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INCORPORATED

COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL BUILDING FOR SALE, LEASE, BUILD TO SUIT

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# Commercial Building For Sale For Lease, Build To Suit

230 Fortenberry Road Merritt Island, FL 32952

FOR SALE | \$399,000

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR**

President | Broker  
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70 W. Hibiscus Blvd., Melbourne, FL 32901

# EXECUTIVE SUMMARY

• 230 Fortenberry Road Merritt Island, FL 32952



## OFFERING SUMMARY

<b>Sale Price:</b>	\$399,000
<b>Price / SF:</b>	\$113.38
<b>Lot Size:</b>	0.68 Acres
<b>Year Built:</b>	1973
<b>Building Size:</b>	3,519 SF
<b>Zoning:</b>	BU-2
<b>APN#:</b>	24-36-35-02-*35
<b>Market:</b>	Brevard
<b>Submarket:</b>	Merritt Island

## PROPERTY OVERVIEW

**Convenient Location in the Center of Merritt Island  
AVAILABLE FOR SALE, LEASE, BUILD TO SUIT**

Good Visibility on Fortenberry Road

Proximity to SR 520 and Courtenay Parkway

**Property Available After September 1, 2018**

## LOCATION OVERVIEW

**Veterinary Clinic is Relocating to New Address**  
Excellent Opportunity to Purchase Commercial Building  
Ample Parking  
Good Signage

**Current Build Out is Animal-Medical Clinic  
DEED RESTRICTIONS PREVENT FUTURE VETERINARY USE**

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# ADDITIONAL PHOTOS

• 230 Fortenberry Road Merritt Island, FL 32952



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# LOCATION MAPS

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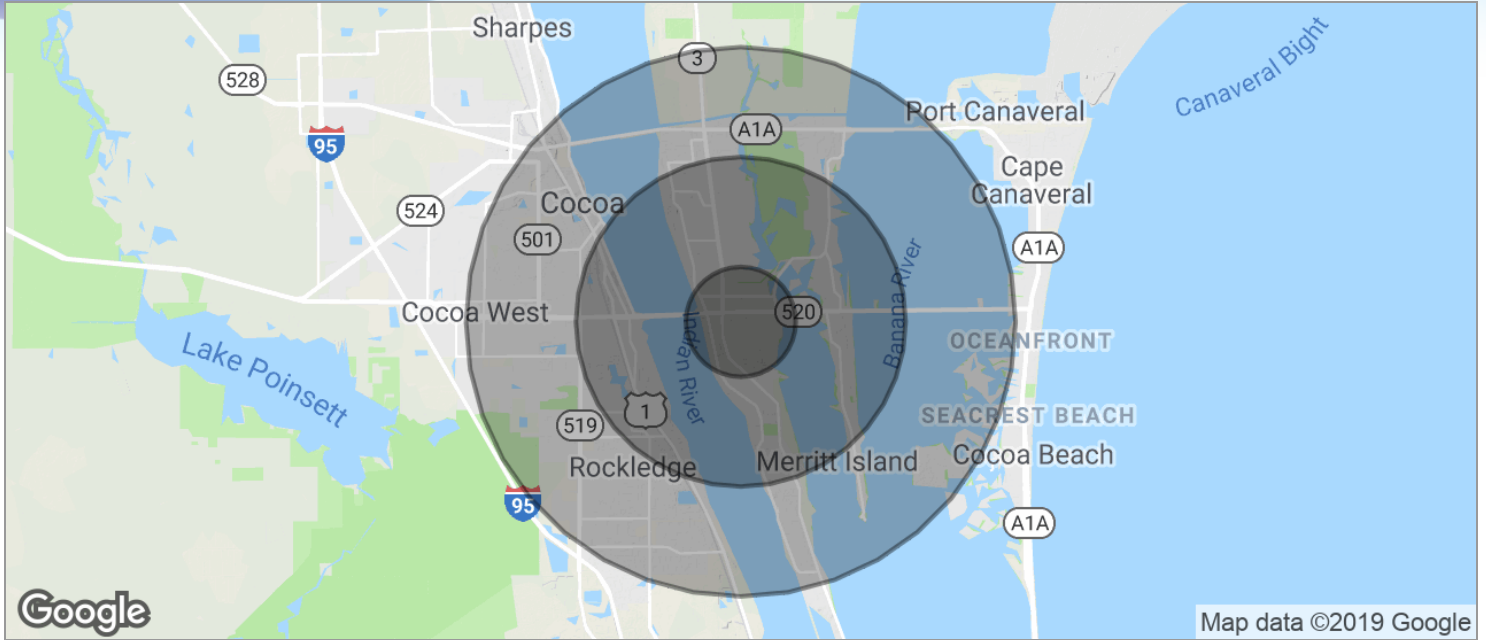
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,788	29,309	80,396
MEDIAN AGE	45.4	45.9	44.2
MEDIAN AGE (MALE)	44.9	44.9	43.6
MEDIAN AGE (FEMALE)	44.2	46.2	44.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,123	12,631	33,734
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$58,801	\$67,395	\$65,729
AVERAGE HOUSE VALUE	\$229,623	\$282,267	\$268,027

\* Demographic data derived from 2010 US Census

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