



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Merritt Island, FL! This impressive 7,901 SF free standing building, constructed in 1981, offers a versatile space within the sought-after BU-2 zoning. Its strategic location in Merritt Island provides excellent visibility and accessibility. Ideal for the discerning investor seeking a lucrative venture in a thriving area, this property promises a wealth of potential and represents a sound addition to any commercial portfolio.

LOCATION DESCRIPTION

Located in the vibrant Merritt Island area, this property enjoys proximity to a wealth of attractions and amenities. The surrounding area offers a compelling blend of residential and commercial activity, ensuring a steady flow of potential customers for any retail venture. With its convenient access to major roads and highways, as well as its close proximity to popular destinations such as the Merritt Island Wildlife Refuge, and various dining and entertainment options, the location presents a promising opportunity for a savvy investor looking to capitalize on the area's dynamic retail landscape.

OFFERING SUMMARY

Sale Price:	\$1,475,000
Number of Units:	2
Lot Size:	37,575 SF
Building Size:	5,848 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,617	16,293	38,095
Total Population	6,525	39,174	91,101
Average HH Income	\$85,082	\$98,581	\$99,476

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Additional Photos

110 S Courtenay Pkwy
For Sale



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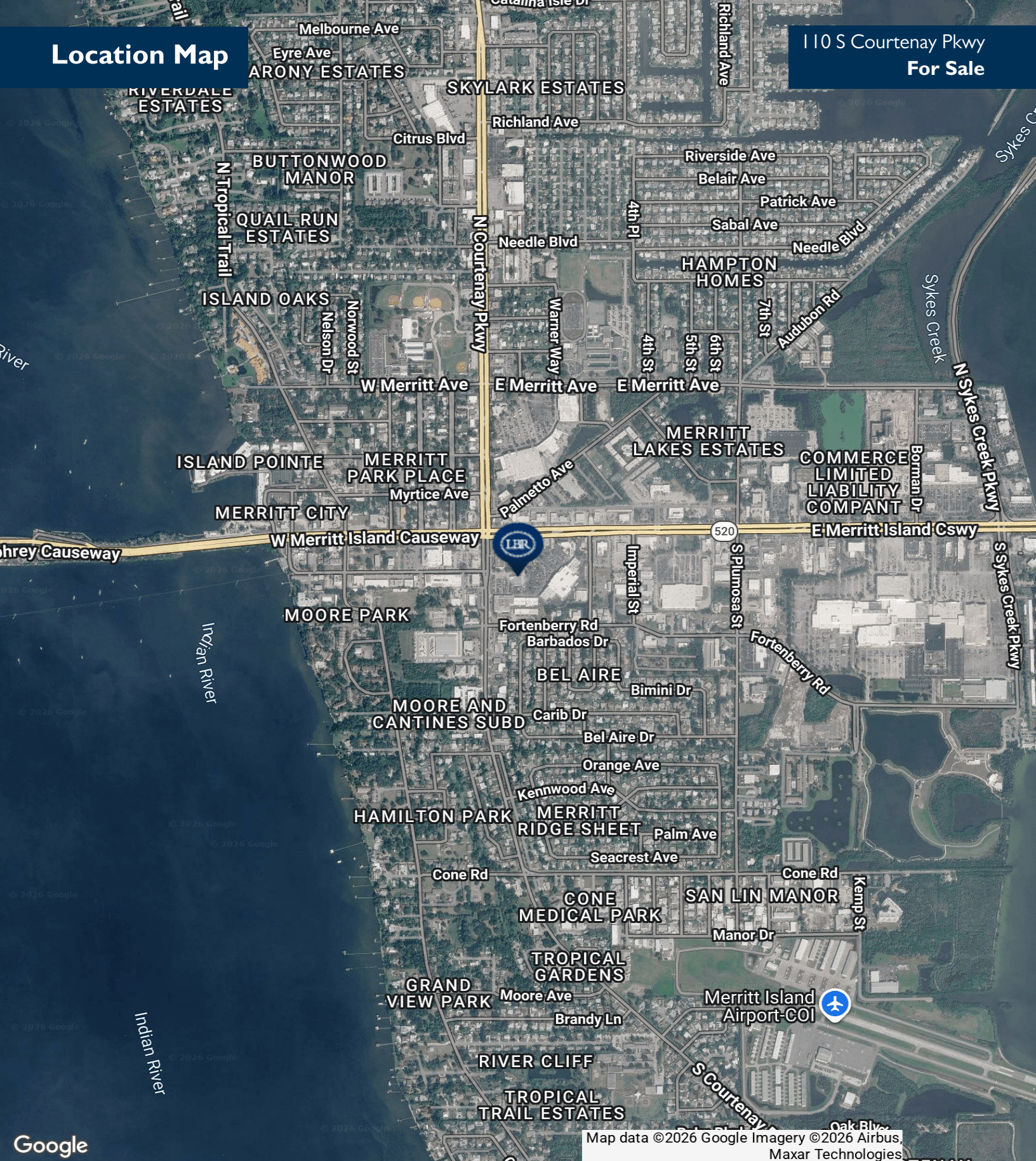
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

Location Map

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Google

Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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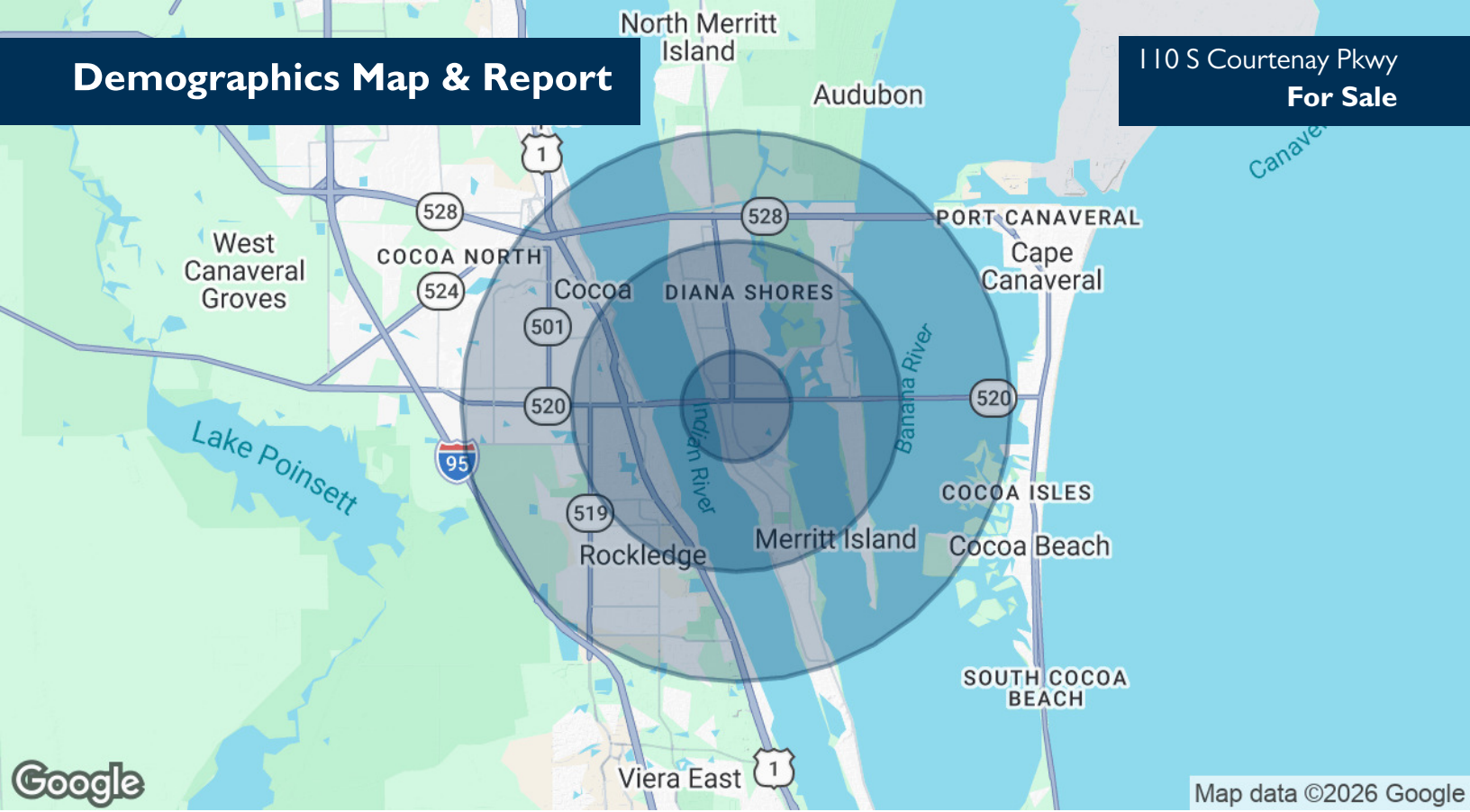
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Demographics Map & Report

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,525	39,174	91,101
Average Age	40.1	45.4	46.2
Average Age (Male)	36.7	43.4	45.2
Average Age (Female)	40.1	46.6	47.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,617	16,293	38,095
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,082	\$98,581	\$99,476
Average House Value	\$301,389	\$362,456	\$350,138

2023 American Community Survey (ACS)

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