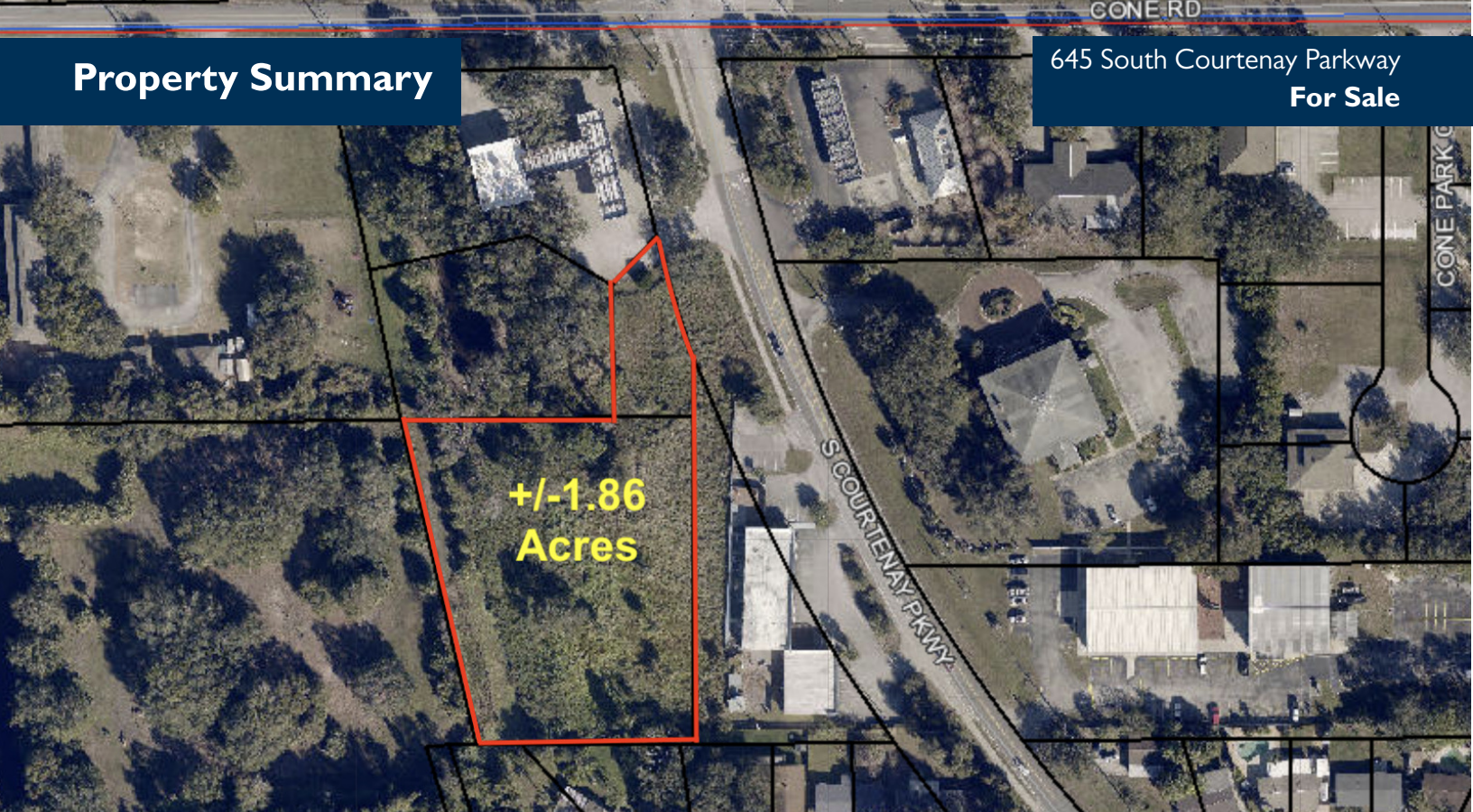


Property Summary

645 South Courtenay Parkway
For Sale



PROPERTY DESCRIPTION

Discover an exceptional investment opportunity at this prime property located in the sought-after Merritt Island area. Zoned BU-2, this versatile space offers endless potential for a range of retail ventures, from boutique shops to commercial developments. Boasting a strategic location in a thriving commercial district, this property presents an ideal chance for savvy investors to capitalize on the area's strong growth and demand. With its prime zoning and strategic positioning, this property is perfectly poised to become a flagship destination for retail and commercial enterprises seeking to establish a prominent presence in Merritt Island's bustling market.

LOCATION DESCRIPTION

Conveniently situated in Merritt Island, FL, this prime location boasts a diverse range of attractions and amenities for prospective investors. Nearby, the Merritt Island National Wildlife Refuge offers a captivating natural escape, while the bustling retail areas along Courtenay Parkway present an enticing opportunity for retail investment. With a growing population and strong demand for commercial space, the area provides a compelling proposition for land and retail investors. Whether it's the proximity to renowned local businesses or the scenic beauty of the surrounding landscape, the location offers an array of advantages for those looking to capitalize on this vibrant community.

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	1.68 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	718	1,777	16,568
Total Population	2,299	4,932	40,282
Average HH Income	\$90,645	\$92,687	\$99,806

VITOR DE SOUSA, CCIM

Retail Sales & Leasing
321.722.0707 x15
vitor@teamlbr.com

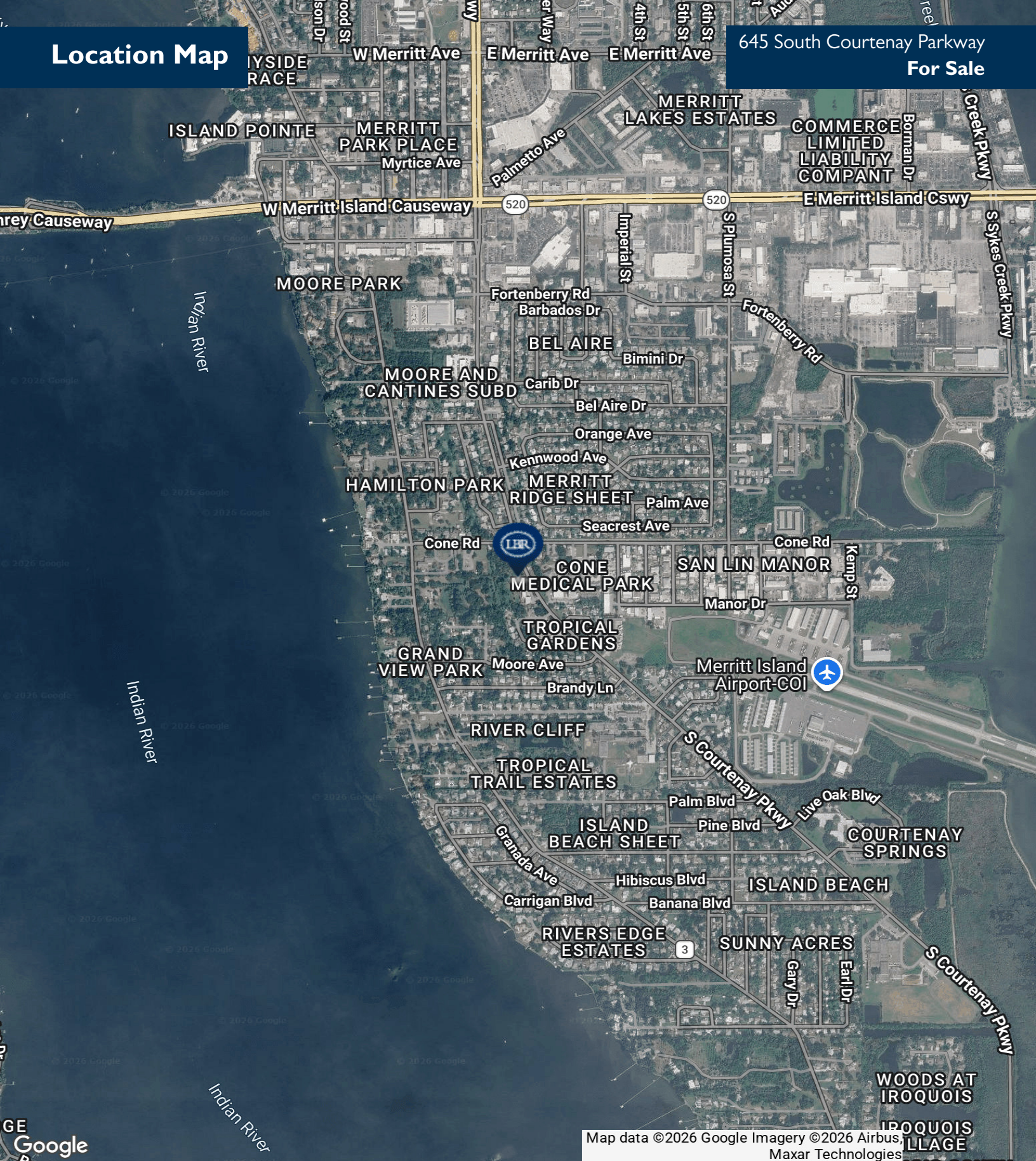
JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 x13
jeff@TeamLBR.com



Location Map

645 South Courtenay Parkway
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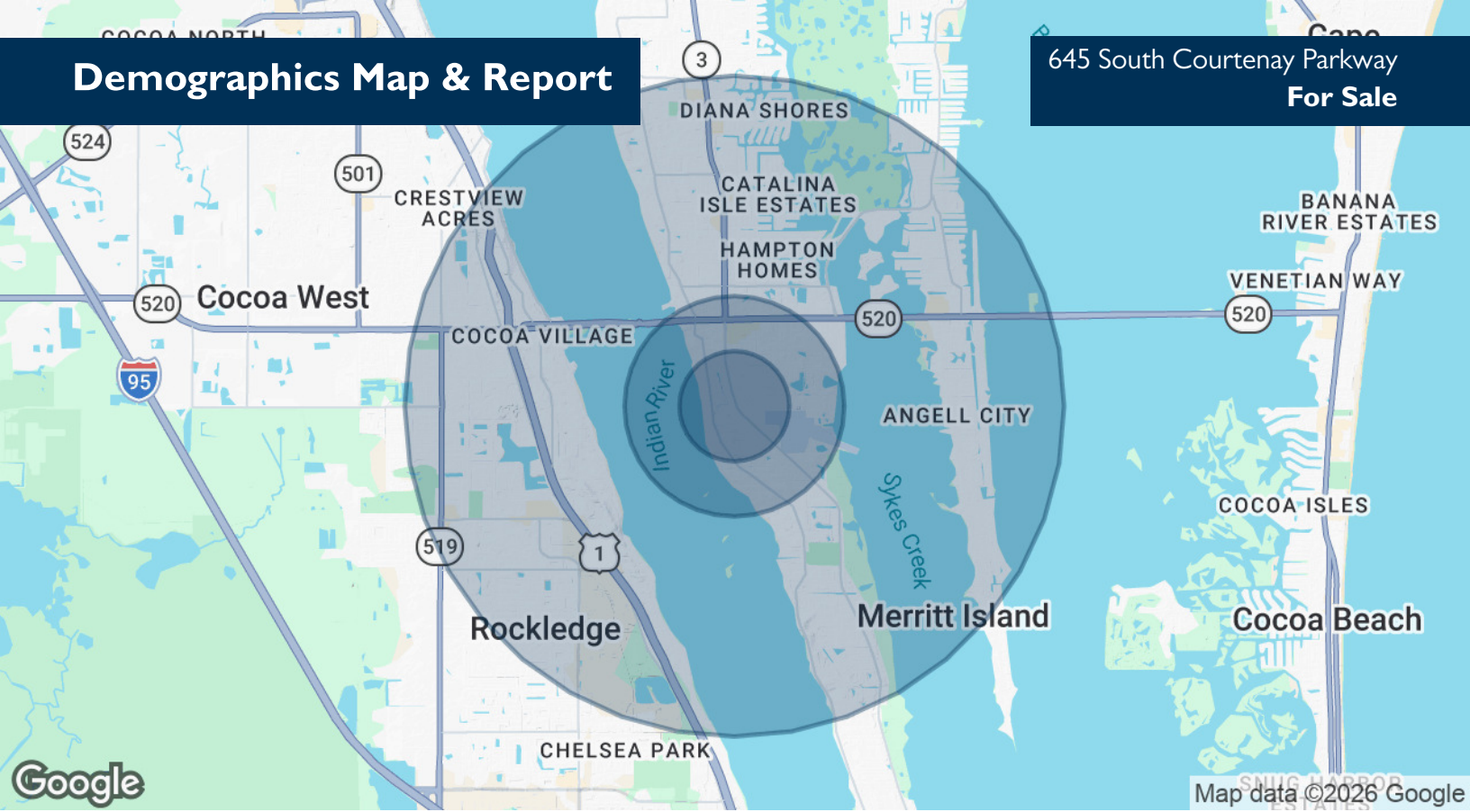
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Demographics Map & Report

645 South Courtenay Parkway
For Sale



POPULATION

0.5 MILES

1 MILE

3 MILES

Total Population	2,299	4,932	40,282
Average Age	32.5	38.5	45.1
Average Age (Male)	28.6	35.6	43.4
Average Age (Female)	32.9	38.9	46.2

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

3 MILES

Total Households	718	1,777	16,568
# of Persons per HH	3.2	2.8	2.4
Average HH Income	\$90,645	\$92,687	\$99,806
Average House Value	\$280,295	\$321,118	\$364,108

2023 American Community Survey (ACS)

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