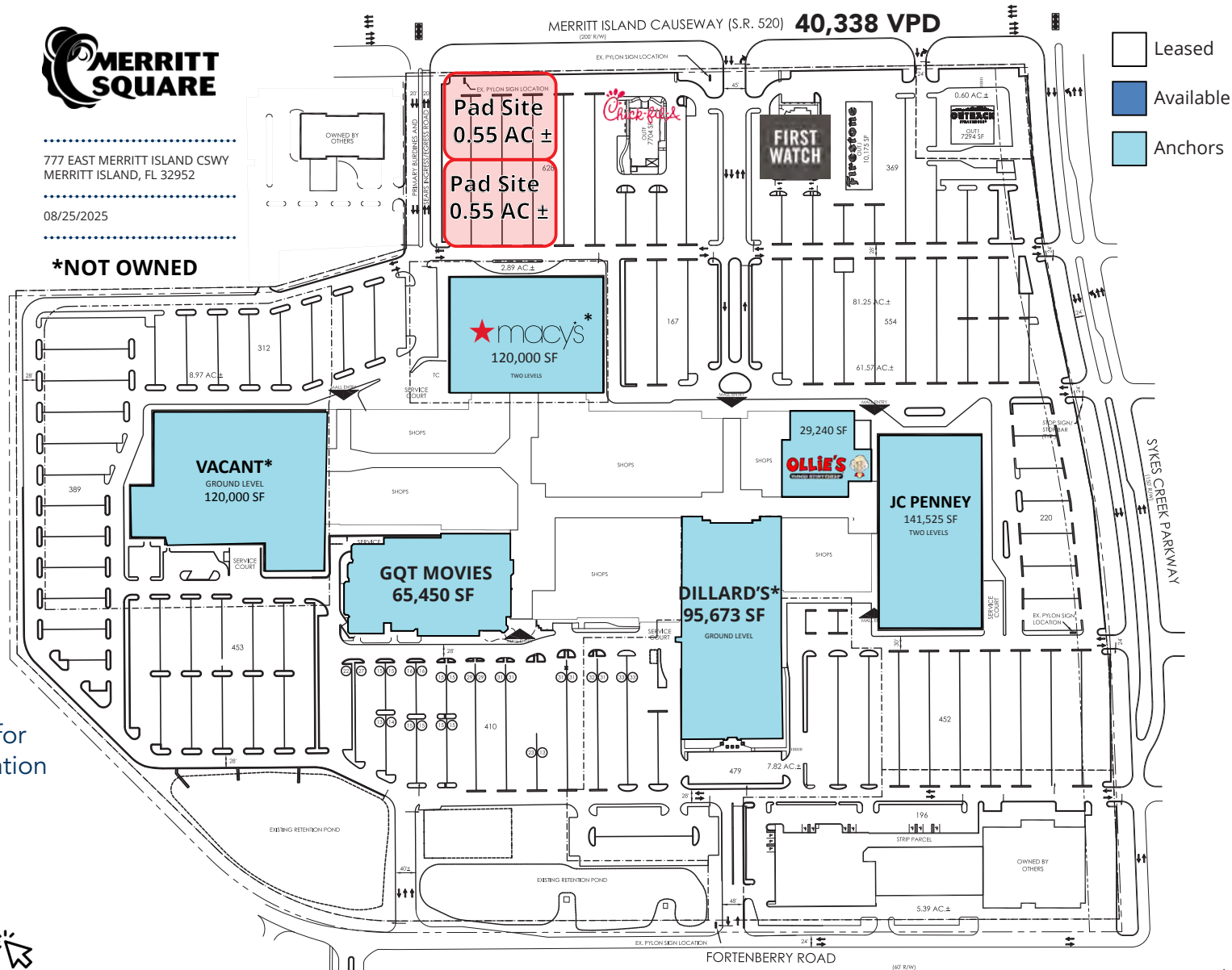
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777 EAST MERRITT ISLAND CSWY
MERRITT ISLAND, FL 32952

08/25/2025

***NOT OWNED**



scan or click for
more information



last updated: 08/25/26 P4



SHARY THUR



202-359-3469

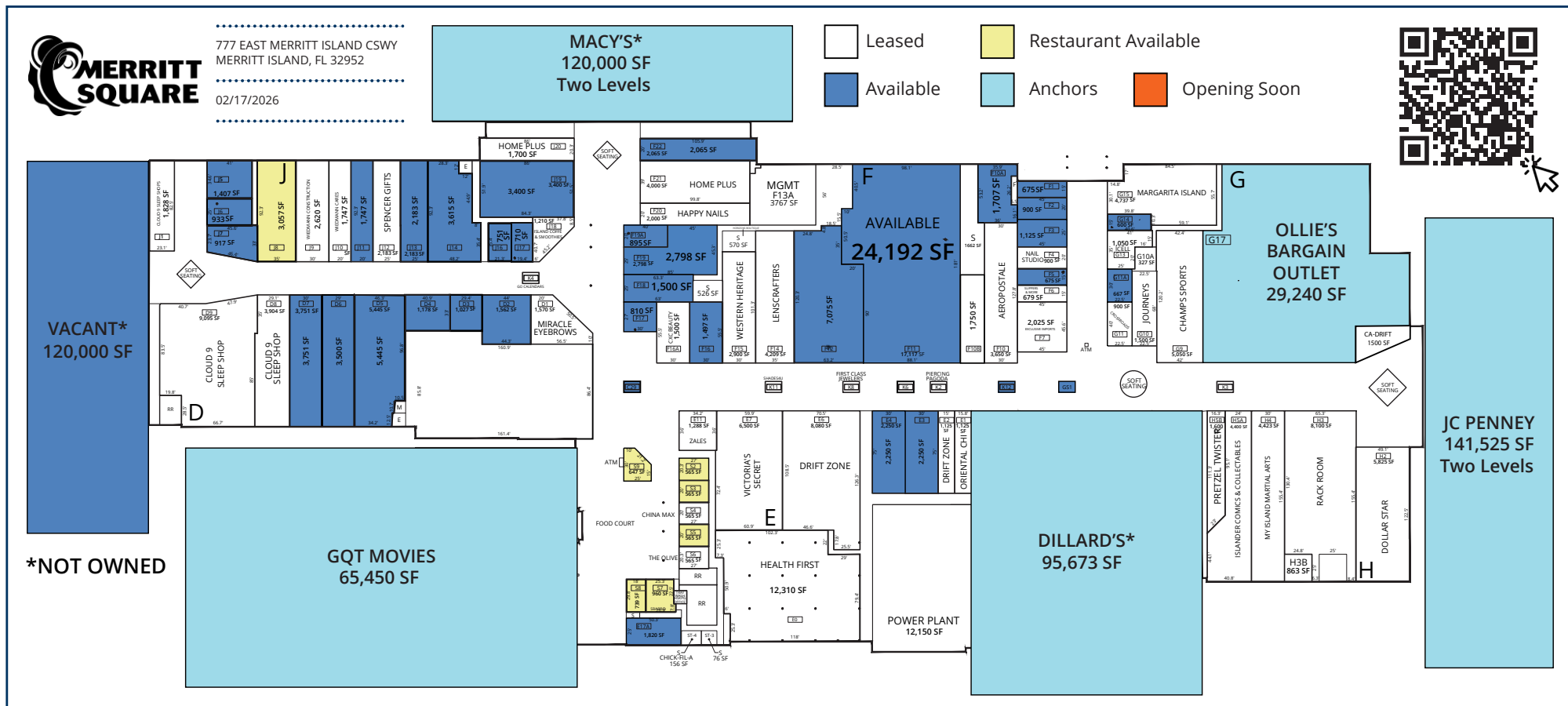


sthur@thurassociates.com

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scan or click for videos
and more information



last updated: 08/25/26 P5



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202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

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last updated: 08/25/26 P6



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202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

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last updated: 08/25/26 P7



SHARY THUR



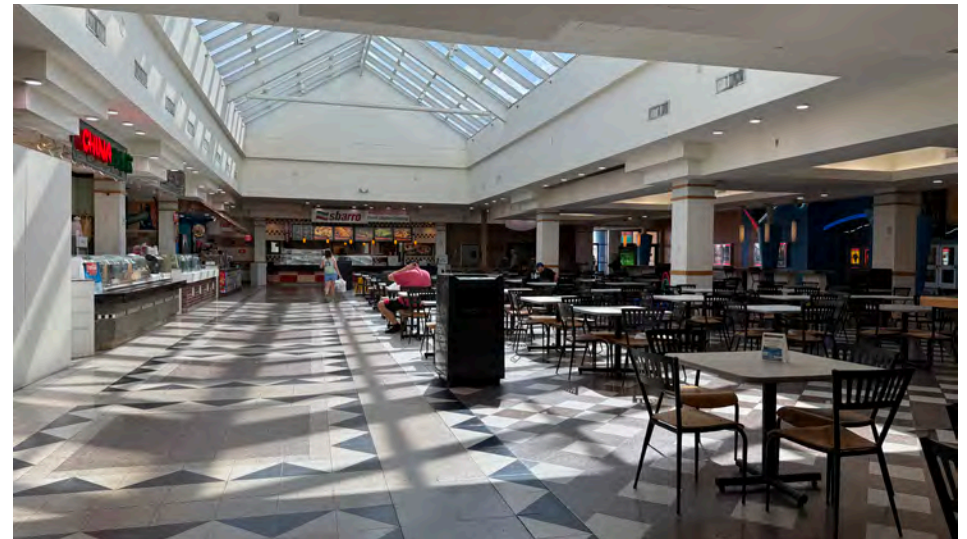
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sthur@thurassociates.com

MERRITT SQUARE MALL

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last updated: 08/25/26 P8



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202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



HEALTH FIRST HOSPITAL

This will be the largest capital project in the history of Central Merritt Island and includes the relocation of Cape Canaveral Hospital from its current site off State Road 520 in Cocoa Beach to a new site off State Road 520, across the road from Merritt Square mall. Located at 255 Borman Drive. Opening projected for early 2027.

The 14-acre footprint will have these features:

- 268,000 square-foot five-story hospital with state-of-the-art technology
- 120 private inpatient beds
- 25 emergency department treatment rooms
- Six operating rooms
- Employ approximately 650 staff
- 530+ covered parking spots, plus 290+ paved surface parking spots

The hospital will be built to withstand a Category 4 hurricane. The entire campus site will be constructed 13 feet above sea level to withstand storm surge, and the campus will be served by an on-site Central Energy Plant. Groundbreaking was held on March 21, 2024.

The groundbreaking for the new Cape Canaveral Hospital campus comes just two weeks after 'Newsweek' named Cape Canaveral Hospital to its "Best Hospitals" list for 2024 – the fourth straight year Cape Canaveral has landed on the prestigious list – joining just two other Central Florida hospitals and 17 across the entire state of Florida.

last updated: 08/25/26 P9



SHARY THUR



202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

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PORT CANAVERAL OFFICIALLY WORLD'S BUSIEST CRUISE PORT



Port Canaveral has earned the distinction as the **busiest cruise port in the world** with over **8.6 million revenue passenger** movements in FY 2025. The confirmed tally is the highest number of cruise passengers in the Port's history and amounts to a **13-percent increase** over FY 2024.

"Earning this distinction is a direct reflection of our ongoing commitment and focused efforts to be the best port possible, providing a high-quality experience for all cruise guests sailing from our Port," said Capt. John Murray, Port Canaveral CEO. "With thanks to our hard-working teams and the confidence we've earned from the cruise lines, this milestone underscores our commitment to supporting our cruise partners' business growth."

Port Canaveral has invested in right-sizing its six cruise terminals and parking facilities to meet an increasing demand for cruise sailings from Central Florida. The Port is currently homeport for 18 ships across seven leading cruise brands with over **1,000 sailings** annually.

With the Port Canaveral Advantage™, a **\$912 million five-year capital improvement** initiative, the Port is expanding two existing terminals, will develop a seventh new cruise terminal campus, add parking facilities, and deploy new technology to make sailing from the Central Florida region even more accessible and convenient.

A five-time recipient of "**Best U.S. Cruise Homeport**" award from Cruise Hive, Port Canaveral is one of the cruise industry's most popular drive-to markets with easy access to and from modern terminals, ample adjacent parking, and convenient, centralized location. Home to some of the largest and most technically advanced ships in the world, Port Canaveral is a popular drive-to market with approximately 75 percent of passengers driving to the Port.

last updated: 08/25/26 P10



SHARY THUR



202-359-3469



sthur@thurassociates.com

MERRITT SQUARE MALL

777 E Merritt Island Cswy, Merritt Island, FL 32952



LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct: 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

FL OFFICE

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

last updated: 08/25/26 P11



SHARY THUR



202-359-3469



sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Meritt Square Mall							
Merriitt Island, FL 32952		3 mi radius		5 mi radius		10 mi radius	
Population							
Estimated Population (2026)	32,380		89,788		199,339		
Projected Population (2031)	32,013		90,773		208,143		
Census Population (2020)	32,440		88,059		186,906		
Census Population (2010)	30,893		83,238		168,806		
Projected Annual Growth (2026-2031)	-367	-0.2%	986	0.2%	8,804	0.9%	
Historical Annual Growth (2020-2026)	-60	-	1,729	0.3%	12,433	1.1%	
Historical Annual Growth (2010-2020)	1,547	0.5%	4,821	0.6%	18,100	1.1%	
Estimated Population Density (2026)	1,146	psm	1,144	psm	635	psm	
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2026)	14,690		39,567		89,301		
Projected Households (2031)	14,407		39,579		92,320		
Census Households (2020)	14,559		38,133		81,804		
Census Households (2010)	13,556		35,571		72,336		
Projected Annual Growth (2026-2031)	-283	-0.4%	12	-	3,019	0.7%	
Historical Annual Change (2010-2026)	1,134	0.5%	3,996	0.7%	16,965	1.5%	
Average Household Income							
Estimated Average Household Income (2026)	\$133,919		\$130,359		\$136,399		
Projected Average Household Income (2031)	\$132,776		\$129,052		\$136,846		
Census Average Household Income (2010)	\$64,293		\$62,947		\$64,509		
Census Average Household Income (2000)	\$49,391		\$50,919		\$52,574		
Projected Annual Change (2026-2031)	-\$1,143	-0.2%	-\$1,306	-0.2%	\$447	-	
Historical Annual Change (2000-2026)	\$84,528	6.6%	\$79,440	6.0%	\$83,824	6.1%	
Median Household Income							
Estimated Median Household Income (2026)	\$86,800		\$88,639		\$93,638		
Projected Median Household Income (2031)	\$86,193		\$87,595		\$93,874		
Census Median Household Income (2010)	\$47,691		\$49,037		\$50,786		
Census Median Household Income (2000)	\$39,329		\$41,568		\$43,227		
Projected Annual Change (2026-2031)	-\$607	-0.1%	-\$1,043	-0.2%	\$237	-	
Historical Annual Change (2000-2026)	\$47,472	4.6%	\$47,071	4.4%	\$50,411	4.5%	
Per Capita Income							
Estimated Per Capita Income (2026)	\$60,860		\$57,517		\$61,180		
Projected Per Capita Income (2031)	\$59,858		\$56,340		\$60,769		
Census Per Capita Income (2010)	\$28,212		\$26,897		\$27,644		
Census Per Capita Income (2000)	\$21,027		\$21,360		\$22,177		
Projected Annual Change (2026-2031)	-\$1,002	-0.3%	-\$1,177	-0.4%	-\$411	-0.1%	
Historical Annual Change (2000-2026)	\$39,833	7.3%	\$36,157	6.5%	\$39,003	6.8%	
Estimated Average Household Net Worth (2026)	\$1.31 M		\$1.3 M		\$1.37 M		

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall Merritt Island, FL 32952		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2026)				
Total Household Expenditure		\$1.4 B	\$3.75 B	\$8.64 B
Total Non-Retail Expenditure		\$682.1 M	\$1.82 B	\$4.2 B
Total Retail Expenditure		\$714.05 M	\$1.94 B	\$4.44 B
Alcoholic Beverages		\$9.76 M	\$26.26 M	\$60.61 M
Apparel		\$29.94 M	\$81.18 M	\$185.93 M
Contributions		\$35.49 M	\$94.58 M	\$220.45 M
Education		\$24.11 M	\$64.51 M	\$149.78 M
Entertainment		\$67.65 M	\$183.46 M	\$420.18 M
Food Away From Home		\$66.73 M	\$180.1 M	\$414.45 M
Grocery		\$90.12 M	\$249.36 M	\$559.5 M
Health Care		\$103.6 M	\$275.74 M	\$629.33 M
Household Furnishings and Equipment		\$36 M	\$97.14 M	\$223.61 M
Household Operations		\$26.96 M	\$73.25 M	\$167.4 M
Miscellaneous Expenses		\$21.07 M	\$56.82 M	\$130.91 M
Personal Care		\$14.68 M	\$40.38 M	\$91.18 M
Shelter		\$242.36 M	\$657.02 M	\$1.5 B
Tax and Retirement		\$347.79 M	\$914.98 M	\$2.16 B
Tobacco and Related		\$4.66 M	\$13.44 M	\$28.77 M
Transportation		\$207.67 M	\$558.19 M	\$1.28 B
Utilities		\$67.56 M	\$187.39 M	\$419.41 M
Monthly Household Consumer Expenditure (2026)				
Total Household Expenditure		\$7,920	\$7,906	\$8,066
Total Non-Retail Expenditure		\$3,869 48.9%	\$3,824 48.4%	\$3,919 48.6%
Total Retail Expenditures		\$4,051 51.1%	\$4,082 51.6%	\$4,147 51.4%
Alcoholic Beverages		\$55 0.7%	\$55 0.7%	\$57 0.7%
Apparel		\$170 2.1%	\$171 2.2%	\$174 2.2%
Contributions		\$201 2.5%	\$199 2.5%	\$206 2.6%
Education		\$137 1.7%	\$136 1.7%	\$140 1.7%
Entertainment		\$384 4.8%	\$386 4.9%	\$392 4.9%
Food Away From Home		\$379 4.8%	\$379 4.8%	\$387 4.8%
Grocery		\$511 6.5%	\$525 6.6%	\$522 6.5%
Health Care		\$588 7.4%	\$581 7.3%	\$587 7.3%
Household Furnishings and Equipment		\$204 2.6%	\$205 2.6%	\$209 2.6%
Household Operations		\$153 1.9%	\$154 2.0%	\$156 1.9%
Miscellaneous Expenses		\$120 1.5%	\$120 1.5%	\$122 1.5%
Personal Care		\$83 1.1%	\$85 1.1%	\$85 1.1%
Shelter		\$1,375 17.4%	\$1,384 17.5%	\$1,397 17.3%
Tax and Retirement		\$1,973 24.9%	\$1,927 24.4%	\$2,017 24.4%
Tobacco and Related		\$26 0.3%	\$28 0.4%	\$27 0.3%
Transportation		\$1,178 14.9%	\$1,176 14.9%	\$1,198 14.9%
Utilities		\$383 4.8%	\$395 5.0%	\$391 4.9%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall	3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952						
Race and Ethnicity						
Total Population (2026)	32,380		89,788		199,339	
White (2026)	25,617	79.1%	65,157	72.6%	151,306	75.9%
Black or African American (2026)	2,651	8.2%	12,334	13.7%	20,905	10.5%
American Indian or Alaska Native (2026)	110	0.3%	298	0.3%	598	0.3%
Asian (2026)	906	2.8%	2,289	2.5%	6,233	3.1%
Hawaiian or Pacific Islander (2026)	47	0.1%	101	0.1%	175	-
Other Race (2026)	608	1.9%	2,414	2.7%	4,739	2.4%
Two or More Races (2026)	2,440	7.5%	7,194	8.0%	15,382	7.7%
Population < 18 (2026)	5,318	16.4%	16,003	17.8%	34,172	17.1%
White Not Hispanic	3,471	65.3%	8,974	56.1%	20,713	60.6%
Black or African American	640	12.0%	3,126	19.5%	4,936	14.4%
Asian	98	1.8%	325	2.0%	1,089	3.2%
Other Race Not Hispanic	349	6.6%	971	6.1%	2,148	6.3%
Hispanic	761	14.3%	2,607	16.3%	5,286	15.5%
Not Hispanic or Latino Population (2026)	28,892	89.2%	78,867	87.8%	176,520	88.6%
Not Hispanic White	24,492	84.8%	62,094	78.7%	144,594	81.9%
Not Hispanic Black or African American	2,547	8.8%	11,989	15.2%	20,188	11.4%
Not Hispanic American Indian or Alaska Native	54	0.2%	133	0.2%	273	0.2%
Not Hispanic Asian	883	3.1%	2,218	2.8%	6,075	3.4%
Not Hispanic Hawaiian or Pacific Islander	34	0.1%	62	-	105	-
Not Hispanic Other Race	27	-	107	0.1%	259	0.1%
Not Hispanic Two or More Races	855	3.0%	2,264	2.9%	5,025	2.8%
Hispanic or Latino Population (2026)	3,488	10.8%	10,920	12.2%	22,819	11.4%
Hispanic White	1,124	32.2%	3,063	28.0%	6,711	29.4%
Hispanic Black or African American	104	3.0%	345	3.2%	717	3.1%
Hispanic American Indian or Alaska Native	56	1.6%	165	1.5%	325	1.4%
Hispanic Asian	24	0.7%	71	0.7%	159	0.7%
Hispanic Hawaiian or Pacific Islander	13	0.4%	39	0.4%	70	0.3%
Hispanic Other Race	581	16.7%	2,307	21.1%	4,480	19.6%
Hispanic Two or More Races	1,585	45.4%	4,930	45.1%	10,357	45.4%
Not Hispanic or Latino Population (2020)	29,754	91.7%	79,059	89.8%	168,675	90.2%
Hispanic or Latino Population (2020)	2,685	8.3%	9,000	10.2%	18,231	9.8%
Not Hispanic or Latino Population (2010)	28,982	93.8%	77,394	93.0%	157,296	93.2%
Hispanic or Latino Population (2010)	1,911	6.2%	5,844	7.0%	11,510	6.8%
Not Hispanic or Latino Population (2031)	27,719	86.6%	77,656	85.5%	179,115	86.1%
Hispanic or Latino Population (2031)	4,294	13.4%	13,117	14.5%	29,028	13.9%
Projected Annual Growth (2026-2031)	806	4.6%	2,197	4.0%	6,209	5.4%
Historical Annual Growth (2010-2020)	774	4.1%	3,156	5.4%	6,722	5.8%

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Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merrit Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Total Age Distribution (2026)							
Total Population	32,380			89,788		199,339	
Age Under 5 Years	1,283	4.0%		3,767	4.2%	7,639	3.8%
Age 5 to 9 Years	1,383	4.3%		4,306	4.8%	9,372	4.7%
Age 10 to 14 Years	1,563	4.8%		4,797	5.3%	10,401	5.2%
Age 15 to 19 Years	1,727	5.3%		5,042	5.6%	10,557	5.3%
Age 20 to 24 Years	1,520	4.7%		4,408	4.9%	9,016	4.5%
Age 25 to 29 Years	1,581	4.9%		4,707	5.2%	9,645	4.8%
Age 30 to 34 Years	1,757	5.4%		5,128	5.7%	10,779	5.4%
Age 35 to 39 Years	1,810	5.6%		5,345	6.0%	11,695	5.9%
Age 40 to 44 Years	1,779	5.5%		5,199	5.8%	11,986	6.0%
Age 45 to 49 Years	1,642	5.1%		4,739	5.3%	10,902	5.5%
Age 50 to 54 Years	2,121	6.6%		5,657	6.3%	12,486	6.3%
Age 55 to 59 Years	2,435	7.5%		6,519	7.3%	14,203	7.1%
Age 60 to 64 Years	2,968	9.2%		7,785	8.7%	17,206	8.6%
Age 65 to 69 Years	2,671	8.2%		7,036	7.8%	16,298	8.2%
Age 70 to 74 Years	1,986	6.1%		5,260	5.9%	13,032	6.5%
Age 75 to 79 Years	1,657	5.1%		4,265	4.7%	10,545	5.3%
Age 80 to 84 Years	1,280	4.0%		3,055	3.4%	7,324	3.7%
Age 85 Years or Over	1,216	3.8%		2,773	3.1%	6,251	3.1%
Median Age	49.1			46.4		47.8	
Age 19 Years or Less	5,957	18.4%		17,912	19.9%	37,970	19.0%
Age 20 to 64 Years	17,613	54.4%		49,488	55.1%	107,919	54.1%
Age 65 Years or Over	8,810	27.2%		22,388	24.9%	53,451	26.8%
Female Age Distribution (2026)							
Female Population	16,238	50.1%		45,772	51.0%	100,658	50.5%
Age Under 5 Years	612	3.8%		1,858	4.1%	3,701	3.7%
Age 5 to 9 Years	679	4.2%		2,114	4.6%	4,587	4.6%
Age 10 to 14 Years	768	4.7%		2,395	5.2%	5,093	5.1%
Age 15 to 19 Years	796	4.9%		2,381	5.2%	4,966	4.9%
Age 20 to 24 Years	724	4.5%		2,127	4.6%	4,268	4.2%
Age 25 to 29 Years	746	4.6%		2,294	5.0%	4,599	4.6%
Age 30 to 34 Years	856	5.3%		2,570	5.6%	5,235	5.2%
Age 35 to 39 Years	884	5.4%		2,735	6.0%	5,875	5.8%
Age 40 to 44 Years	905	5.6%		2,721	5.9%	6,157	6.1%
Age 45 to 49 Years	839	5.2%		2,424	5.3%	5,553	5.5%
Age 50 to 54 Years	1,116	6.9%		2,973	6.5%	6,464	6.4%
Age 55 to 59 Years	1,216	7.5%		3,363	7.3%	7,283	7.2%
Age 60 to 64 Years	1,485	9.1%		3,983	8.7%	8,822	8.8%
Age 65 to 69 Years	1,369	8.4%		3,637	7.9%	8,484	8.4%
Age 70 to 74 Years	1,011	6.2%		2,694	5.9%	6,736	6.7%
Age 75 to 79 Years	900	5.5%		2,343	5.1%	5,685	5.6%
Age 80 to 84 Years	703	4.3%		1,678	3.7%	3,939	3.9%
Age 85 Years or Over	629	3.9%		1,483	3.2%	3,211	3.2%
Female Median Age	50.1			47.2		48.7	
Age 19 Years or Less	2,856	17.6%		8,748	19.1%	18,347	18.2%
Age 20 to 64 Years	8,772	54.0%		25,190	55.0%	54,257	53.9%
Age 65 Years or Over	4,611	28.4%		11,834	25.9%	28,054	27.9%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merrit Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Male Age Distribution (2026)							
Male Population	16,142	49.9%	44,016	49.0%	98,681	49.5%	
Age Under 5 Years	671	4.2%	1,909	4.3%	3,938	4.0%	
Age 5 to 9 Years	704	4.4%	2,192	5.0%	4,785	4.8%	
Age 10 to 14 Years	796	4.9%	2,403	5.5%	5,309	5.4%	
Age 15 to 19 Years	931	5.8%	2,661	6.0%	5,591	5.7%	
Age 20 to 24 Years	797	4.9%	2,281	5.2%	4,748	4.8%	
Age 25 to 29 Years	835	5.2%	2,413	5.5%	5,046	5.1%	
Age 30 to 34 Years	901	5.6%	2,559	5.8%	5,544	5.6%	
Age 35 to 39 Years	926	5.7%	2,611	5.9%	5,820	5.9%	
Age 40 to 44 Years	874	5.4%	2,478	5.6%	5,829	5.9%	
Age 45 to 49 Years	803	5.0%	2,314	5.3%	5,349	5.4%	
Age 50 to 54 Years	1,005	6.2%	2,684	6.1%	6,022	6.1%	
Age 55 to 59 Years	1,219	7.6%	3,157	7.2%	6,920	7.0%	
Age 60 to 64 Years	1,483	9.2%	3,802	8.6%	8,384	8.5%	
Age 65 to 69 Years	1,303	8.1%	3,399	7.7%	7,814	7.9%	
Age 70 to 74 Years	975	6.0%	2,566	5.8%	6,296	6.4%	
Age 75 to 79 Years	757	4.7%	1,922	4.4%	4,860	4.9%	
Age 80 to 84 Years	578	3.6%	1,378	3.1%	3,385	3.4%	
Age 85 Years or Over	587	3.6%	1,290	2.9%	3,040	3.1%	
Male Median Age	48.0		45.5		46.9		
Age 19 Years or Less	3,101	19.2%	9,165	20.8%	19,623	19.9%	
Age 20 to 64 Years	8,842	54.8%	24,298	55.2%	53,662	54.4%	
Age 65 Years or Over	4,199	26.0%	10,554	24.0%	25,396	25.7%	
Males per 100 Females (2026)							
Overall Comparison	99		96		98		
Age Under 5 Years	110	52.3%	103	50.7%	106	51.6%	
Age 5 to 9 Years	104	50.9%	104	50.9%	104	51.1%	
Age 10 to 14 Years	104	50.9%	100	50.1%	104	51.0%	
Age 15 to 19 Years	117	53.9%	112	52.8%	113	53.0%	
Age 20 to 24 Years	110	52.4%	107	51.7%	111	52.7%	
Age 25 to 29 Years	112	52.8%	105	51.3%	110	52.3%	
Age 30 to 34 Years	105	51.3%	100	49.9%	106	51.4%	
Age 35 to 39 Years	105	51.1%	95	48.8%	99	49.8%	
Age 40 to 44 Years	97	49.1%	91	47.7%	95	48.6%	
Age 45 to 49 Years	96	48.9%	95	48.8%	96	49.1%	
Age 50 to 54 Years	90	47.4%	90	47.4%	93	48.2%	
Age 55 to 59 Years	100	50.1%	94	48.4%	95	48.7%	
Age 60 to 64 Years	100	50.0%	95	48.8%	95	48.7%	
Age 65 to 69 Years	95	48.8%	93	48.3%	92	47.9%	
Age 70 to 74 Years	96	49.1%	95	48.8%	93	48.3%	
Age 75 to 79 Years	84	45.7%	82	45.1%	85	46.1%	
Age 80 to 84 Years	82	45.1%	82	45.1%	86	46.2%	
Age 85 Years or Over	93	48.3%	87	46.5%	95	48.6%	
Age 19 Years or Less	109	52.1%	105	51.2%	107	51.7%	
Age 20 to 39 Years	108	51.9%	101	50.4%	106	51.4%	
Age 40 to 64 Years	97	49.2%	93	48.3%	95	48.7%	
Age 65 Years or Over	91	47.7%	89	47.1%	91	47.5%	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merrit Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Household Type (2026)							
Total Households	14,690			39,567		89,301	
Households with Children	2,985	20.3%		9,414	23.8%	20,059	22.5%
Average Household Size	2.2			2.3		2.2	
Household Density per Square Mile	520			504		284	
Population Family	23,316	72.0%		68,401	76.2%	147,231	73.9%
Population Non-Family	8,660	26.7%		20,652	23.0%	49,466	24.8%
Population Group Quarters	405	1.2%		735	0.8%	2,642	1.3%
Family Households	8,125	55.3%		23,833	60.2%	51,811	58.0%
Married Couple Households	5,703	70.2%		16,213	68.0%	38,580	74.5%
Other Family Households	2,422	29.8%		7,620	32.0%	13,231	25.5%
Family Households with Children	2,981	36.7%		9,396	39.4%	20,027	38.7%
Married Couple with Children	1,849	62.0%		5,540	59.0%	13,353	66.7%
Other Family Households with Children	1,133	38.0%		3,856	41.0%	6,674	33.3%
Family Households No Children	5,143	63.3%		14,436	60.6%	31,784	61.3%
Married Couple No Children	3,854	74.9%		10,673	73.9%	25,227	79.4%
Other Family Households No Children	1,289	25.1%		3,764	26.1%	6,557	20.6%
Non-Family Households	6,566	44.7%		15,734	39.8%	37,490	42.0%
Non-Family Households with Children	4	-		17	0.1%	32	-
Non-Family Households No Children	6,562	99.9%		15,717	99.9%	37,458	99.9%
Average Family Household Size	2.9			2.9		2.8	
Average Family Income	\$162,728			\$152,181		\$166,571	
Median Family Income	\$112,975			\$107,856		\$115,741	
Average Non-Family Household Size	1.3			1.3		1.3	
Marital Status (2026)							
Population Age 15 Years or Over	28,151			76,918		171,926	
Never Married	8,216	29.2%		23,066	30.0%	45,842	26.7%
Currently Married	13,117	46.6%		34,424	44.8%	81,574	47.4%
Previously Married	6,817	24.2%		19,428	25.3%	44,511	25.9%
Separated	967	14.2%		3,189	16.4%	7,345	16.5%
Widowed	2,181	32.0%		6,263	32.2%	14,286	32.1%
Divorced	3,669	53.8%		9,976	51.3%	22,880	51.4%
Educational Attainment (2026)							
Adult Population Age 25 Years or Over	24,903			67,467		152,353	
Elementary (Grade Level 0 to 8)	449	1.8%		1,481	2.2%	2,971	1.9%
Some High School (Grade Level 9 to 11)	789	3.2%		2,728	4.0%	5,741	3.8%
High School Graduate	5,918	23.8%		16,589	24.6%	34,247	22.5%
Some College	5,224	21.0%		14,278	21.2%	30,299	19.9%
Associate Degree Only	3,031	12.2%		7,656	11.3%	18,397	12.1%
Bachelor Degree Only	5,839	23.4%		14,907	22.1%	35,737	23.5%
Graduate Degree	3,654	14.7%		9,827	14.6%	24,961	16.4%
Any College (Some College or Higher)	17,748	71.3%		46,668	69.2%	109,394	71.8%
College Degree + (Bachelor Degree or Higher)	9,493	38.1%		24,734	36.7%	60,698	39.8%

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merrit Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Housing							
Total Housing Units (2026)	16,423			44,745		100,908	
Total Housing Units (2020)	16,055			43,393		93,963	
Historical Annual Growth (2020-2026)	368	-		1,352	-	6,945	-
Housing Units Occupied (2026)	14,690	89.5%		39,567	88.4%	89,301	88.5%
Housing Units Owner-Occupied	9,729	66.2%		26,082	65.9%	61,984	69.4%
Housing Units Renter-Occupied	4,961	33.8%		13,485	34.1%	27,317	30.6%
Housing Units Vacant (2026)	1,732	10.5%		5,178	11.6%	11,607	11.5%
Household Size (2026)							
Total Households	14,690			39,567		89,301	
1 Person Households	5,327	36.3%		12,874	32.5%	30,521	34.2%
2 Person Households	5,241	35.7%		14,717	37.2%	33,224	37.2%
3 Person Households	1,773	12.1%		5,299	13.4%	11,365	12.7%
4 Person Households	1,392	9.5%		3,935	9.9%	8,421	9.4%
5 Person Households	610	4.2%		1,735	4.4%	3,650	4.1%
6 Person Households	222	1.5%		657	1.7%	1,381	1.5%
7 or More Person Households	126	0.9%		351	0.9%	739	0.8%
Household Income Distribution (2026)							
HH Income \$200,000 or More	2,196	14.9%		5,406	13.7%	13,056	14.6%
HH Income \$150,000 to \$199,999	1,299	8.8%		3,806	9.6%	9,236	10.3%
HH Income \$125,000 to \$149,999	957	6.5%		3,020	7.6%	7,001	7.8%
HH Income \$100,000 to \$124,999	1,591	10.8%		4,370	11.0%	9,783	11.0%
HH Income \$75,000 to \$99,999	1,873	12.7%		5,163	13.0%	12,461	14.0%
HH Income \$50,000 to \$74,999	2,692	18.3%		6,059	15.3%	12,783	14.3%
HH Income \$35,000 to \$49,999	1,222	8.3%		3,559	9.0%	7,857	8.8%
HH Income \$25,000 to \$34,999	1,004	6.8%		2,658	6.7%	6,255	7.0%
HH Income \$15,000 to \$24,999	848	5.8%		2,832	7.2%	5,746	6.4%
HH Income \$10,000 to \$14,999	378	2.6%		833	2.1%	1,594	1.8%
HH Income Under \$10,000	632	4.3%		1,863	4.7%	3,531	4.0%
Household Vehicles (2026)							
Households 0 Vehicles Available	747	5.1%		2,646	6.7%	5,387	6.0%
Households 1 Vehicle Available	5,617	38.2%		14,850	37.5%	33,439	37.4%
Households 2 Vehicles Available	5,633	38.3%		15,110	38.2%	35,519	39.8%
Households 3 or More Vehicles Available	2,693	18.3%		6,962	17.6%	14,956	16.7%
Total Vehicles Available	25,710			67,851		153,751	
Average Vehicles per Household	1.8			1.7		1.7	
Owner-Occupied Household Vehicles	19,403	75.5%		50,488	74.4%	117,506	76.4%
Average Vehicles per Owner-Occupied Household	2.0			1.9		1.9	
Renter-Occupied Household Vehicles	6,307	24.5%		17,363	25.6%	36,245	23.6%
Average Vehicles per Renter-Occupied Household	1.3			1.3		1.3	
Travel Time (2026)							
Worker Base Age 16 years or Over	13,804			40,697		88,953	
Travel to Work in 14 Minutes or Less	3,017	21.9%		8,574	21.1%	17,144	19.3%
Travel to Work in 15 to 29 Minutes	4,636	33.6%		14,144	34.8%	29,351	33.0%
Travel to Work in 30 to 59 Minutes	3,092	22.4%		10,136	24.9%	24,004	27.0%
Travel to Work in 60 Minutes or More	578	4.2%		2,289	5.6%	5,077	5.7%
Work at Home	2,481	18.0%		5,553	13.6%	13,377	15.0%
Average Minutes Travel to Work	21.1			22.7		23.9	

Complete Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.3548/-80.6858

Merritt Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Transportation To Work (2026)							
Worker Base Age 16 years or Over	13,804			40,697		88,953	
Drive to Work Alone	9,651	69.9%		30,035	73.8%	64,656	72.7%
Drive to Work in Carpool	1,203	8.7%		3,611	8.9%	7,853	8.8%
Travel to Work by Public Transportation	64	0.5%		265	0.7%	456	0.5%
Drive to Work on Motorcycle	32	0.2%		101	0.2%	200	0.2%
Bicycle to Work	45	0.3%		115	0.3%	281	0.3%
Walk to Work	119	0.9%		385	0.9%	812	0.9%
Other Means	208	1.5%		632	1.6%	1,318	1.5%
Work at Home	2,481	18.0%		5,553	13.6%	13,377	15.0%
Daytime Demographics (2026)							
Total Businesses	2,955			6,272		11,995	
Total Employees	19,970			46,452		89,261	
Company Headquarter Businesses	72	2.5%		153	2.4%	269	2.2%
Company Headquarter Employees	1,359	6.8%		2,463	5.3%	5,365	6.0%
Employee Population per Business	6.8	to 1		7.4	to 1	7.4	to 1
Residential Population per Business	11.0	to 1		14.3	to 1	16.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	33,826			81,133		168,796	
Labor Force							
Labor Population Age 16 Years or Over (2026)	27,777			75,856		169,634	
Labor Force Total Males (2026)	13,770	49.6%		36,961	48.7%	83,485	49.2%
Male Civilian Employed	7,550	54.8%		21,359	57.8%	46,872	56.1%
Male Civilian Unemployed	480	3.5%		1,295	3.5%	2,325	2.8%
Males in Armed Forces	101	0.7%		392	1.1%	911	1.1%
Males Not in Labor Force	5,639	41.0%		13,915	37.6%	33,377	40.0%
Labor Force Total Females (2026)	14,007	50.4%		38,895	51.3%	86,149	50.8%
Female Civilian Employed	6,254	44.7%		19,339	49.7%	42,091	48.9%
Female Civilian Unemployed	172	1.2%		930	2.4%	2,028	2.4%
Females in Armed Forces	17	0.1%		85	0.2%	226	0.3%
Females Not in Labor Force	7,564	54.0%		18,541	47.7%	41,804	48.5%
Unemployment Rate	652	2.3%		2,225	2.9%	4,354	2.6%
Occupation (2026)							
Occupation Population Age 16 Years or Over	13,804			40,697		88,953	
Occupation Total Males	7,550	54.7%		21,357	52.5%	46,862	52.7%
Occupation Total Females	6,254	45.3%		19,339	47.5%	42,091	47.3%
Management, Business, Financial Operations	2,351	17.0%		6,500	16.0%	14,720	16.5%
Professional, Related	4,035	29.2%		11,523	28.3%	26,114	29.4%
Service	2,446	17.7%		6,941	17.1%	14,619	16.4%
Sales, Office	2,561	18.6%		8,485	20.9%	18,034	20.3%
Farming, Fishing, Forestry	60	0.4%		81	0.2%	209	0.2%
Construction, Extraction, Maintenance	1,040	7.5%		2,892	7.1%	6,224	7.0%
Production, Transport, Material Moving	1,311	9.5%		4,275	10.5%	9,033	10.2%
White Collar Workers	8,948	64.8%		26,508	65.1%	58,868	66.2%
Blue Collar Workers	4,857	35.2%		14,188	34.9%	30,086	33.8%

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Lat/Lon: 28.3548/-80.6858

Merrit Square Mall		3 mi radius		5 mi radius		10 mi radius	
Merritt Island, FL 32952							
Units In Structure (2026)							
Total Units		14,690		39,567		89,301	
1 Detached Unit		9,685	65.9%	25,545	64.6%	55,080	61.7%
1 Attached Unit		562	3.8%	1,588	4.0%	5,380	6.0%
2 Units		331	2.3%	757	1.9%	1,591	1.8%
3 to 4 Units		365	2.5%	1,049	2.7%	2,437	2.7%
5 to 9 Units		762	5.2%	2,438	6.2%	5,096	5.7%
10 to 19 Units		858	5.8%	2,118	5.4%	4,921	5.5%
20 to 49 Units		695	4.7%	2,260	5.7%	5,106	5.7%
50 or More Units		929	6.3%	2,190	5.5%	4,258	4.8%
Mobile Home or Trailer		497	3.4%	1,607	4.1%	5,347	6.0%
Other Structure		7	-	15	-	84	-
Occupied Homes Built By Year (2026)							
Homes Built 2020 or later		820	5.6%	2,622	6.6%	6,827	7.6%
Homes Built 2010 to 2019		571	3.9%	2,249	5.7%	8,253	9.2%
Homes Built 2000 to 2009		1,625	11.1%	4,928	12.5%	15,031	16.8%
Homes Built 1990 to 1999		1,259	8.6%	4,283	10.8%	12,147	13.6%
Homes Built 1980 to 1989		2,367	16.1%	7,274	18.4%	18,024	20.2%
Homes Built 1970 to 1979		1,597	10.9%	4,220	10.7%	7,664	8.6%
Homes Built 1960 to 1969		4,477	30.5%	9,203	23.3%	14,059	15.7%
Homes Built 1950 to 1959		1,468	10.0%	3,892	9.8%	5,754	6.4%
Homes Built 1940 to 1949		119	0.8%	352	0.9%	690	0.8%
Homes Built Before 1939		388	2.6%	545	1.4%	852	1.0%
Median Age of Homes		45.5	yrs	41.9	yrs	36.3	yrs
Home Values (2026)							
Owner Specified Housing Units		9,729		26,082		61,984	
Home Values \$1,000,000 or More		489	5.0%	1,326	5.1%	2,951	4.8%
Home Values \$750,000 to \$999,999		984	10.1%	2,248	8.6%	5,524	8.9%
Home Values \$500,000 to \$749,999		1,570	16.1%	4,377	16.8%	13,136	21.2%
Home Values \$400,000 to \$499,999		1,703	17.5%	4,155	15.9%	10,346	16.7%
Home Values \$300,000 to \$399,999		2,335	24.0%	6,833	26.2%	14,704	23.7%
Home Values \$250,000 to \$299,999		912	9.4%	2,173	8.3%	4,837	7.8%
Home Values \$200,000 to \$249,999		550	5.7%	1,588	6.1%	3,294	5.3%
Home Values \$175,000 to \$199,999		264	2.7%	792	3.0%	1,378	2.2%
Home Values \$150,000 to \$174,999		191	2.0%	522	2.0%	1,134	1.8%
Home Values \$125,000 to \$149,999		176	1.8%	386	1.5%	693	1.1%
Home Values \$100,000 to \$124,999		161	1.7%	557	2.1%	1,349	2.2%
Home Values \$90,000 to \$99,999		12	0.1%	47	0.2%	107	0.2%
Home Values \$80,000 to \$89,999		37	0.4%	90	0.3%	212	0.3%
Home Values \$70,000 to \$79,999		32	0.3%	124	0.5%	214	0.3%
Home Values \$60,000 to \$69,999		50	0.5%	108	0.4%	246	0.4%
Home Values \$50,000 to \$59,999		24	0.2%	98	0.4%	328	0.5%
Home Values \$35,000 to \$49,999		55	0.6%	219	0.8%	422	0.7%
Home Values \$25,000 to \$34,999		32	0.3%	91	0.3%	316	0.5%
Home Values \$10,000 to \$24,999		23	0.2%	69	0.3%	274	0.4%
Home Values Under \$10,000		127	1.3%	281	1.1%	521	0.8%
Owner-Occupied Median Home Value		\$423,296		\$414,423		\$434,724	
Renter-Occupied Median Rent		\$1,517		\$1,554		\$1,580	