

For Lease
±3,000-±11,365 SF
Junior Anchor
Retail Space



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
C: 561 371 7616 | bcorn@mhcreal.com



FOR LEASE: 1450 N COURTENAY PARKWAY | MERRITT ISLAND, FL

Your Next Location, Fully Anchored



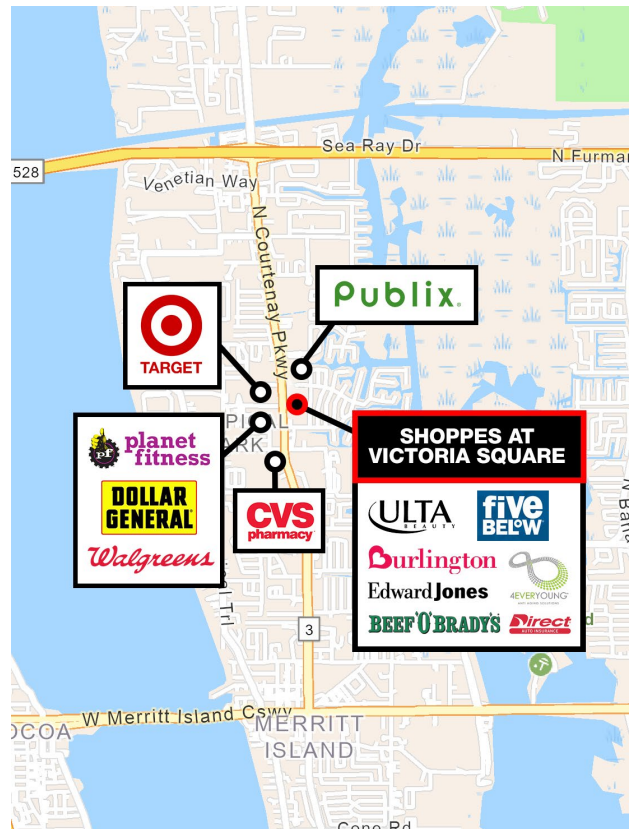
Secure Your Space Where the Space Coast Shops

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.

Demographics: 1 Mile 3 Miles 5 Miles

	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



FOR MORE INFORMATION

Bruce Corn, Managing Director
C: 561 371 7616 | bcorn@mhcreal.com

561 471 8000



www.mhcreal.com

FOR LEASE: 1450 N COURTENAY PARKWAY | MERRITT ISLAND, FL

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.

Available Spaces

SPACE	SIZE	AVAIL.
Outparcel	±3,000 SF	Now
Unit 22	±11,365 SF	Nov. 2028
Unit 30	±8,700 SF	Sept. 2027



Regional Connectivity



12 Minutes



15 Minutes



BLUE ORIGIN

17 Minutes



18 Minutes



30 Minutes

FOR MORE INFORMATION

Bruce Corn, Managing Director
C: 561 371 7616 | bcorn@mhcreal.com