

# EXECUTIVE SUMMARY

• 650 S Courtenay Pkwy Merritt Island, FL 32952



## OFFERING SUMMARY

**Available SF:** 1,600 - 2,434 SF

**Lease Rate:** \$18.00 SF/yr (Gross)

**Lot Size:** 2.42 Acres

**Year Built:** 1984

**Building Size:** 17,752 SF

**Zoning:** BU1/BU2

## PROPERTY OVERVIEW

First floor office spaces  
Can be used for medical or office use  
Private offices and restrooms  
Lots of parking

## LOCATION OVERVIEW

Great location just 1 mile south of SR-520 (Merritt Island Cswy)  
Easy access

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# INTERIOR - 102

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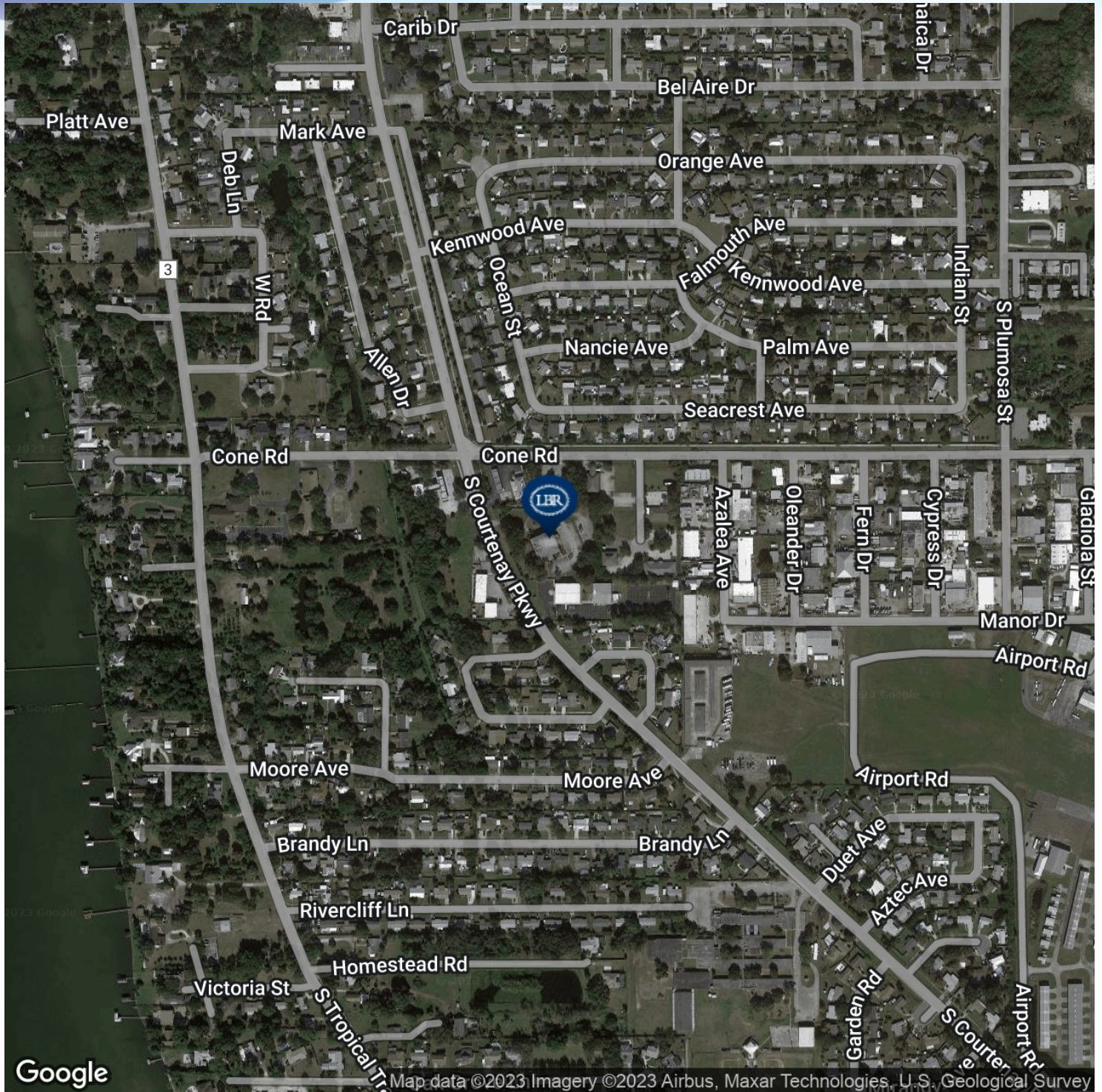
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# LOCATION MAP

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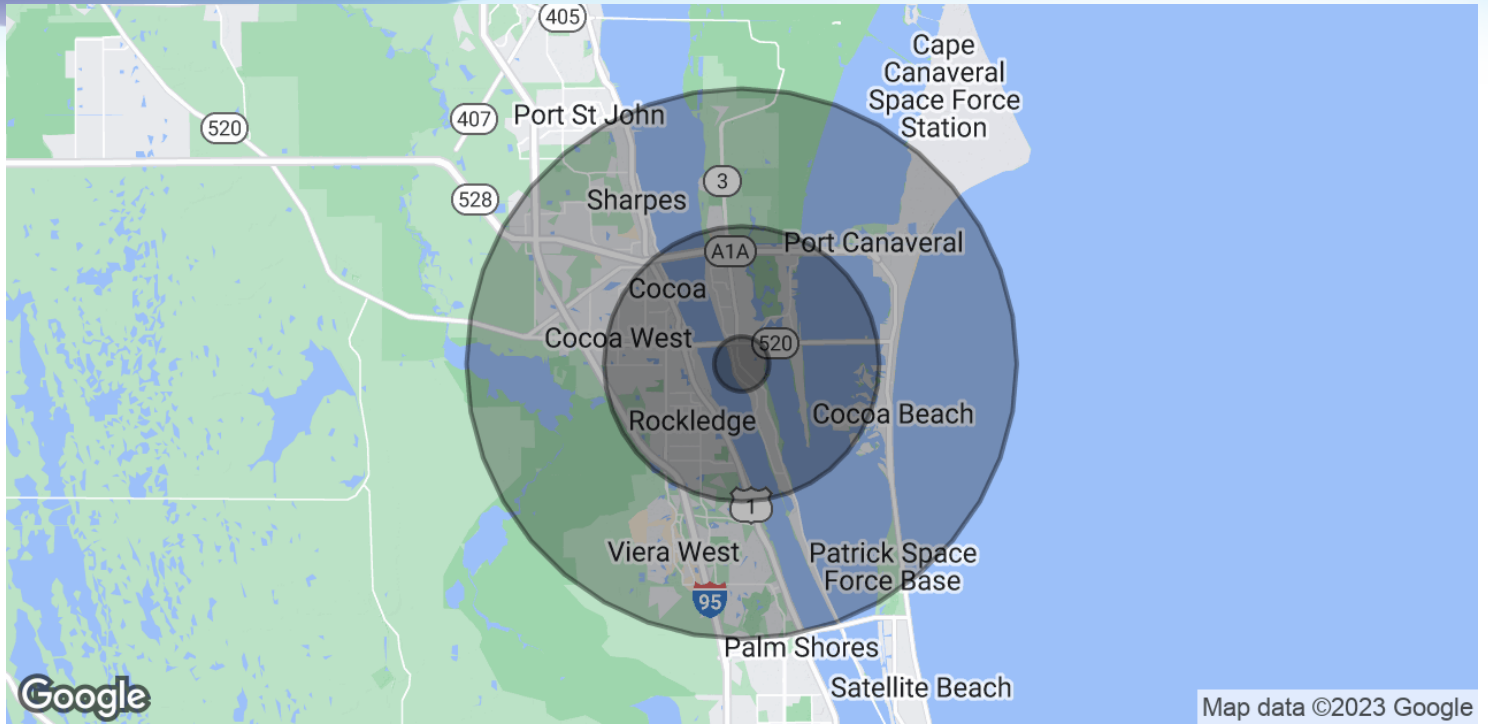
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,833	92,292	186,489
Average Age	46.6	45.8	48.0
Average Age (Male)	49.4	44.1	46.9
Average Age (Female)	43.0	46.8	48.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,120	45,255	95,331
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$50,957	\$67,744	\$70,587
Average House Value	\$255,995	\$240,958	\$272,450

\* Demographic data derived from 2020 ACS - US Census

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