

FOR SALE

Town Square

1351-1355 N Courtenay Parkway, Merritt Island, FL 32953

PROPERTY FACTS

Building Area:	32,273 Sq. Ft.	
Parcel Size:	2.89 Acres	
Parking	103 Spaces	
Unit Range:	531– 2,400 SF	
Year Built:	1983/ 1987	
Construction:	Concrete Block with Stucco Brick and Siding	
Building Height:	2 Story	
Zoning:	BU-ICC	
Complex Configuration:	3 Buildings	
	1351	12,882 Sq. Ft.
	1353	3,749 Sq. Ft.
	1354	15,642 Sq. Ft.

Listing Price: \$5,300,000.00



Offering Summary

Town Square Office Complex presents a compelling opportunity to acquire a multi-tenant office asset with in-place tenancy and future upside. The property's flexible suite mix supports a range of professional, medical, and service-oriented users, while the existing occupancy provides a foundation for current operations and long-term ownership strategy.

Key Value Drivers

- Flexible multi-tenant office layout supporting a variety of professional, medical, and service users.
- In-place tenancy with upside through future lease-up, owner-user occupancy, or repositioning.
- Attractive acquisition opportunity for a buyer seeking stable office product with long-term flexibility.

LOCATION POSITIONING

Town Square Office Complex is positioned within an established commercial corridor surrounded by residential density, retail amenities, medical users, and professional services. The location supports continued tenant demand from office, medical, and service-oriented businesses.



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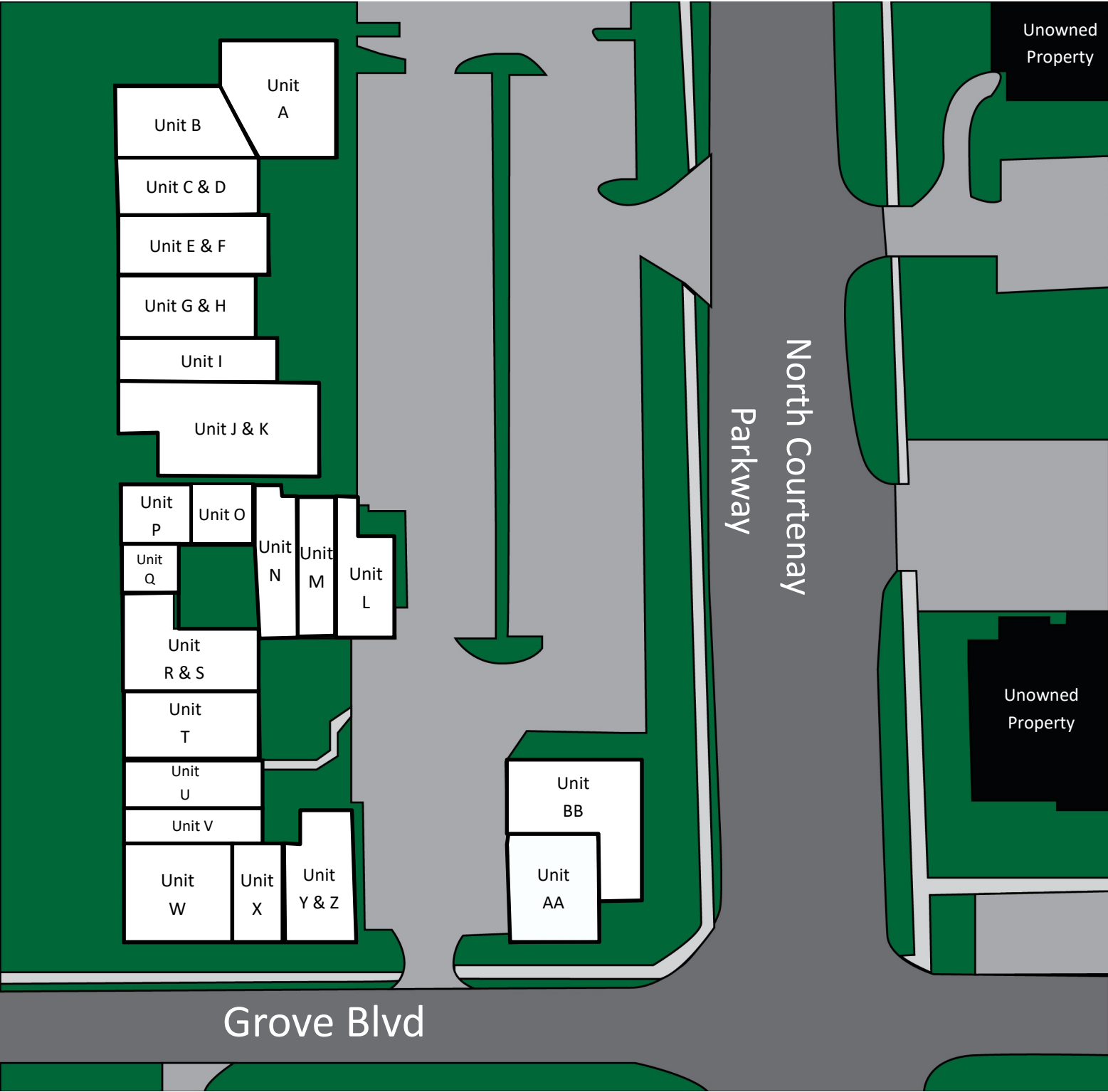
CONTACT INFO:

Brevard County: 321.725.1961
Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscrc.com

SITE PLAN

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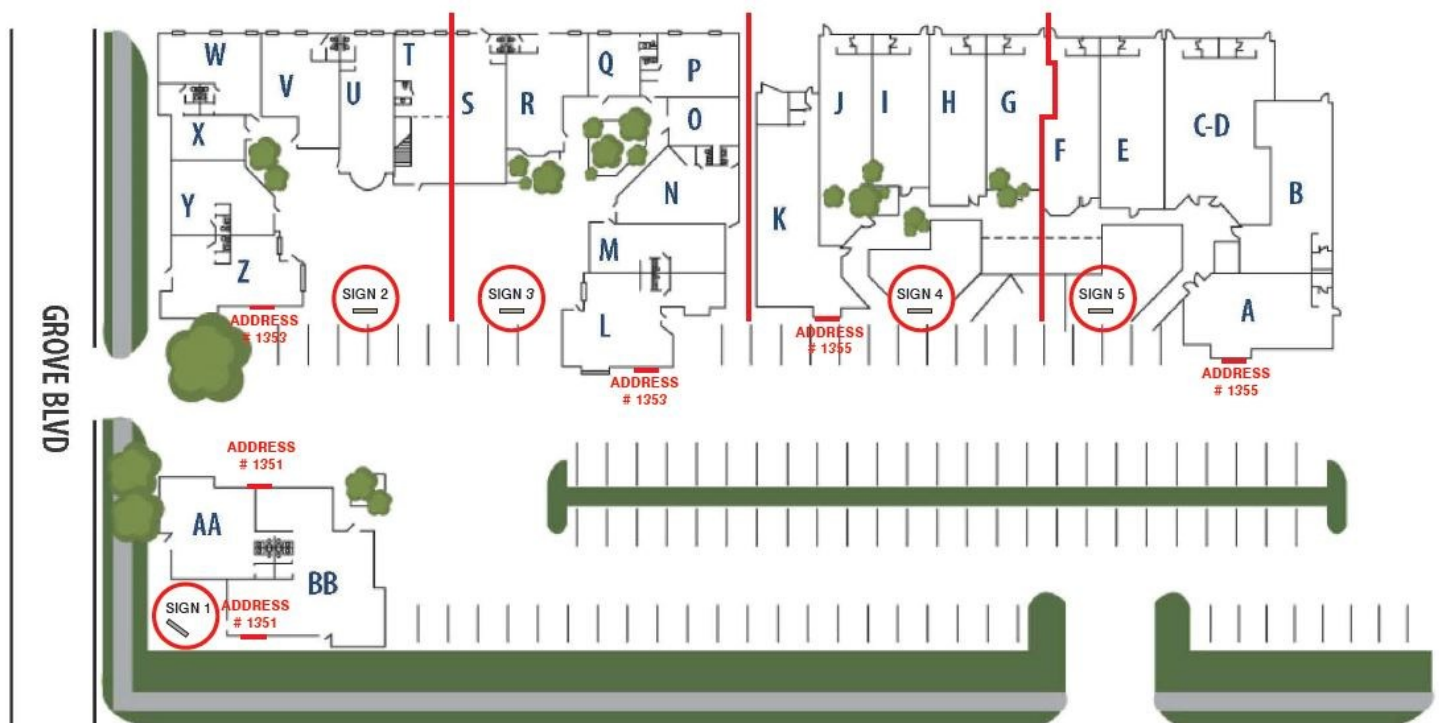
FLOOR PLAN

Directory Signs

Town Square

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TOWN SQUARE
MERRITT ISLAND, FL



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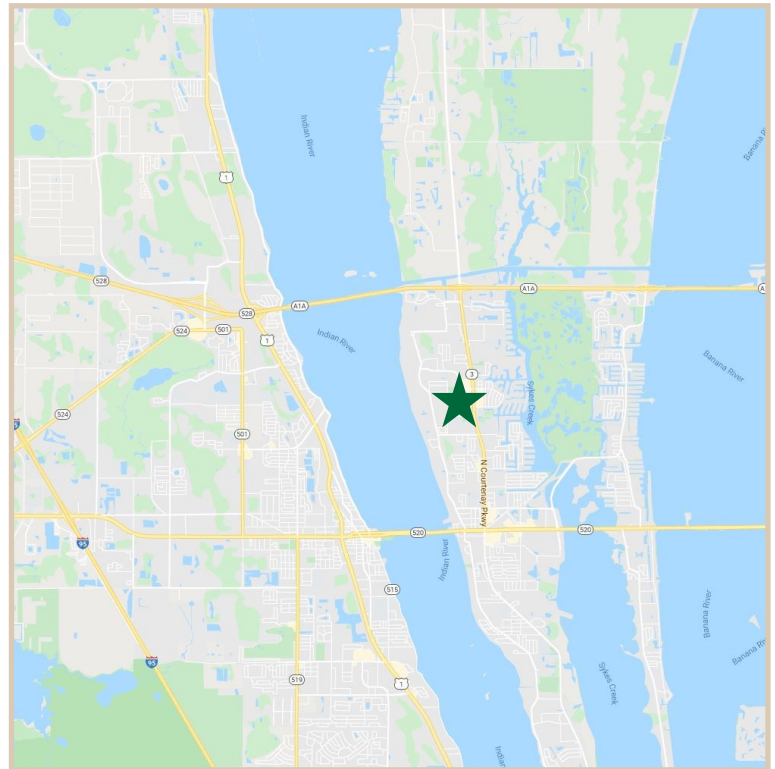
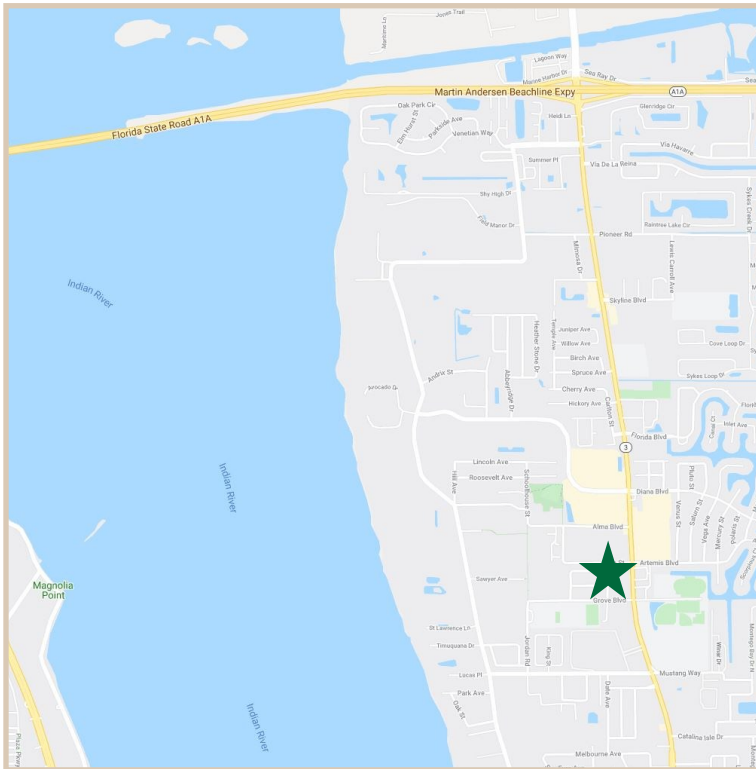
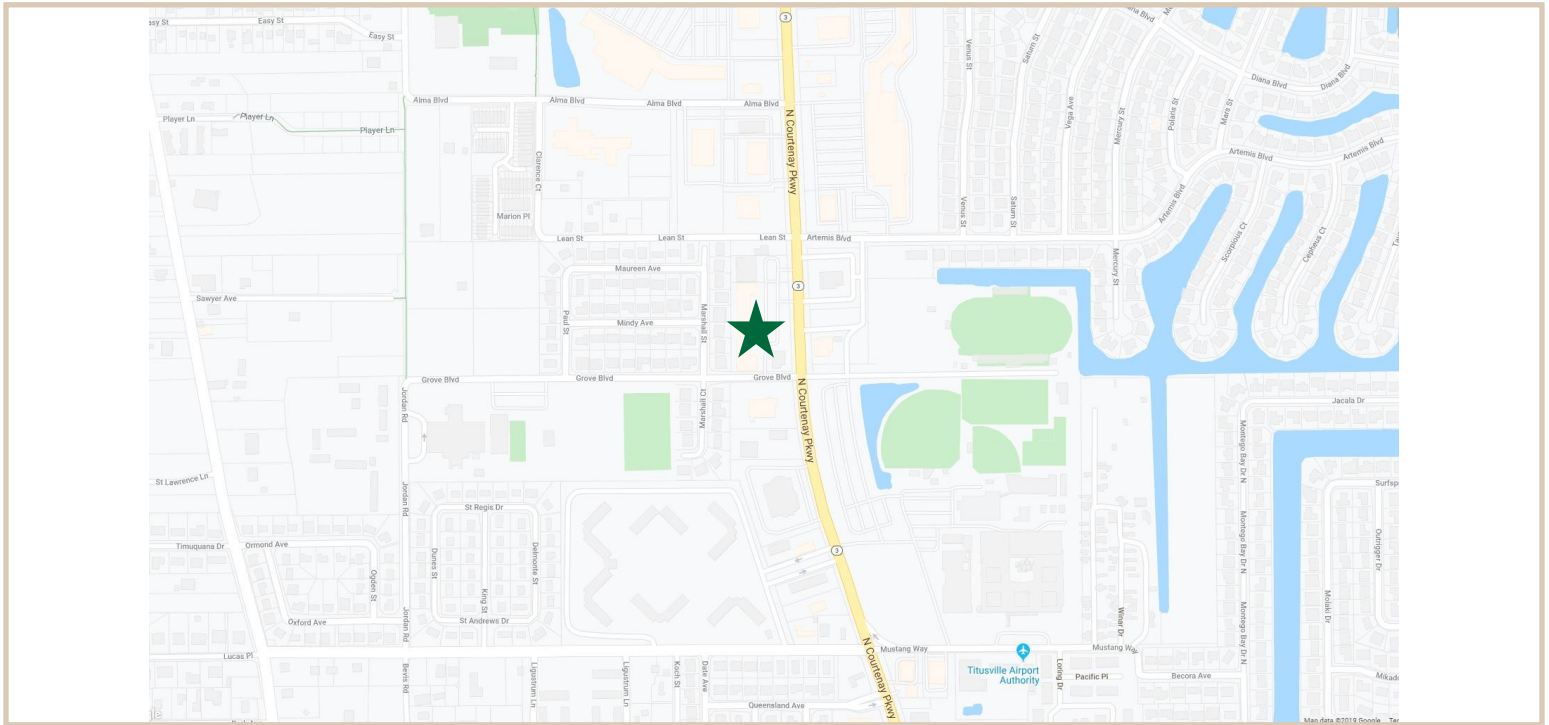
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LOCATION MAPS

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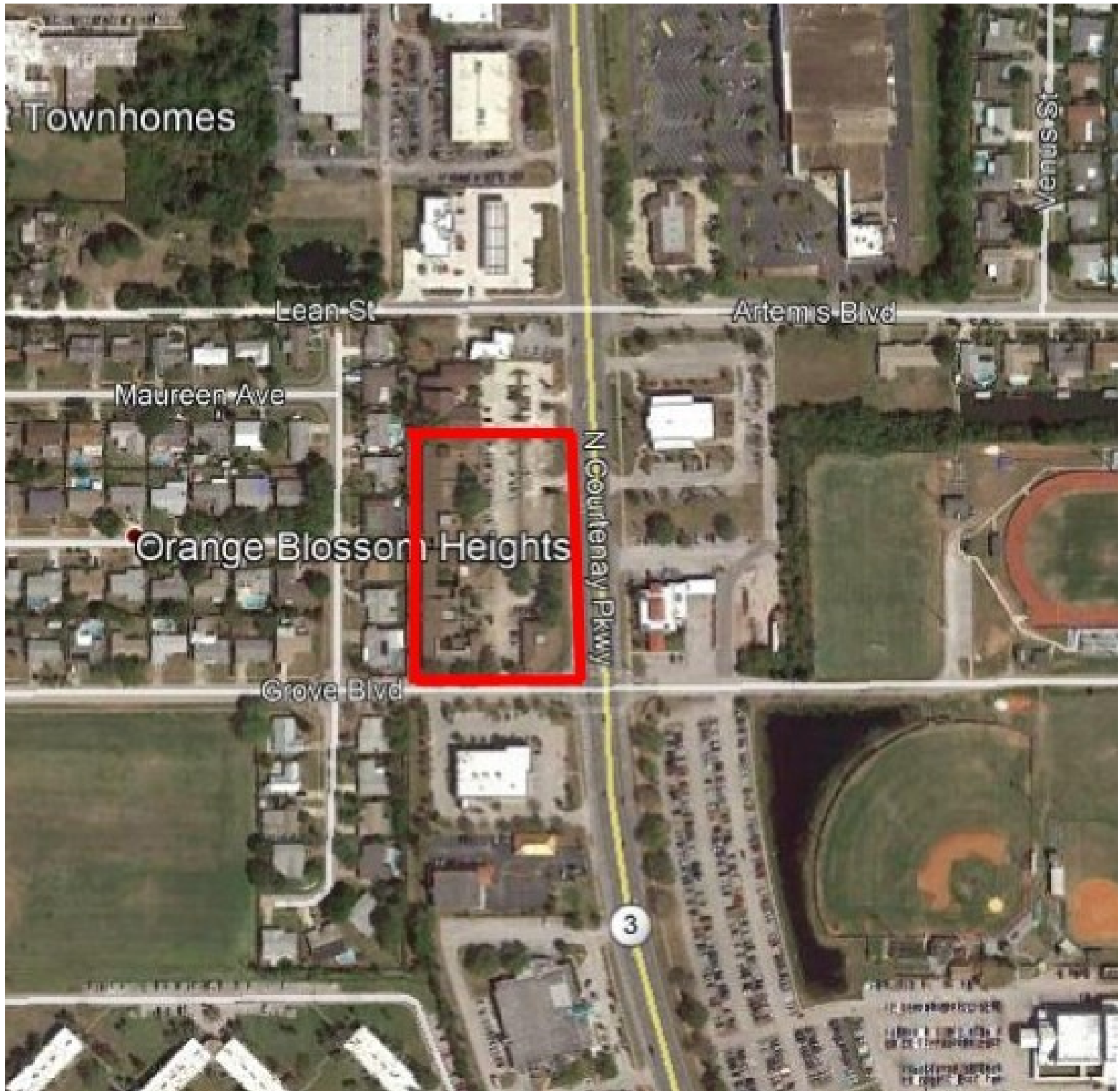
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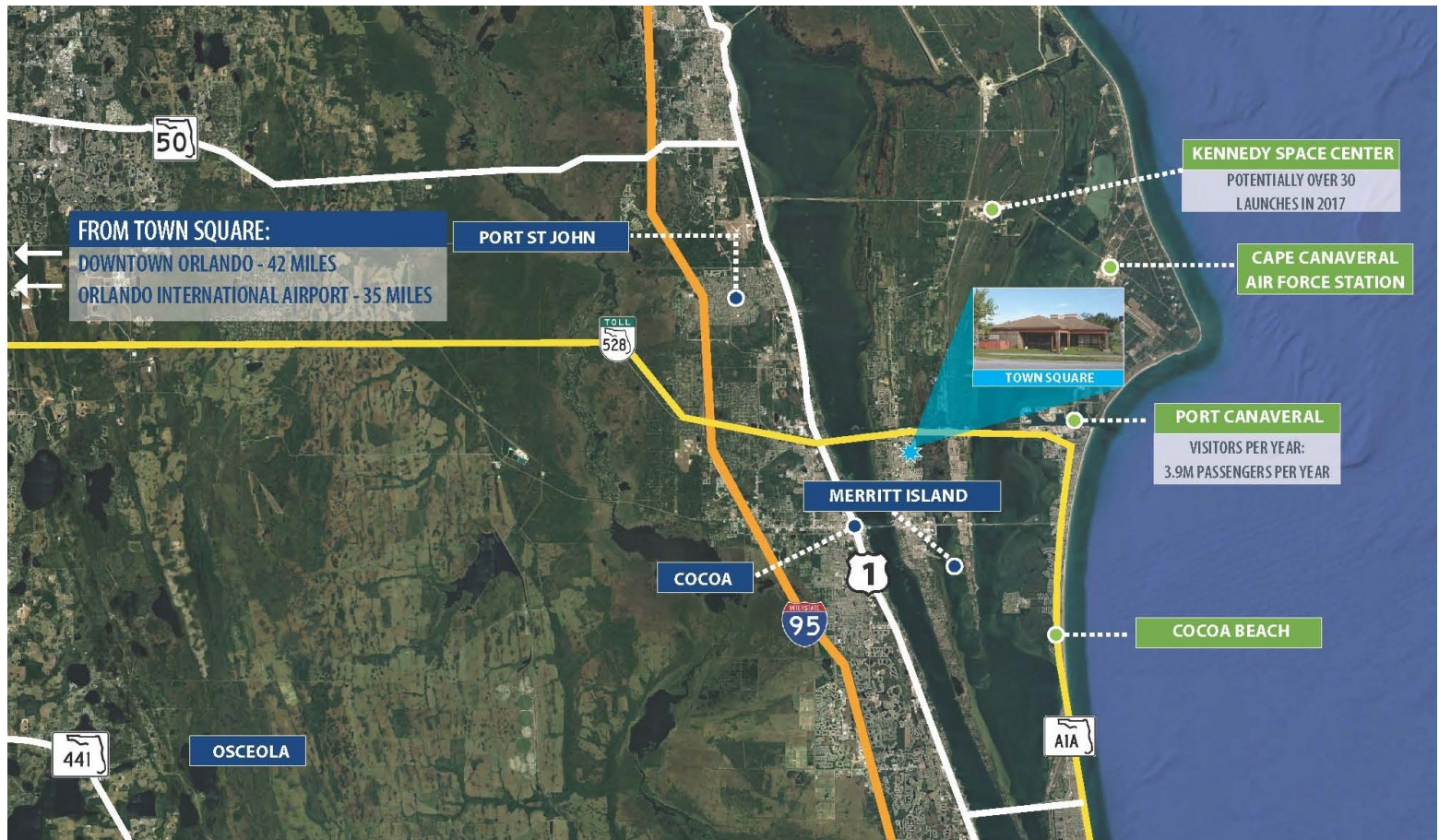
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ADDITIONAL PHOTOS

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