

# EXECUTIVE SUMMARY

• 585 N Courtenay Pkwy Merritt Island, FL 32953



## OFFERING SUMMARY

**Available SF:** 1,300 SF

**Lease Rate:** \$15.00 SF/yr (MG)

**Lot Size:** 0.03 Acres

**Building Size:** 7,800 SF

**Zoning:** BU-1

## PROPERTY OVERVIEW

Three (3) office units available  
Each unit is +/- 1300 sf

## LOCATION OVERVIEW

Located in Merritt Island on N Courtenay Pkwy  
Great location with freestanding office building  
6.9 miles to I-95  
0.7 miles off of E Merritt Island Cswy  
2.7 miles to US1

### ROB BECKNER, SIOR

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### CHARLES DUVALL

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# AVAILABLE SPACES

• 585 N Courtenay Pkwy Merritt Island, FL 32953

**Lease Rate:** \$15.00 SF/YR (MG)      **Total Space:** 1,300 SF  
**Lease Type:** MG      **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 102		\$15.00 SF/YR	Modified Gross	1,300 SF	Negotiable	
Unit 201		\$15.00 SF/YR	Modified Gross	1,300 SF	Negotiable	
Unit 202		\$15.00 SF/YR	Modified Gross	1,300 SF	Negotiable	

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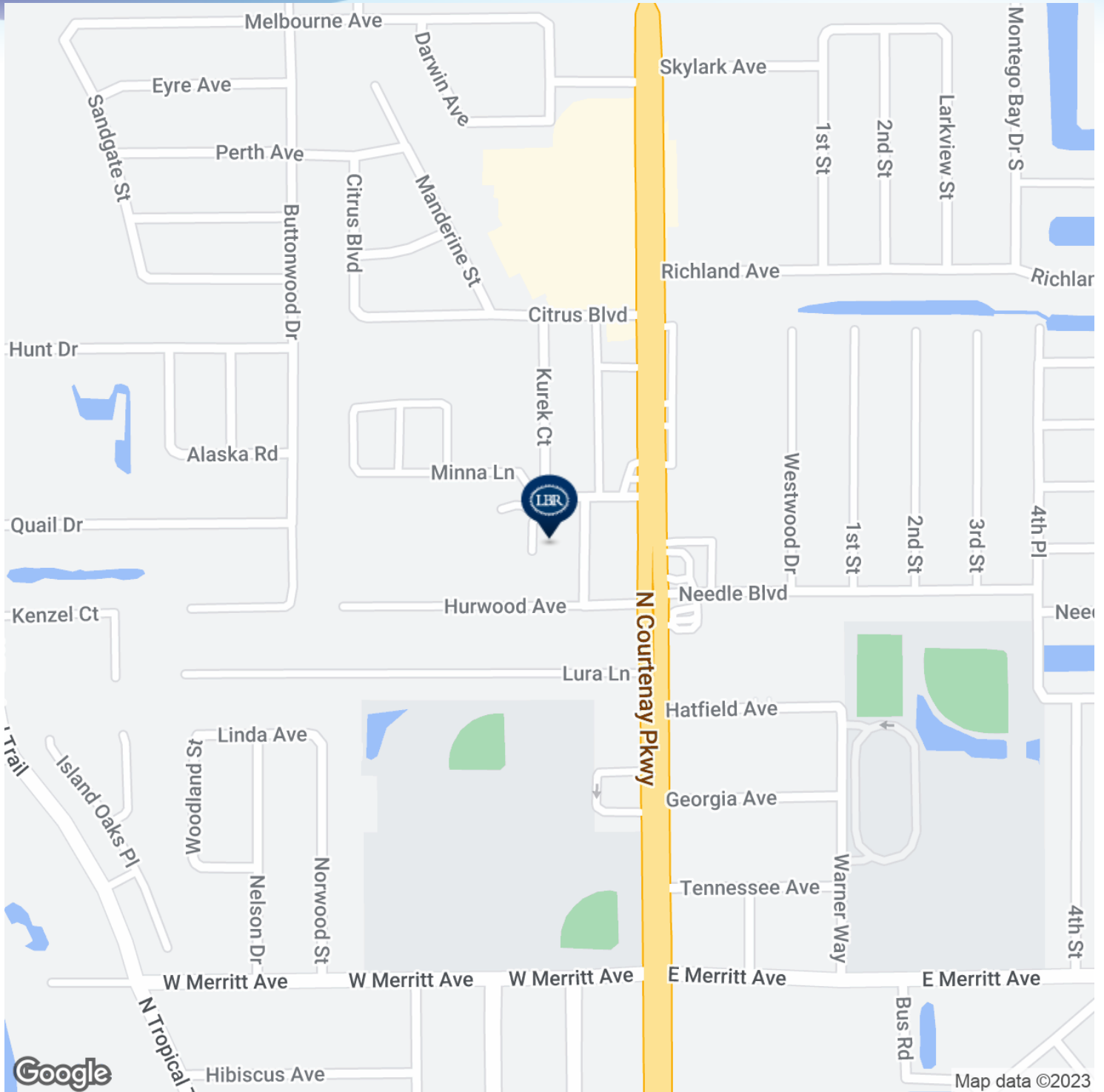
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# LOCATION MAP

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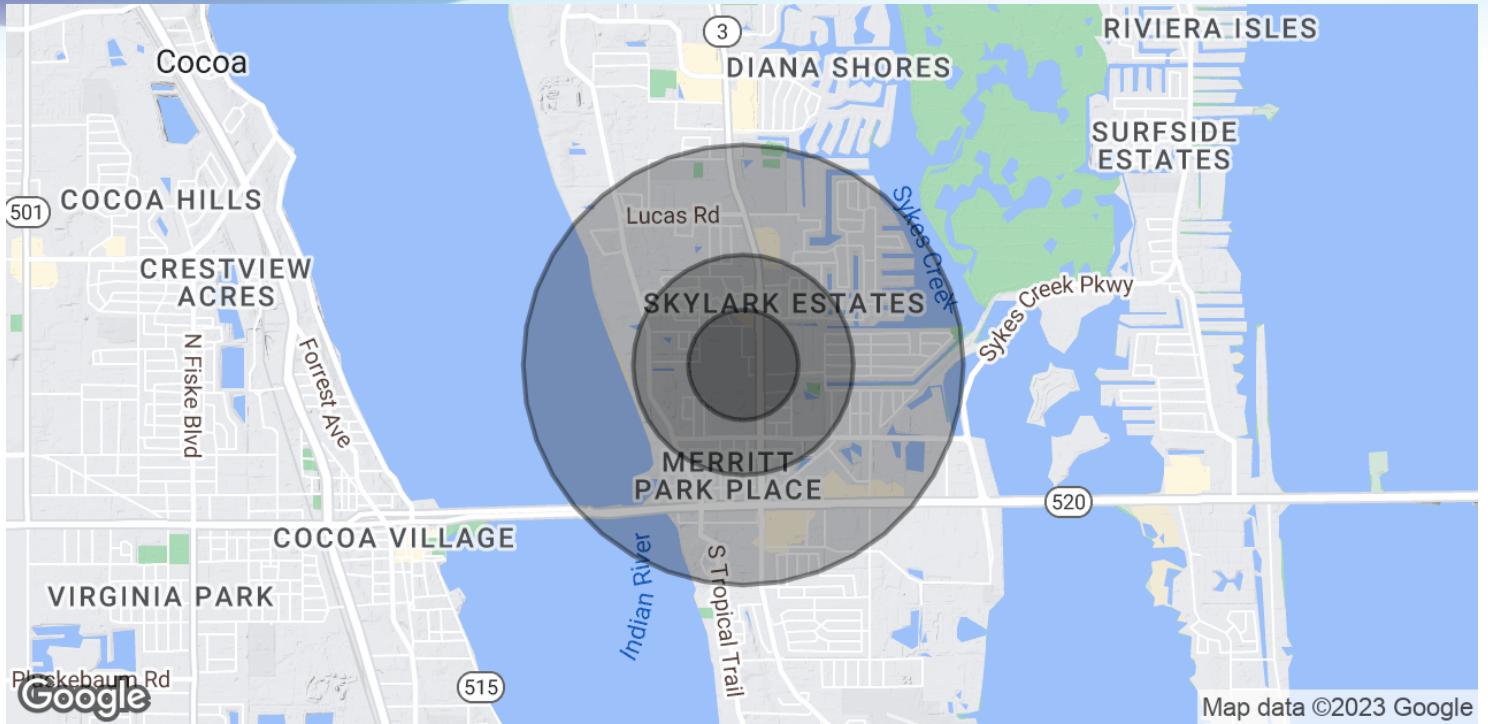
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	784	1,561	7,793
Average Age	40.4	41.0	41.1
Average Age (Male)	40.0	40.5	40.1
Average Age (Female)	37.0	42.3	42.0

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	532	943	4,139
# of Persons per HH	1.5	1.7	1.9
Average HH Income	\$39,926	\$46,443	\$53,206
Average House Value	\$554,355	\$386,509	\$333,994

\* Demographic data derived from 2020 ACS - US Census

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