

# EXECUTIVE SUMMARY

• 2625 N Courtenay Pkwy Merritt Island, FL 32953



## OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Price / SF:</b>	-
<b>Lot Size:</b>	0.95 Acres
<b>Year Built:</b>	1968
<b>Building Size:</b>	4,539 SF
<b>Zoning:</b>	BU-1
<b>APN#:</b>	24-36-14-00-261

## PROPERTY OVERVIEW

Corner lot with freestanding retail building  
Great access off SR-528  
Located on the main through-fare of Merritt Island  
Traffic Count: 34,000 AADT

## LOCATION OVERVIEW

Corner property directly off SR-528  
NWC of N Courtenay Pkwy and Heidi Ln

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# ADDITIONAL PHOTOS

• 2625 N Courtenay Pkwy Merritt Island, FL 32953



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

## VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

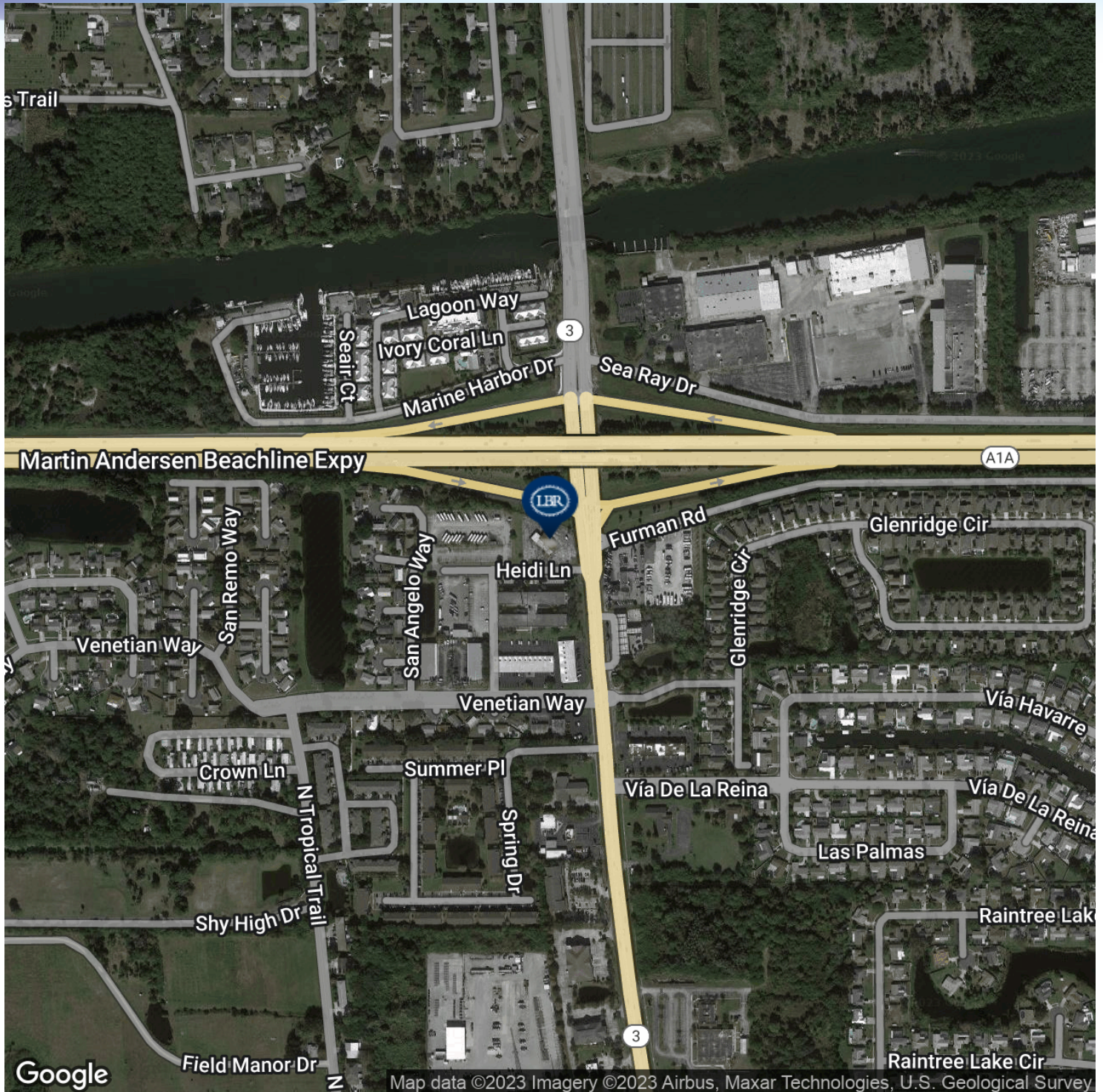
## Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# LOCATION MAP

• 2625 N Courtenay Pkwy Merritt Island, FL 32953



**JEFFERY T. ROBISON, CCIM**

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

**J. BLAKE ROBISON**

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

**VITOR DE SOUSA**

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

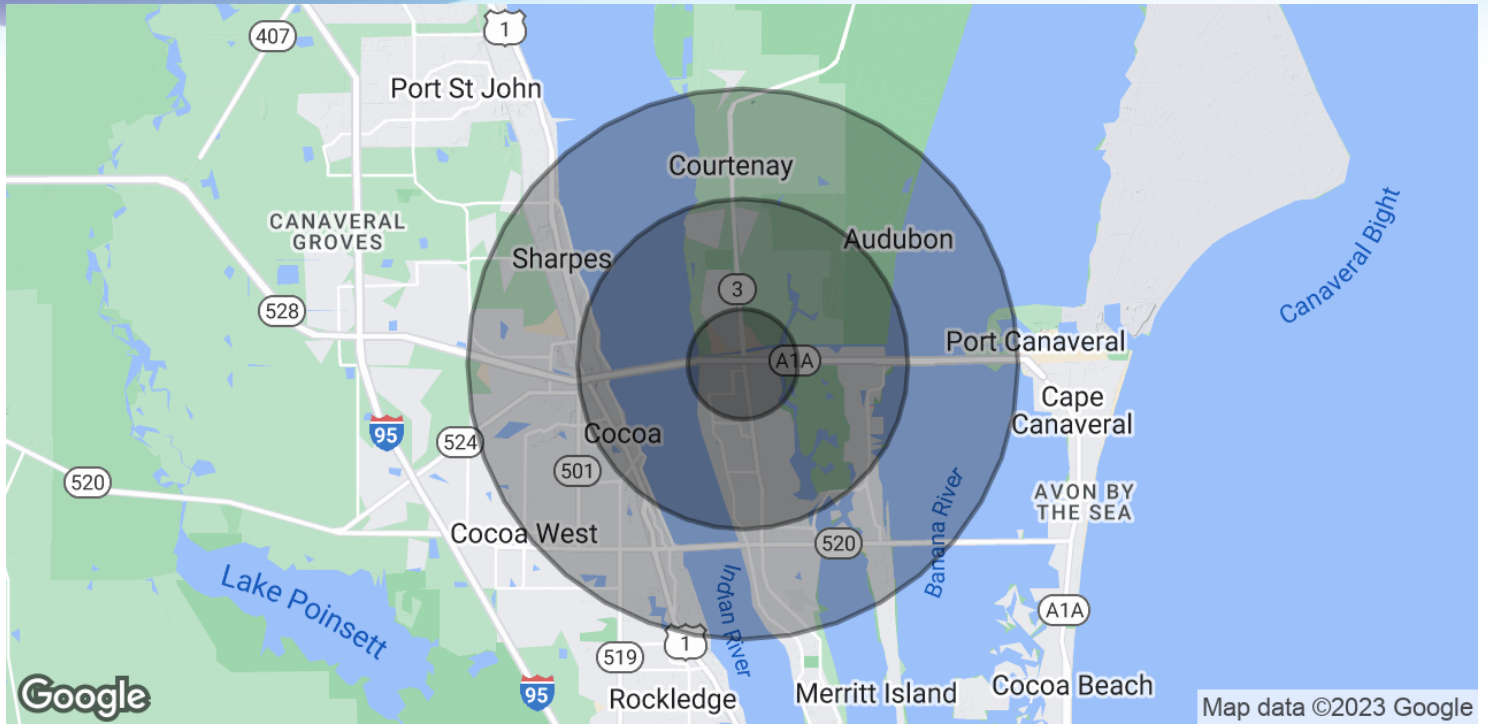
**Lightle Beckner Robison, Inc.**

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

# DEMOGRAPHICS MAP & REPORT

• 2625 N Courtenay Pkwy Merritt Island, FL 32953



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,071	20,363	56,897
Average Age	48.2	46.0	43.3
Average Age (Male)	47.1	45.0	42.1
Average Age (Female)	49.8	46.2	44.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,327	8,787	24,744
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,936	\$67,674	\$58,615
Average House Value	\$322,189	\$271,639	\$241,931

\* Demographic data derived from 2020 ACS - US Census

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### J. BLAKE ROBISON

Retail Sales And Leasing Advisor  
321.722.0707 X18  
blake@teamlbr.com

### VITOR DE SOUSA

Retail Sales & Leasing  
321.722.0707 X15  
vitor@teamlbr.com

### Lightle Beckner Robison, Inc.

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

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.