

6-Unit Income Producing Strip Center

131-141 S. Courtenay Parkway, Merritt Island, FL 32953

Low Vacancy / Below Market Rents / Owner Occupy or Investment



OFFERING SUMMARY

Sale Price: \$1,100,000

Acreage: 0.72 Acres

Facility SF: 6,670 SF

PROPERTY OVERVIEW

Six 1,112 SF +/- Retail/Office Units = 6,670 SF Total
6 Electric Meters, 6 HVAC Units, 1 Water Meter
5 of 6 Units Occupied. All Tenants on MTM or Short-Term Leases
New Roof 2020. City Water/Sewer & FPL Electric
47 Asphalt Paved/Striped Parking Spaces
Traffic Count est. 8,500 VPD on Courtenay Parkway
BU-1 Zoning: Office, Retail, Medical, Restaurant & More!
2023 Property Taxes \$8,638
DO NOT DISTURB TENANTS

LOCATION OVERVIEW

Located in the heart of Merritt Island, just south of State Road 520. Easily accessible via nearby Interstate 95, US1 and SR A1A. Close proximity to the Merritt Island Airport, Health First Cape Canaveral Hospital, Merritt Square Mall, Downtown Cocoa Village and all of the other education, dining and childcare that the area has to offer. Call today for details!

Zoning: Brevard County General
Retail Commercial (BU1)

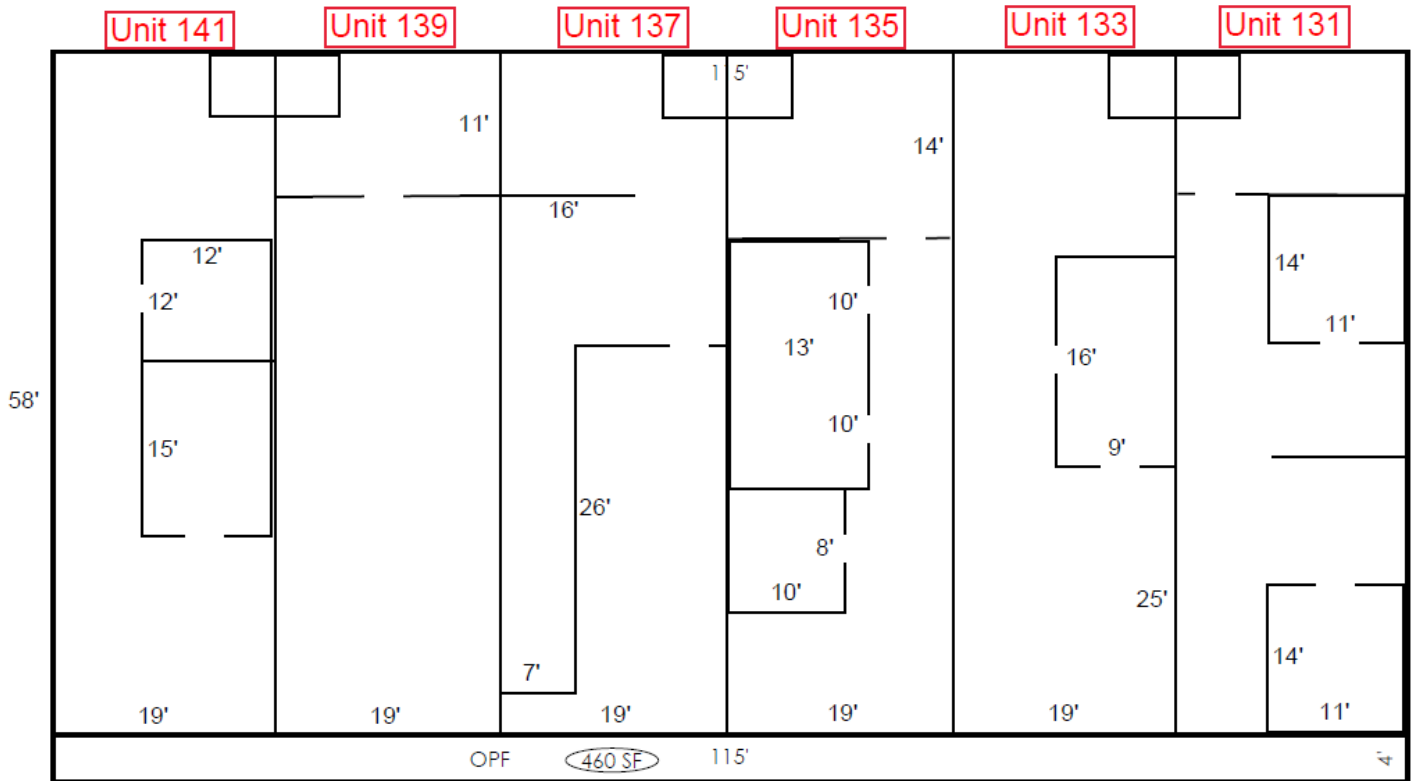
Zachary Ullian

Broker Associate
Cell: 321.750.3439
zach@ullianrealty.com

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Floor Plan



Dimensions and Wall Locations Estimated

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Interior Photos



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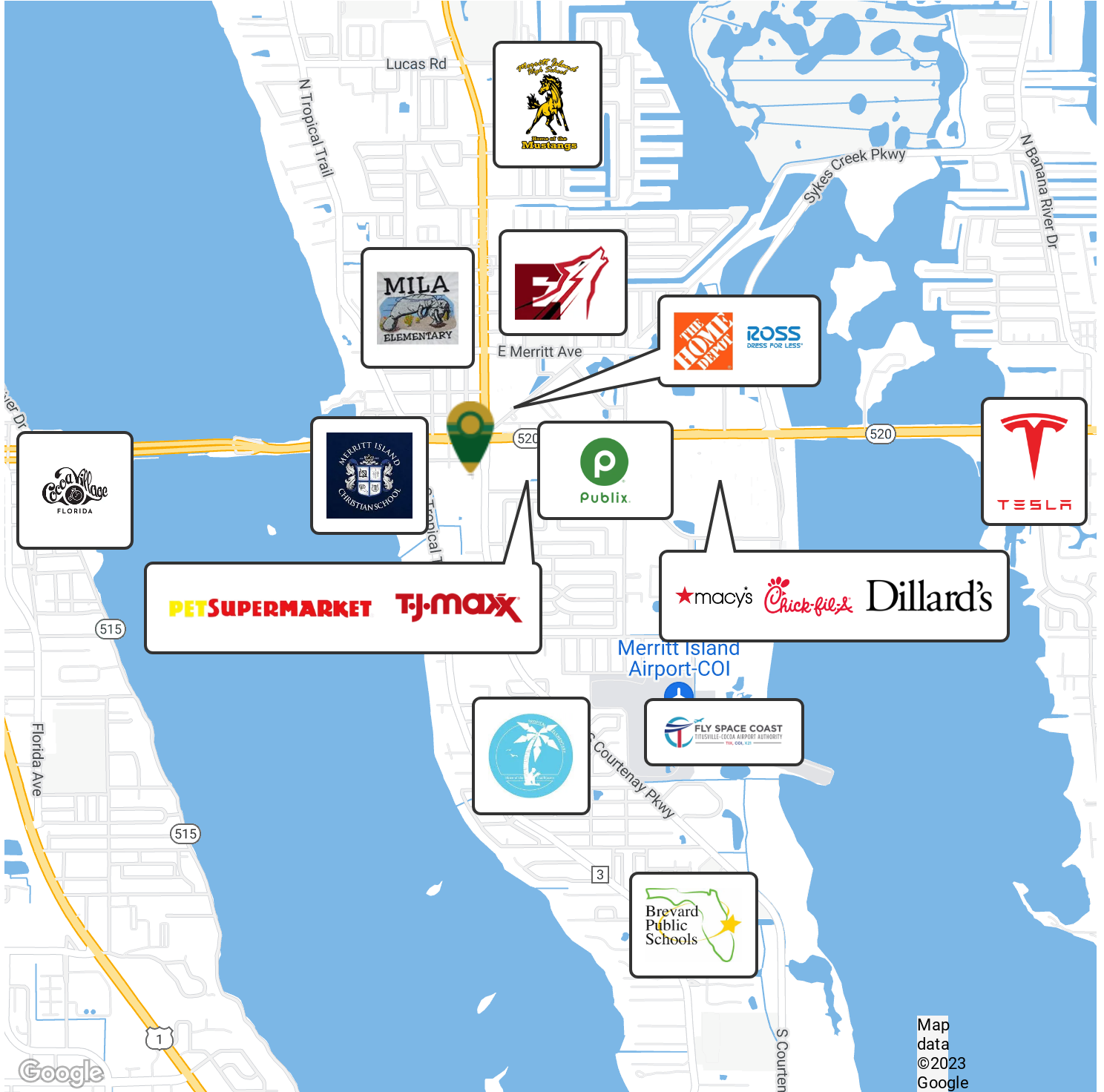
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Surrounding Businesses



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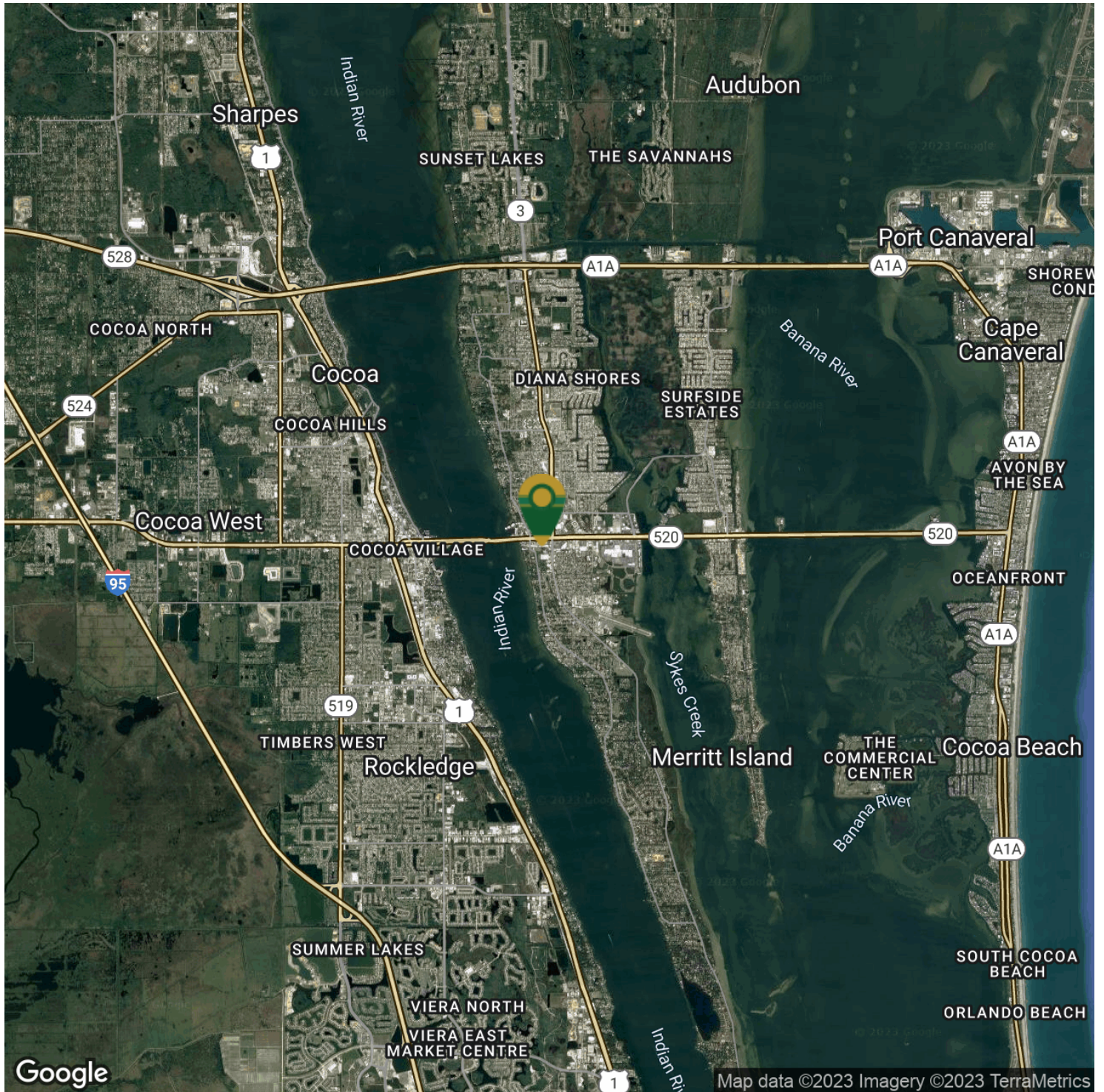
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Location Map



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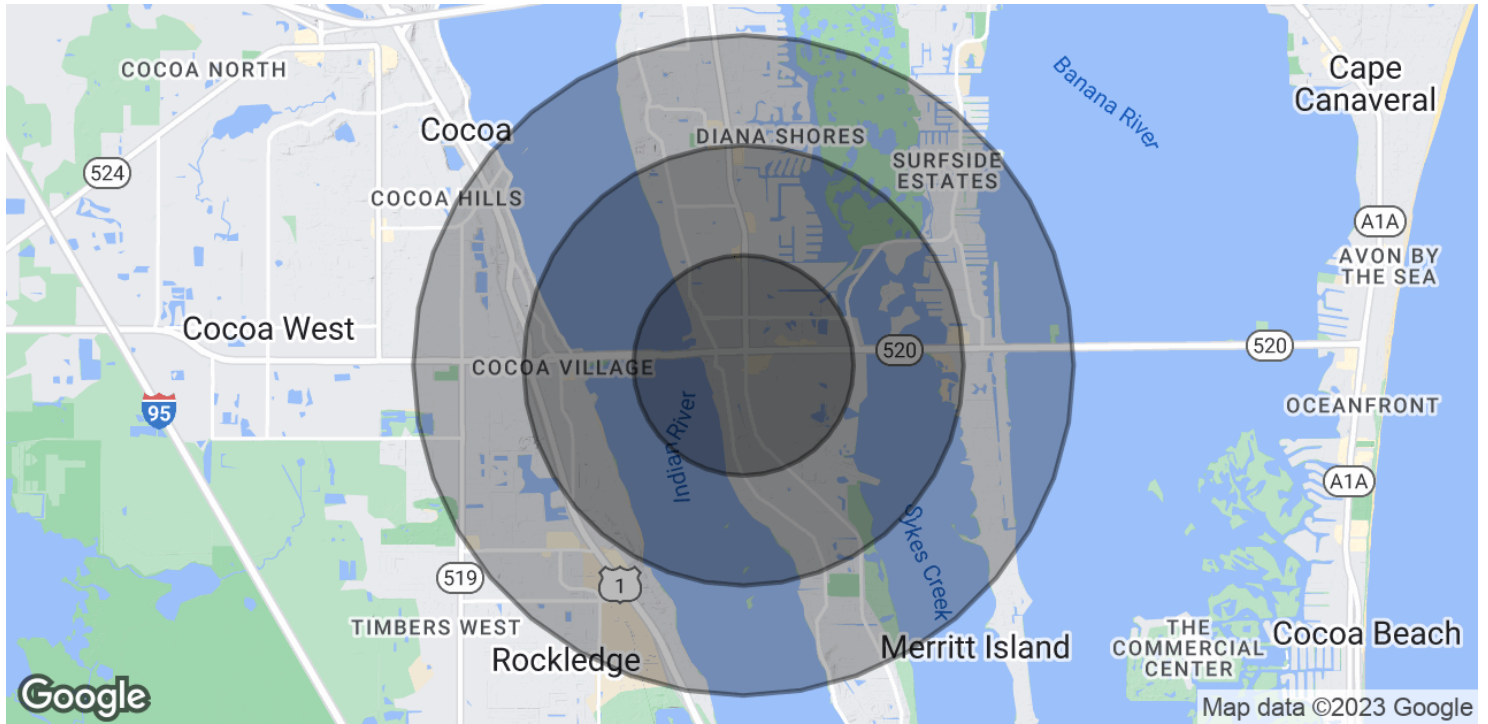
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Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,635	18,929	40,057
Average Age	44.7	46.8	45.5
Average Age (Male)	45.4	46.1	44.2
Average Age (Female)	42.4	47.0	46.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,355	10,212	20,201
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$46,905	\$60,907	\$63,291
Average House Value	\$246,156	\$265,015	\$238,060

* Demographic data derived from 2020 ACS - US Census

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