

EXECUTIVE SUMMARY

• 595 N Courtenay Pkwy Merritt Island, FL 32953



OFFERING SUMMARY

Available SF:	2,200 - 2,840 SF
Lease Rate:	\$13.00 SF/yr (\$7.57 NNN)
Lot Size:	0.23 Acres
Year Built:	1983
Building Size:	20,790 SF
Zoning:	BU-1

PROPERTY OVERVIEW

Office and medical spaces available

Unit 204:

Office space
1 executive office and 3 offices
storage closet and break room
one bathroom

Unit 206:

Medical office space
5 exam rooms
Private client restroom
1 office, waiting room, reception area, lab room, and admin room

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

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AVAILABLE SPACES

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Lease Rate: \$13.00 SF/YR (\$7.57 NNN) **Total Space** 2,200 - 2,840 SF
Lease Type: \$7.57 NNN **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 204		\$13.00 SF/YR	\$7.57 NNN	2,200 SF	Negotiable	
Unit 206		\$13.00 SF/YR	\$7.57 NNN	2,840 SF	Negotiable	

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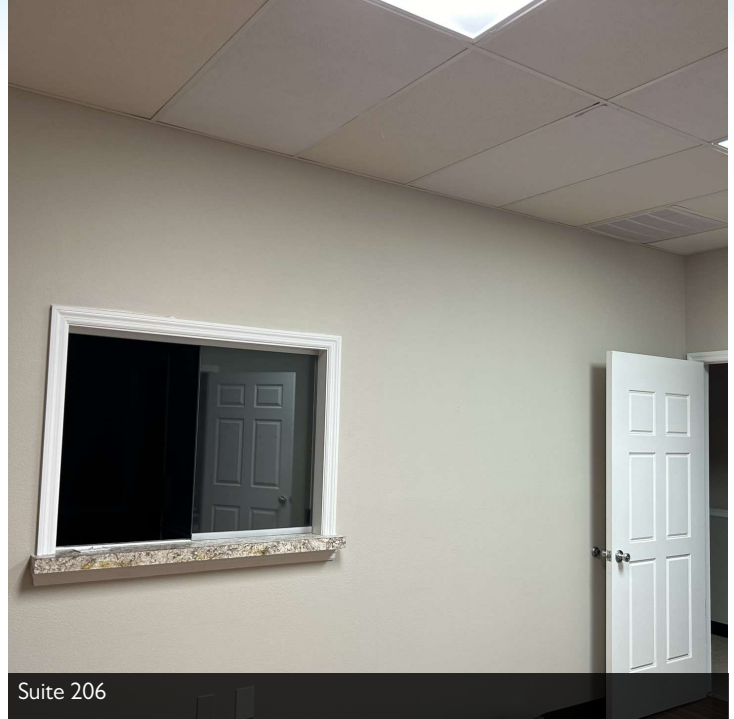
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ADDITIONAL PHOTOS

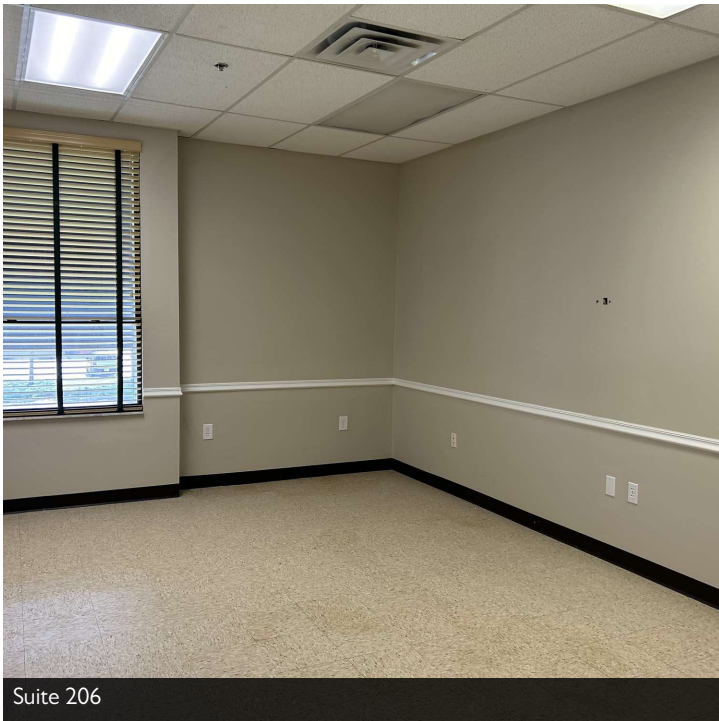
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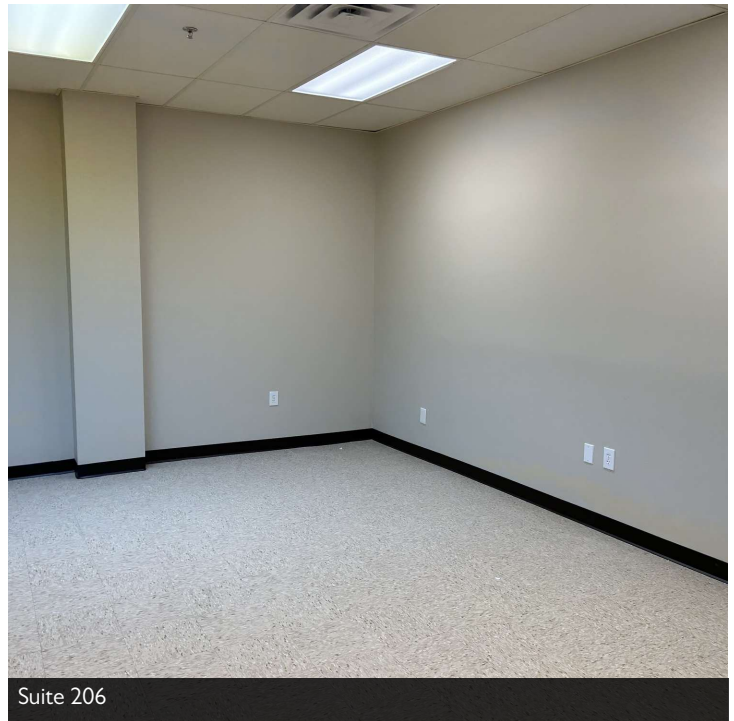
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Suite 206



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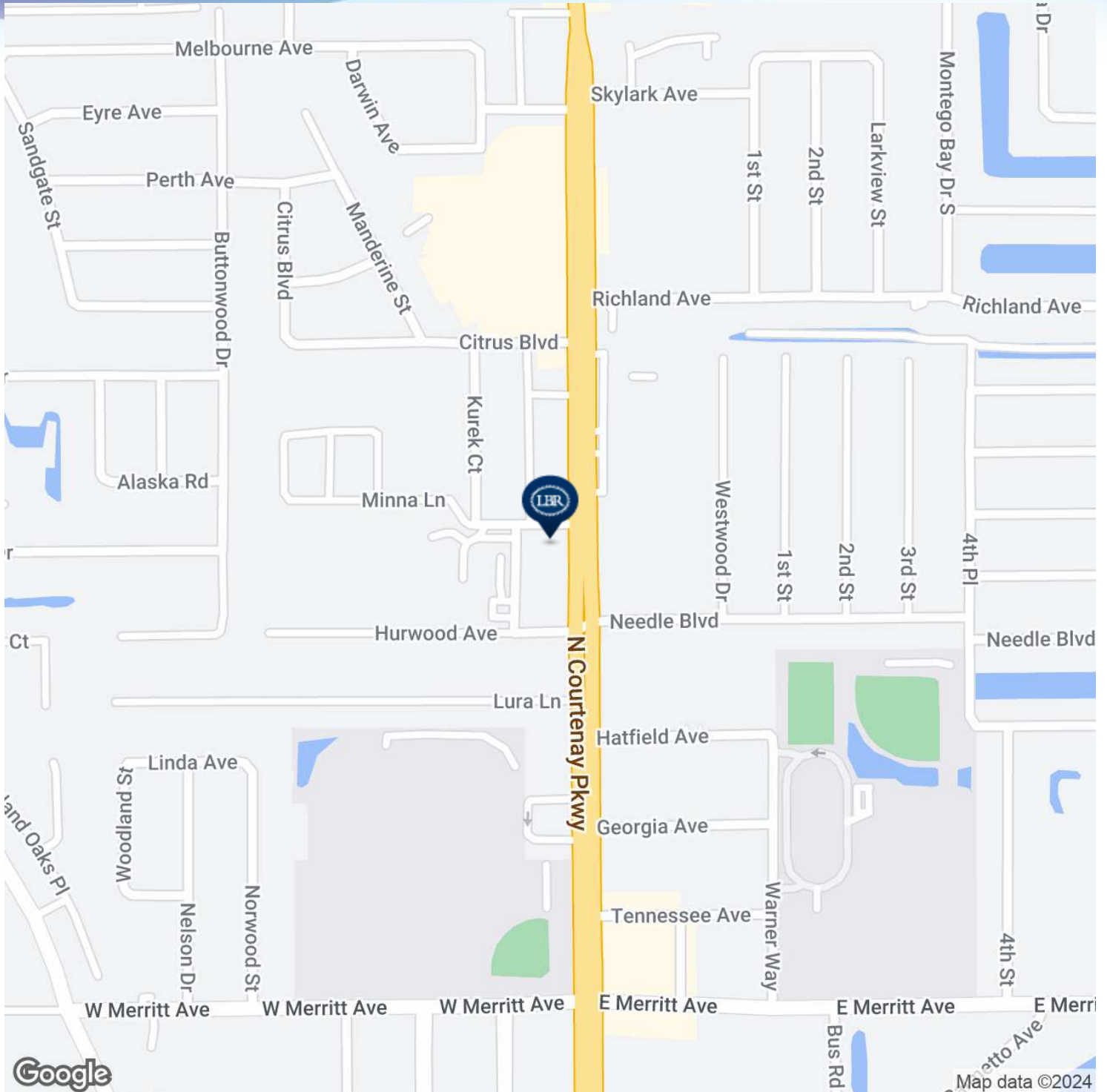
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LOCATION MAP

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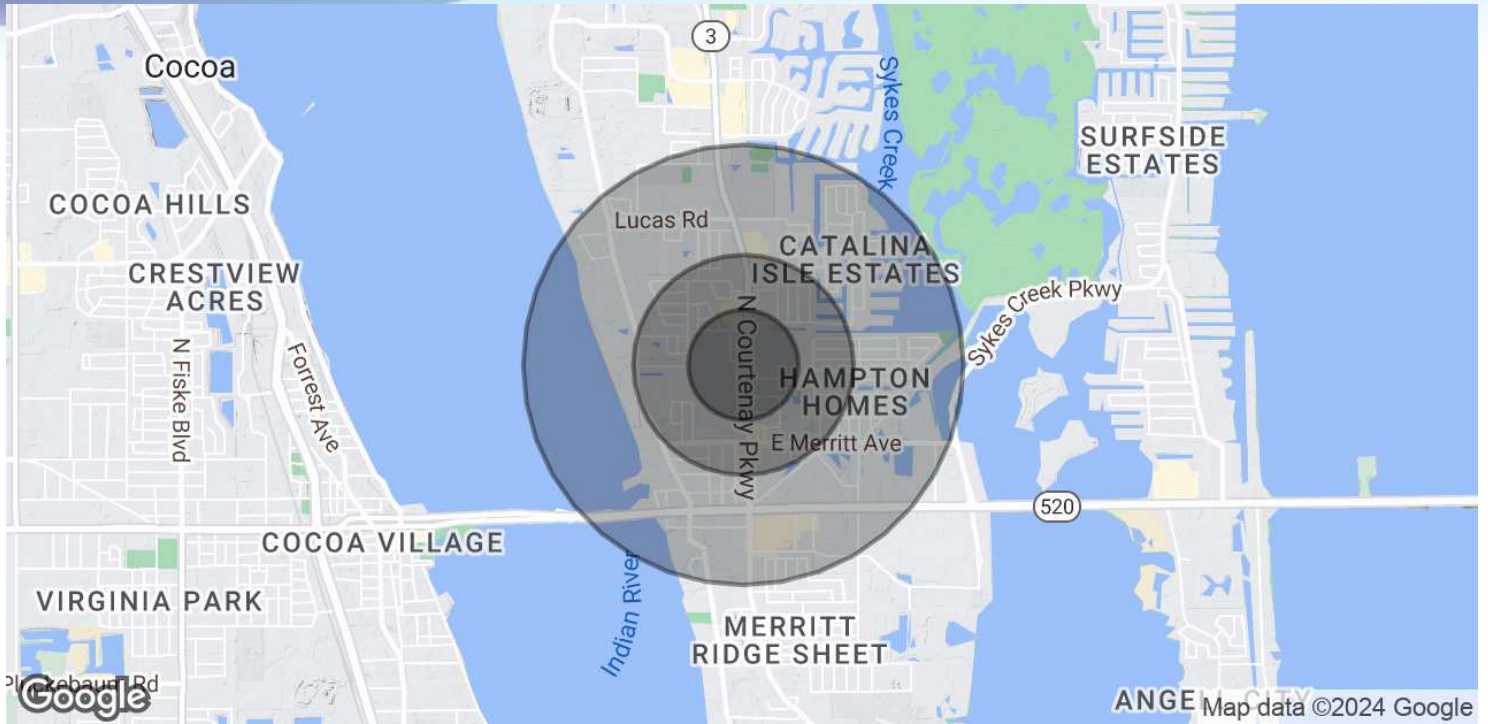
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	795	2,906	7,917
Average Age	40.2	40.6	41.1
Average Age (Male)	39.6	41.0	39.8
Average Age (Female)	37.8	39.1	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	530	1,870	4,166
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$40,772	\$42,377	\$53,772
Average House Value	\$530,439	\$285,402	\$333,454

* Demographic data derived from 2020 ACS - US Census

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