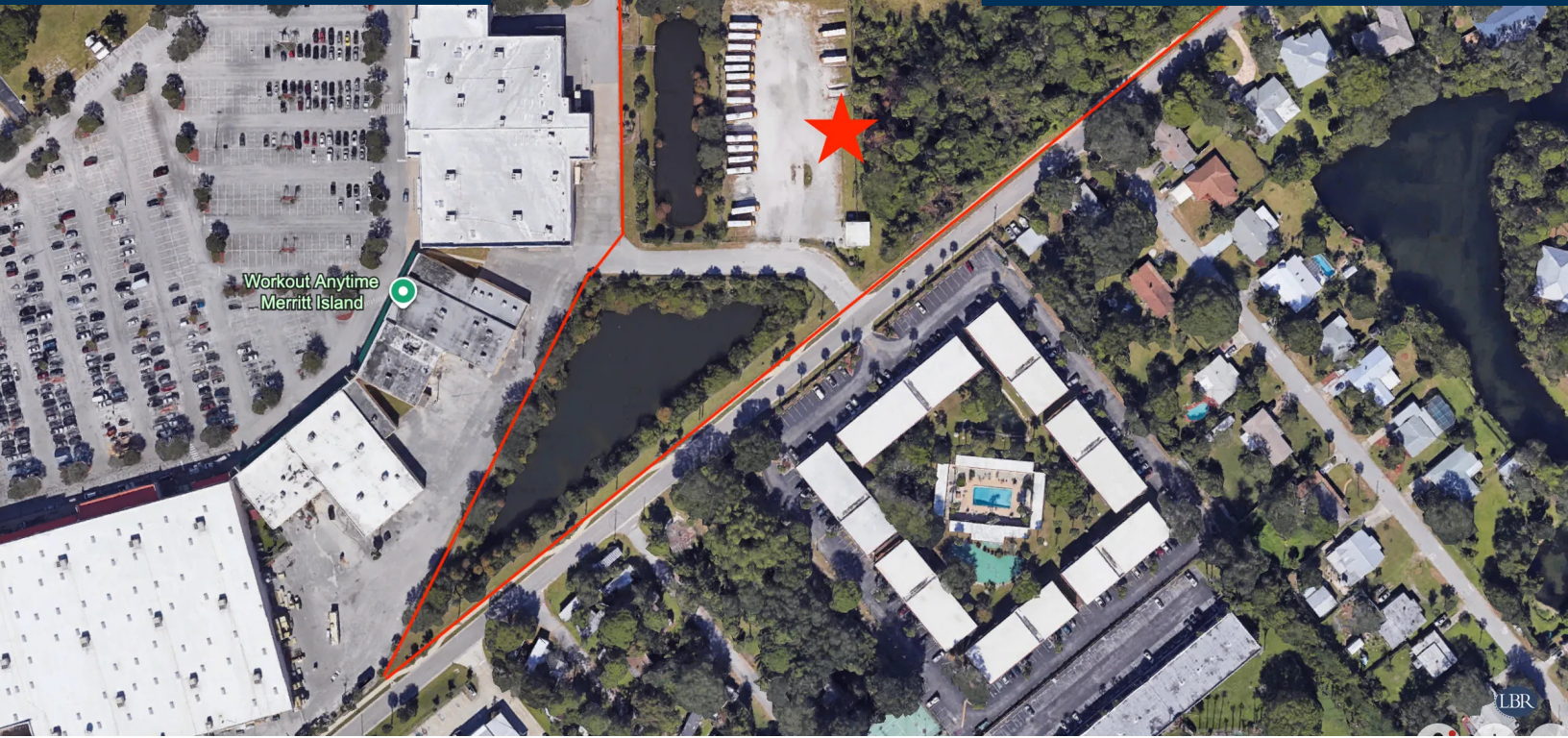


Property Summary

East Merritt Avenue & Palmetto Avenue
For Sale



PROPERTY DESCRIPTION

Nestled in the thriving Merritt Island area, this prime property presents an unparalleled investment opportunity for retail ventures. Boasting a strategic location at the intersect of East Merritt Avenue and Palmetto Avenue, this expansive space offers high visibility and accessibility. Its proximity to local businesses and amenities ensures a steady flow of potential customers, while the vibrant community creates a dynamic environment for retail success. With ample space for custom development and an ideal layout for retail operations, this property is perfectly positioned to capitalize on the flourishing market demand in Merritt Island.

LOCATION DESCRIPTION

Located in the highly sought-after area of Merritt Island, this property boasts a prime location surrounded by an array of amenities and attractions. The area is known for its vibrant business community, with a variety of office and retail spaces in close proximity. The picturesque waterfront of nearby Newfound Harbor provides a serene escape, while diverse dining options and convenient access to major highways make this location ideal for both work and leisure.

OFFERING SUMMARY

Sale Price:	\$1,225,000
Lot Size:	3.5 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,300	14,924	36,748
Total Population	8,169	35,818	87,557
Average HH Income	\$85,215	\$102,186	\$99,170

JEFFERY T. ROBISON, CCIM

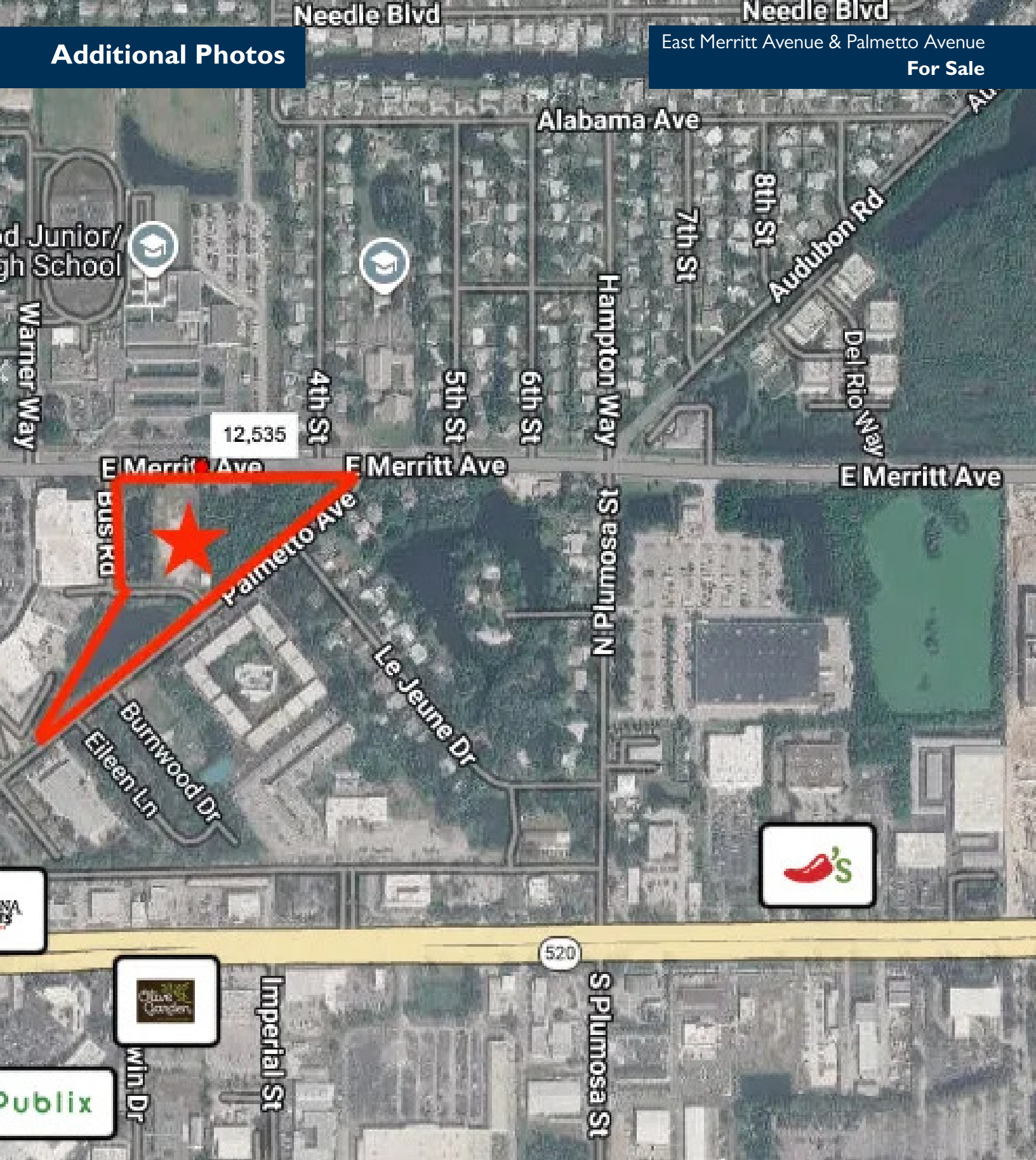
President | Broker
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information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

Additional Photos

East Merritt Avenue & Palmetto Avenue
For Sale



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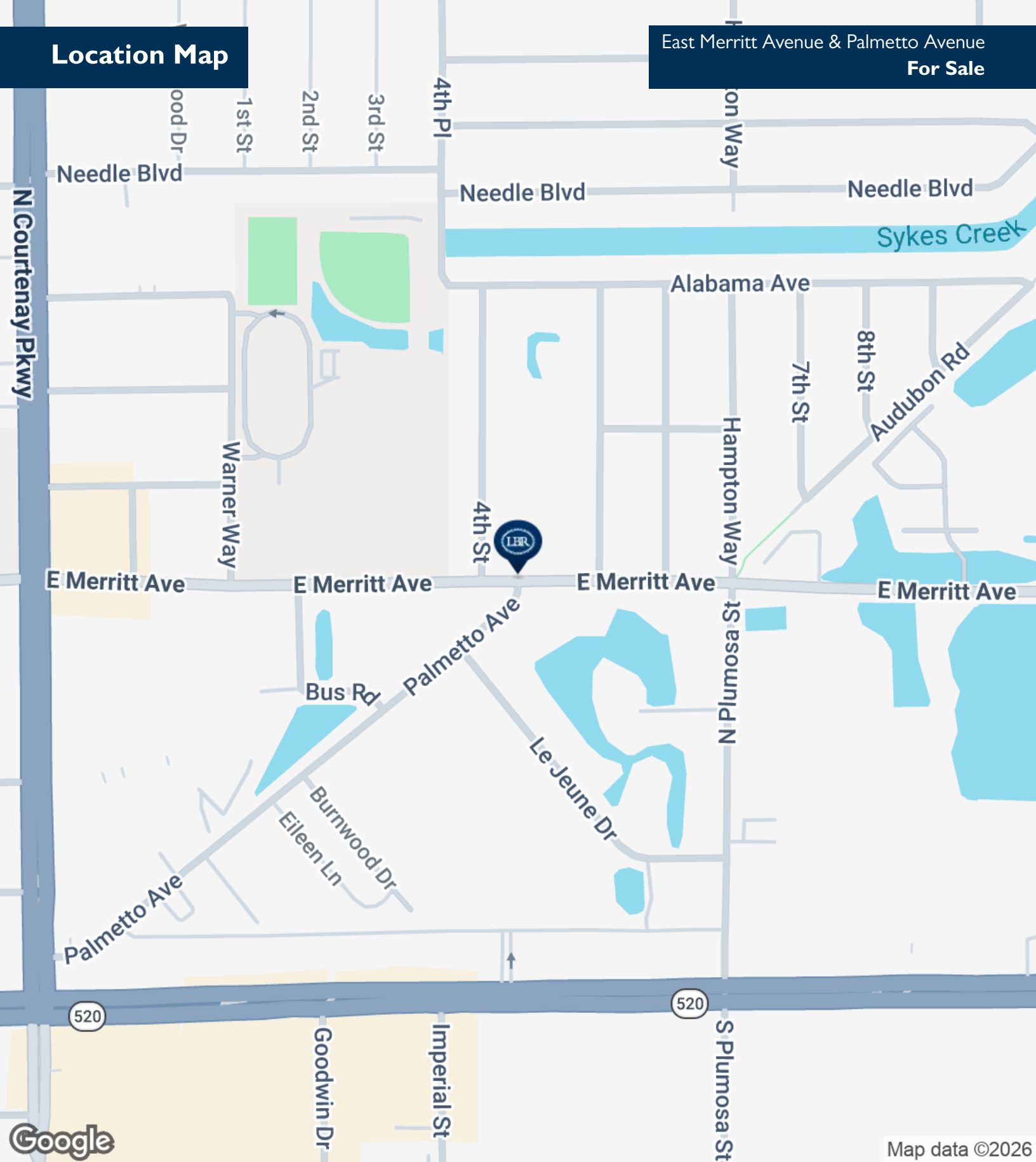
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Location Map

East Merritt Avenue & Palmetto Avenue
For Sale



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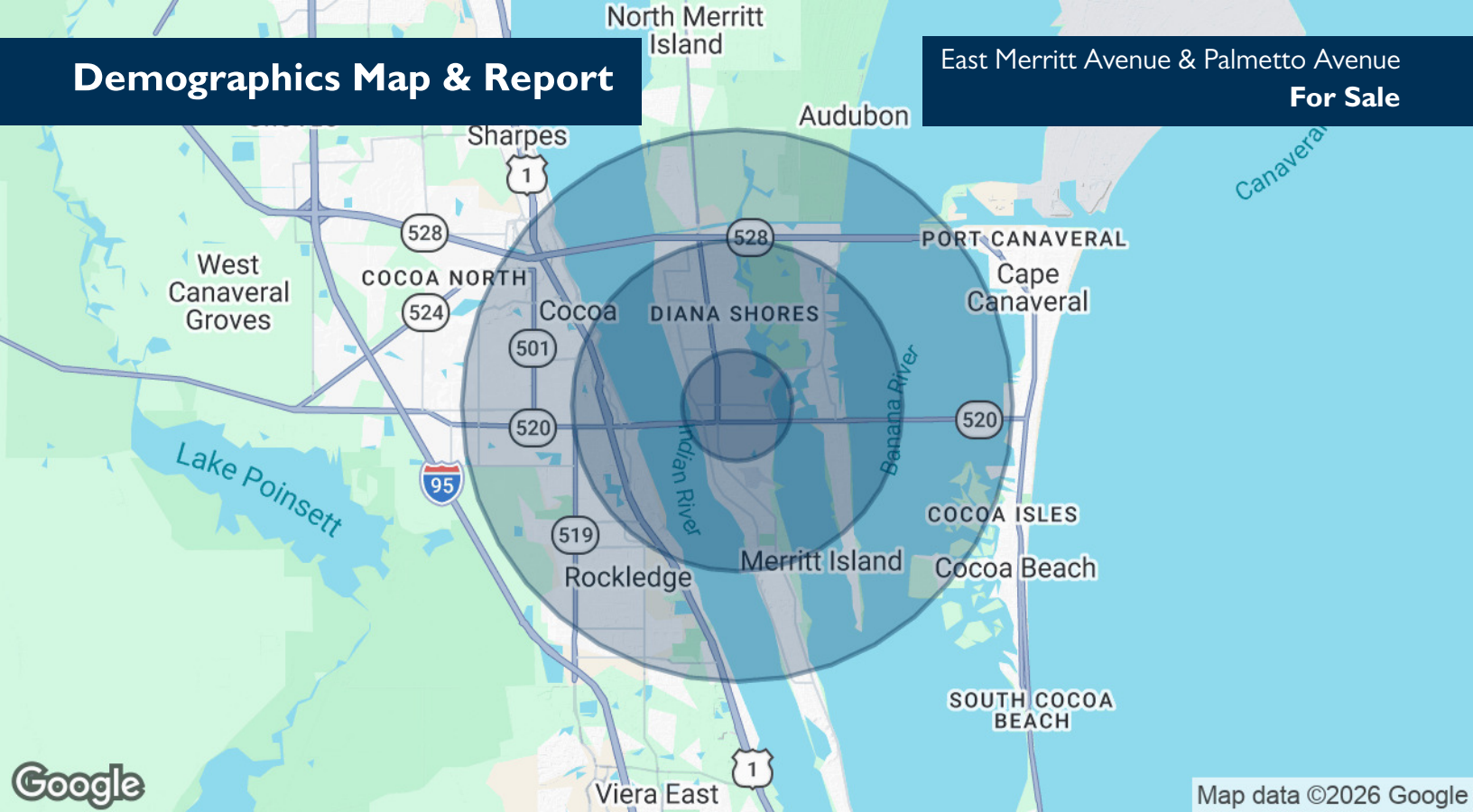
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Demographics Map & Report

East Merritt Avenue & Palmetto Avenue
For Sale



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,169	35,818	87,557
Average Age	41.1	46.1	46.5
Average Age (Male)	37.3	43.9	45.3
Average Age (Female)	40.9	47.1	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,300	14,924	36,748
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,215	\$102,186	\$99,170
Average House Value	\$311,075	\$382,062	\$353,831

2023 American Community Survey (ACS)

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