

EXECUTIVE SUMMARY

• 4725 N Courtenay Pkwy Merritt Island, FL 32953



OFFERING SUMMARY

Sale Price:	\$700,000
Price / SF:	\$140.00
Lot Size:	2.98 Acres
Year Built:	1983
Building Size:	5,000 SF
Zoning:	BU-1
APN#:	23-36-34-00-750

PROPERTY OVERVIEW

Clean office building for sale!
New roof in 2018 as well has 3 new 5 ton a/c units (2010, 2014 & 2018)
Currently built out with 5 offices, 3 conference rooms, a 120 person capacity meeting hall with kitchen
Building has 3 phase power

LOCATION OVERVIEW

Property located north of SR 528
Eight minutes from Kennedy Space Center; 14 minutes to I-95 and 40 minutes from the Orlando International Airport.

JEFF CHESTINE

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70 W. Hibiscus Blvd.,
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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

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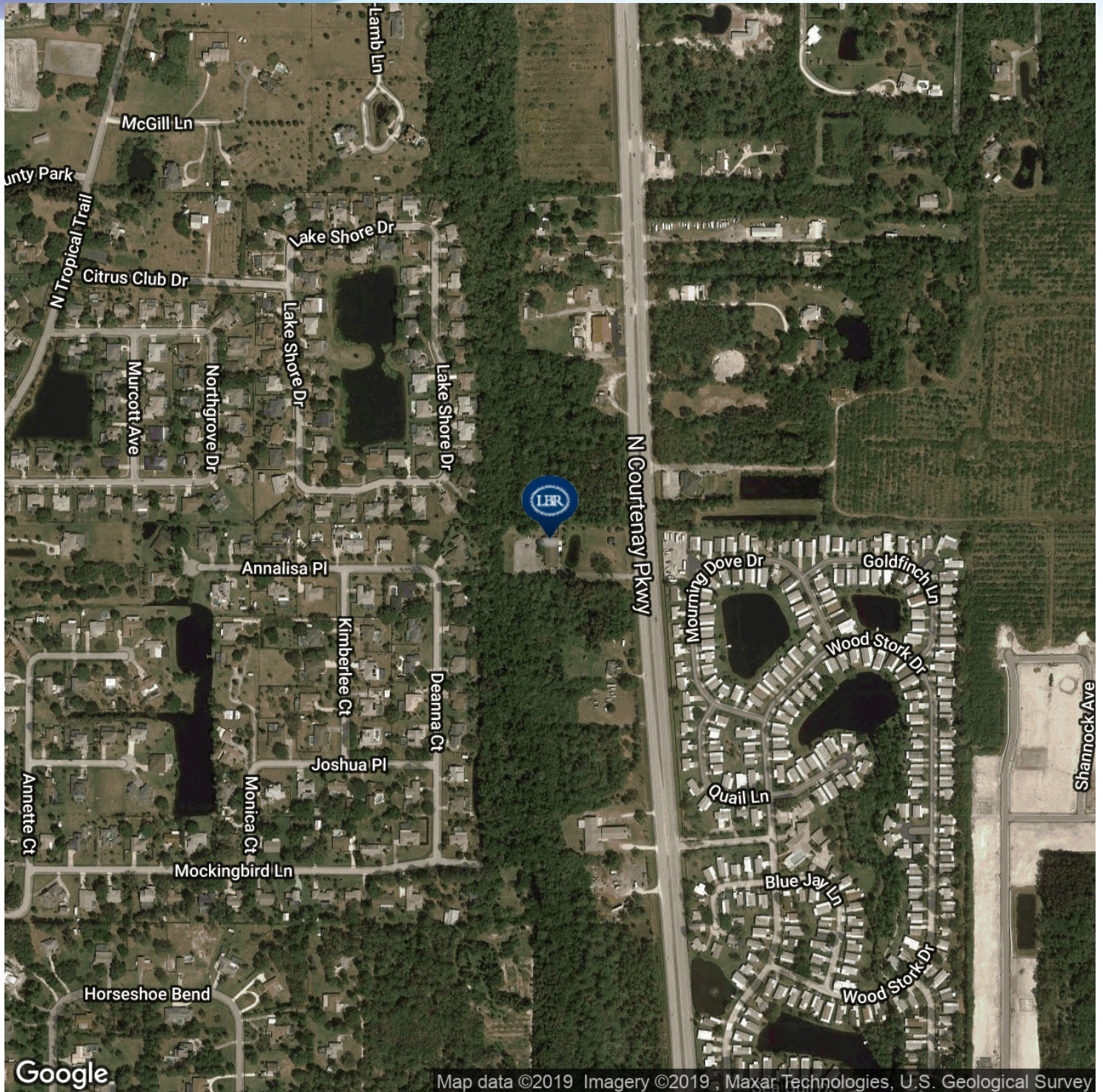
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LOCATION MAPS

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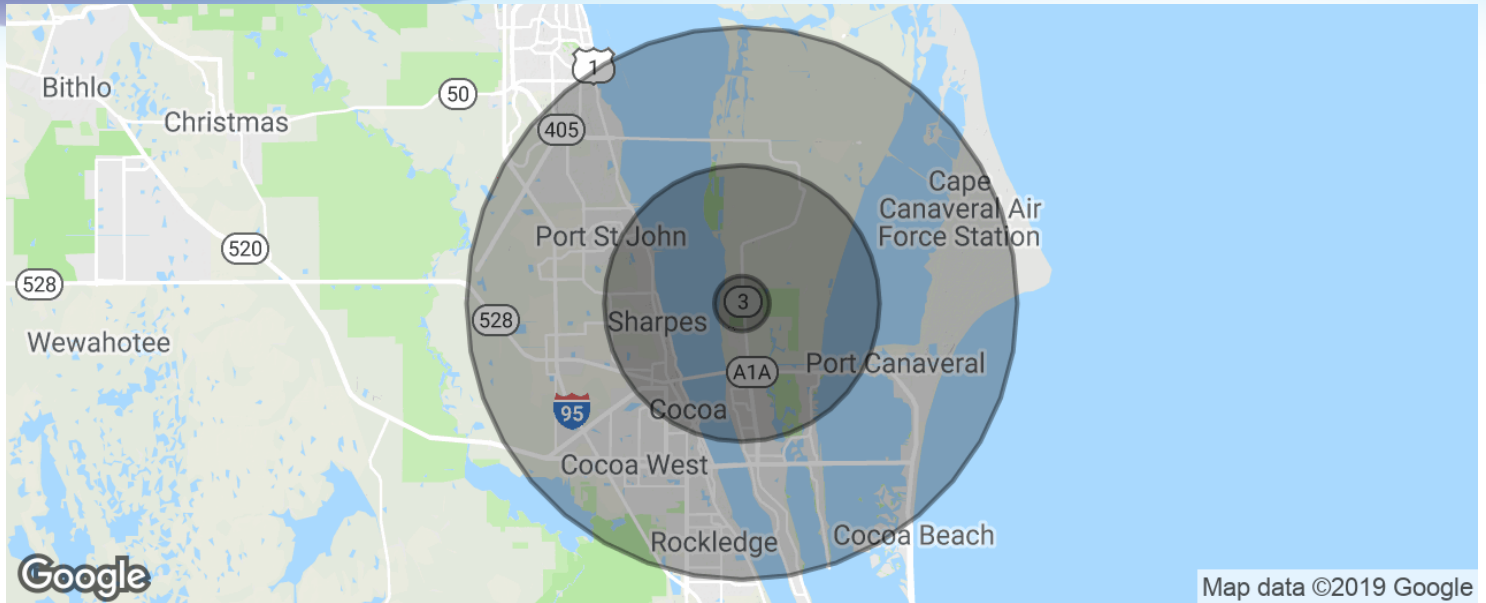
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	110	31,900	154,334
Median age	48.7	43.8	43.1
Median age (Male)	49.9	41.9	42.2
Median age (Female)	46.8	45.4	44.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	44	13,207	63,256
# of persons per HH	2.5	2.4	2.4
Average HH income	\$82,682	\$64,922	\$64,321
Average house value	\$354,960	\$253,490	\$233,641

* Demographic data derived from 2010 US Census

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