

# VACANT COMMERCIAL LAND FOR SALE

.51 Acre Cone Professional Park Land • Cone Park Ct. Merritt Island, FL 32952



## OFFERING SUMMARY

**Sale Price:** \$44,500

**Price / Acre:** \$87,255

**Lot Size:** 0.51 Acres

**Zoning:** BU-2

**Market:** Brevard

**Submarket:** Merritt Island

## PROPERTY OVERVIEW

This property is located within a small medical community centrally located in Merritt Island minutes from Courtenay Pkwy. (SR 3) Surrounded by residential neighborhoods and minutes to SR 520 (Merritt Island Cswy.), a major east/west artery.

## LOCATION OVERVIEW

Located off Cone Rd., between S Courtenay Pkwy (SR-3) and Plumosa St.

for more information contact:

**Rob Beckner**  
321.722.0707 x 11  
Rob@TeamLBR.com

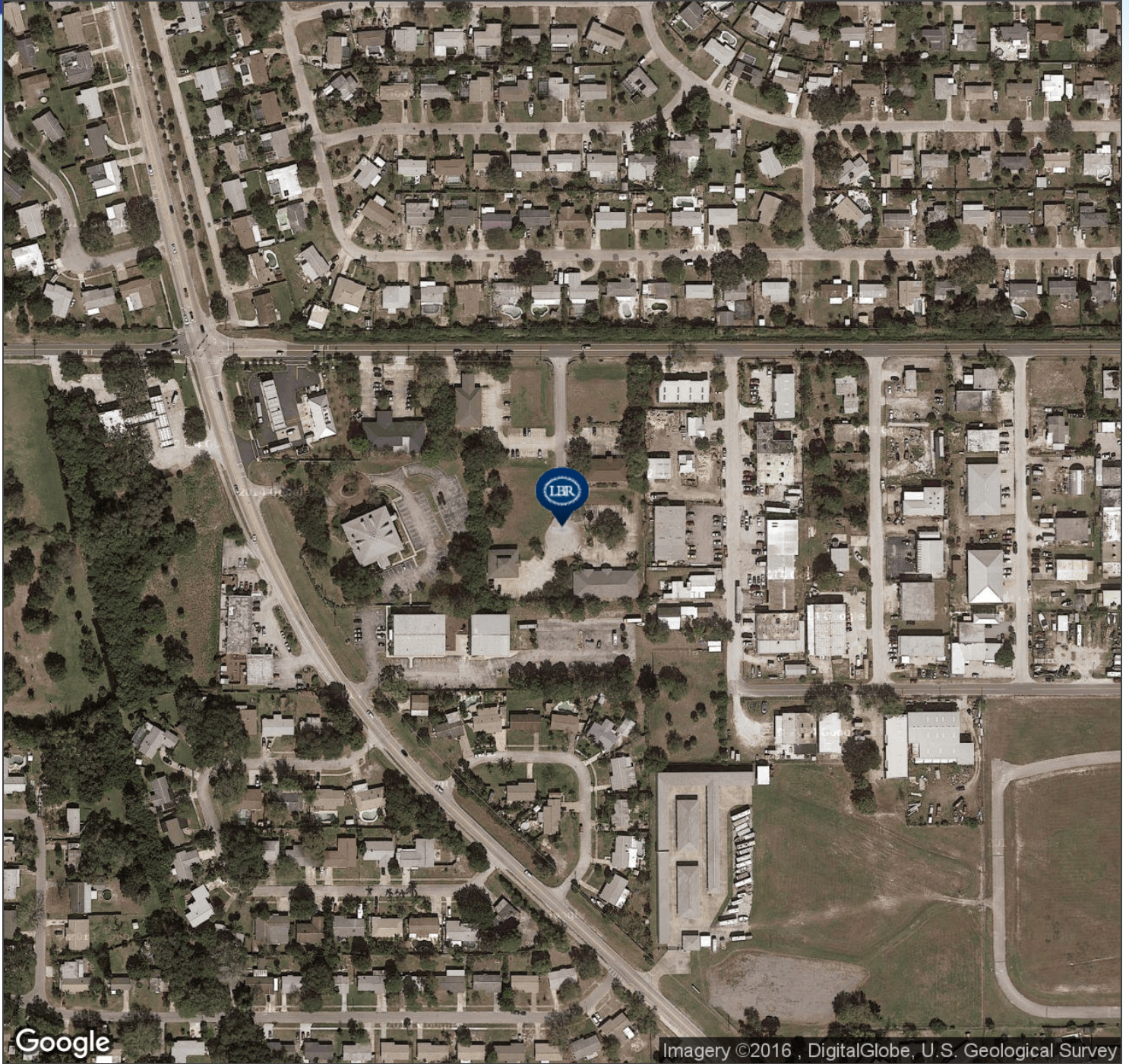
**Brian Fernandez**  
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**Lightle Beckner Robison**  
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70 W. Hibiscus Blvd., Melbourne, FL 32901



# AERIAL MAP

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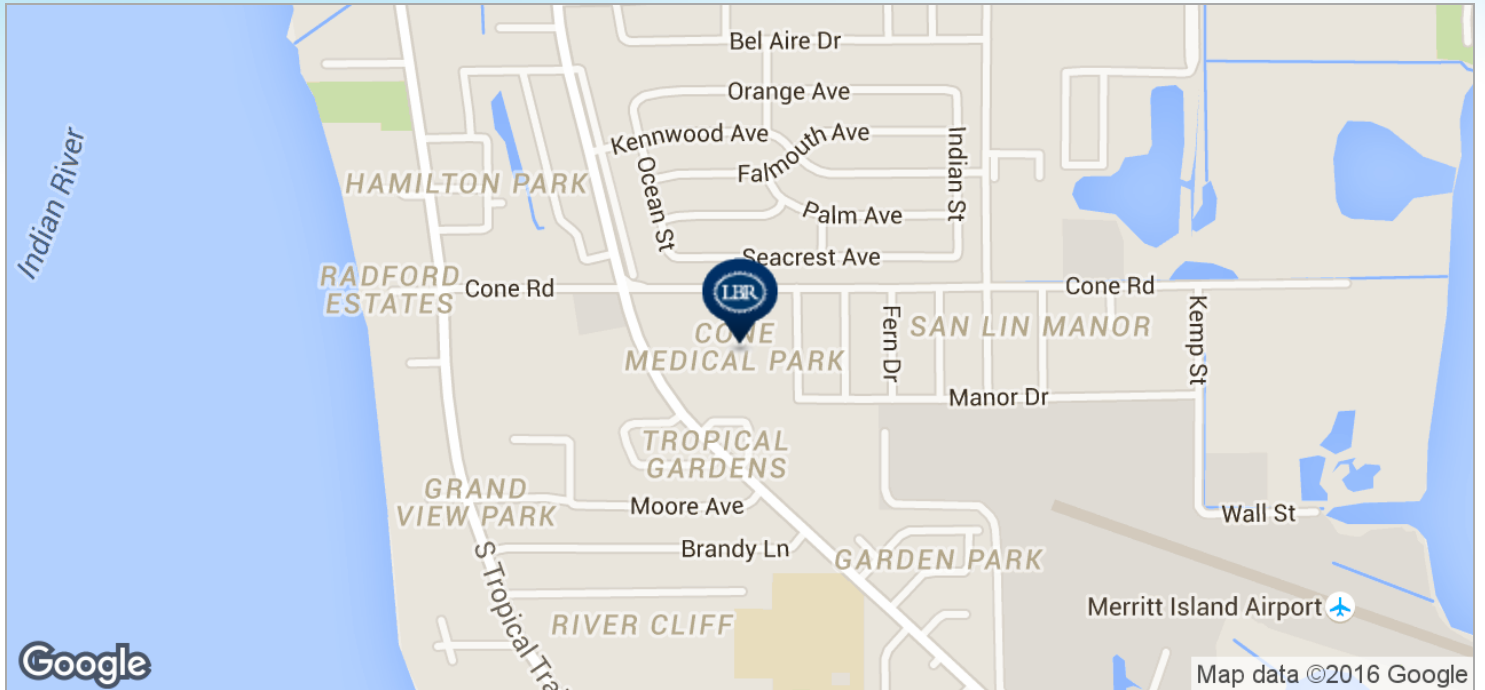
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# LOCATION MAPS

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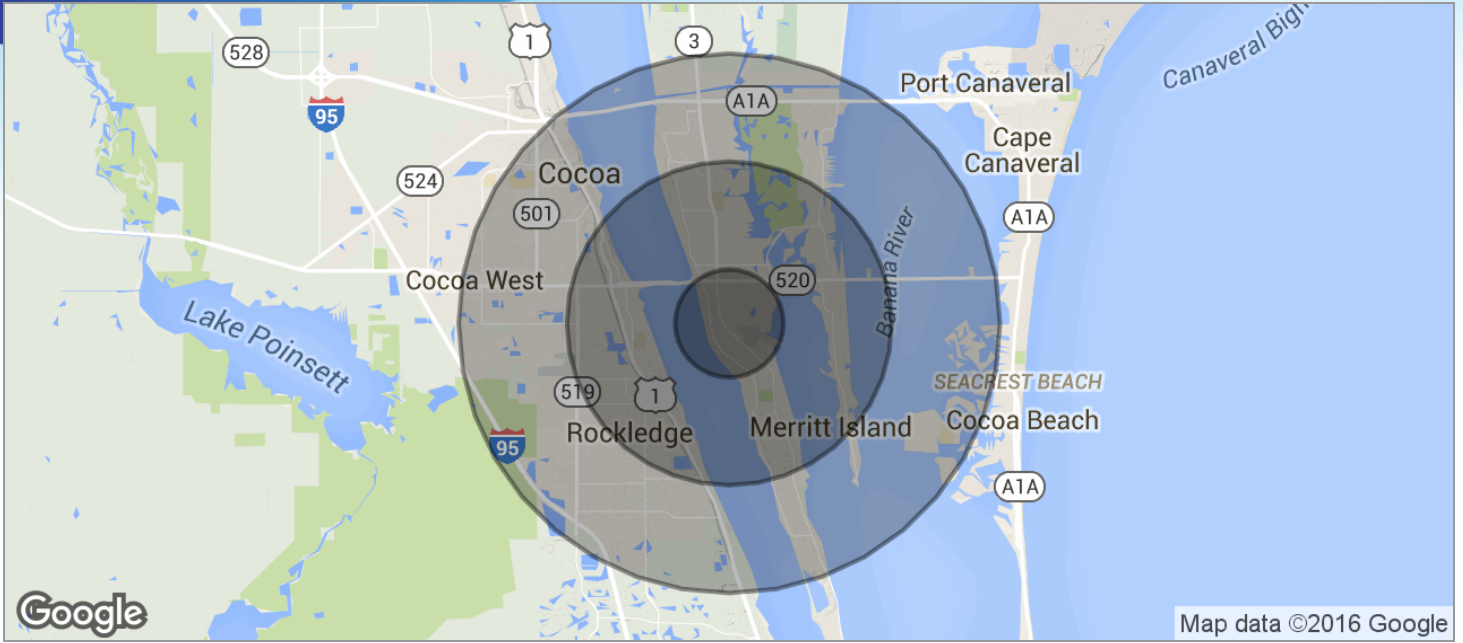
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,284	30,443	84,177
MEDIAN AGE	47.7	45.3	44.2
MEDIAN AGE (MALE)	46.6	44.5	43.5
MEDIAN AGE (FEMALE)	48.6	45.4	44.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,476	12,818	35,122
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$64,420	\$67,458	\$66,845
AVERAGE HOUSE VALUE	\$508,227	\$277,450	\$272,085

\* Demographic data derived from 2010 US Census

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