

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

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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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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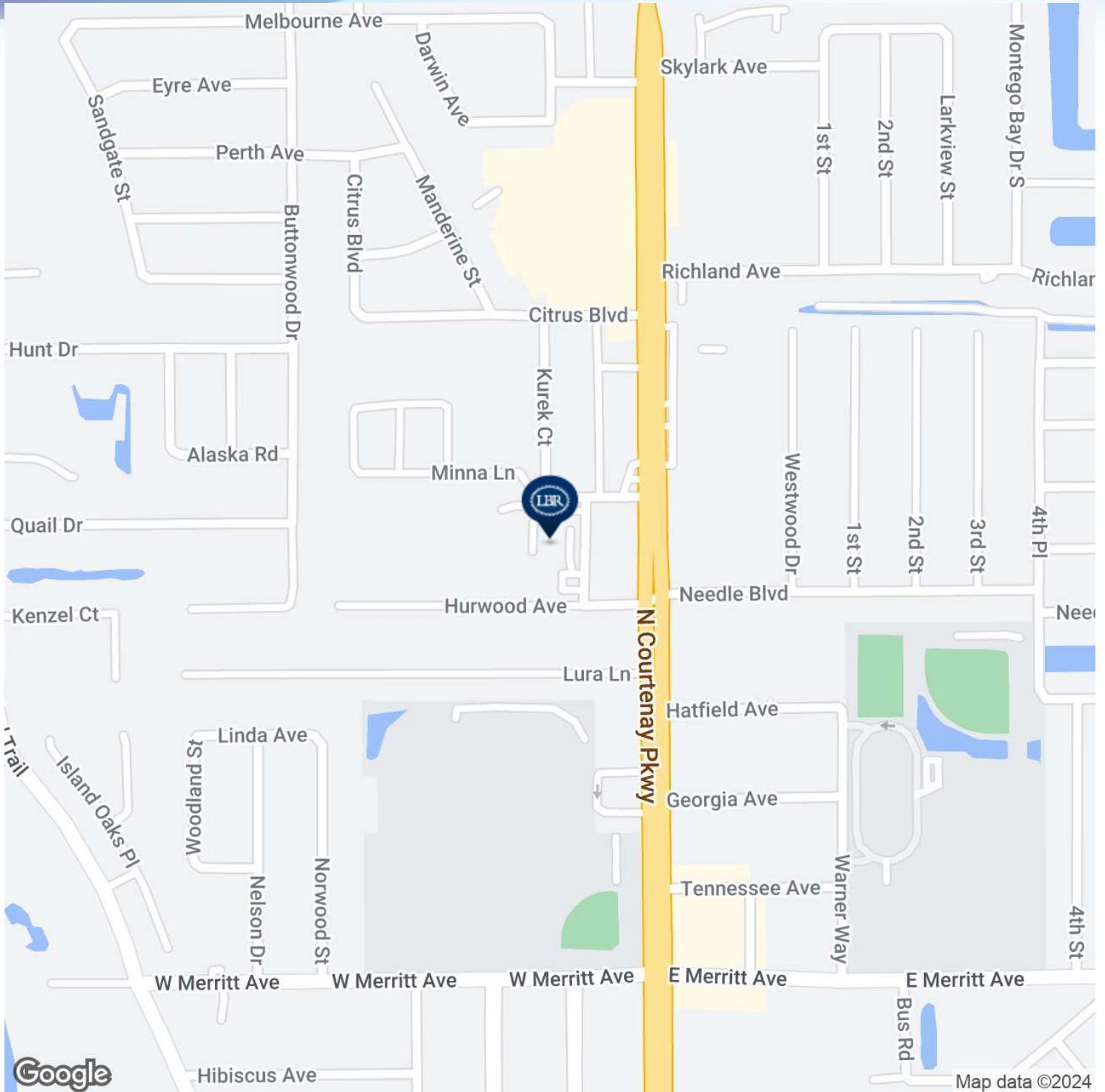
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LOCATION MAP

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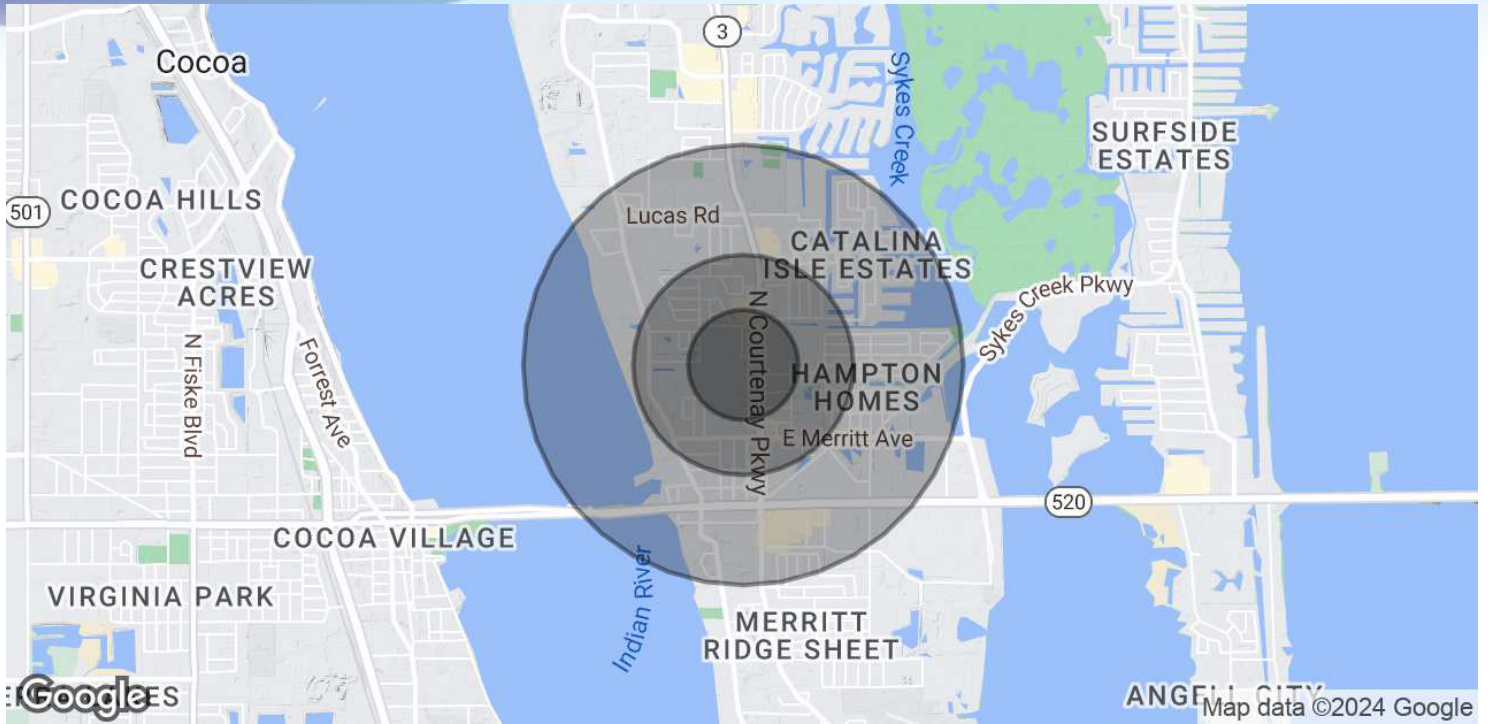
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DEMOGRAPHICS MAP & REPORT

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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

2020 American Community Survey (ACS)

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