

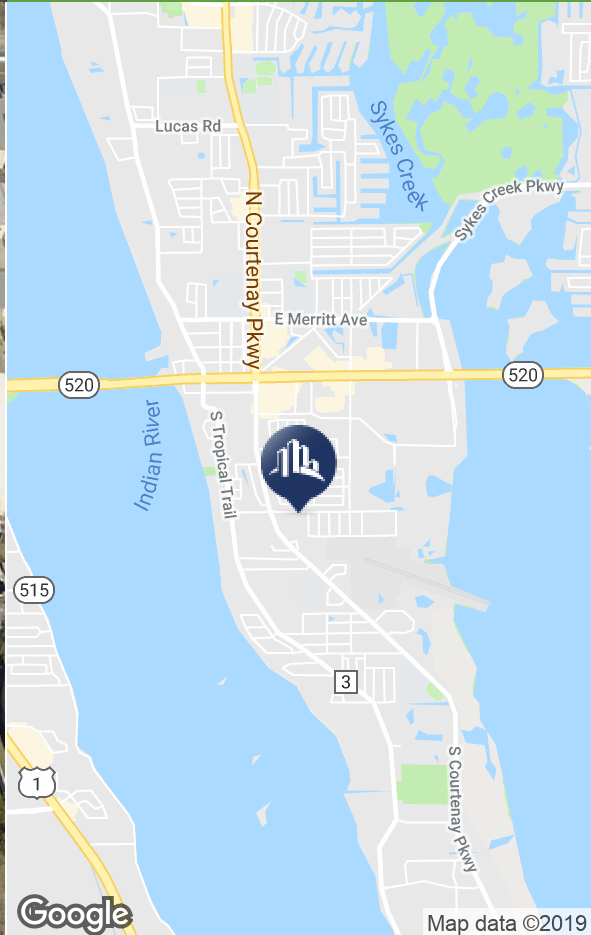
Medical Office and buildable parcel in Merritt Island  
630 CONE PARK COURT, MERRITT ISLAND, FL 32952

**FOR SALE**  
Office Building



## PROPERTY FEATURES

- Multi-tenant Medical Office Building
- 3400 square feet on .4 acre, with another .4 acre parcel
- Well-maintained
- Flexible BU-2 Zoning
- Abundant Parking
- Easy access to Cocoa Beach, Cape Canaveral, and Interstate 95.
- 1/2 of a portfolio offering - Please see 690 Cone Park Court



**James Flint**  
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FL #BK3313539

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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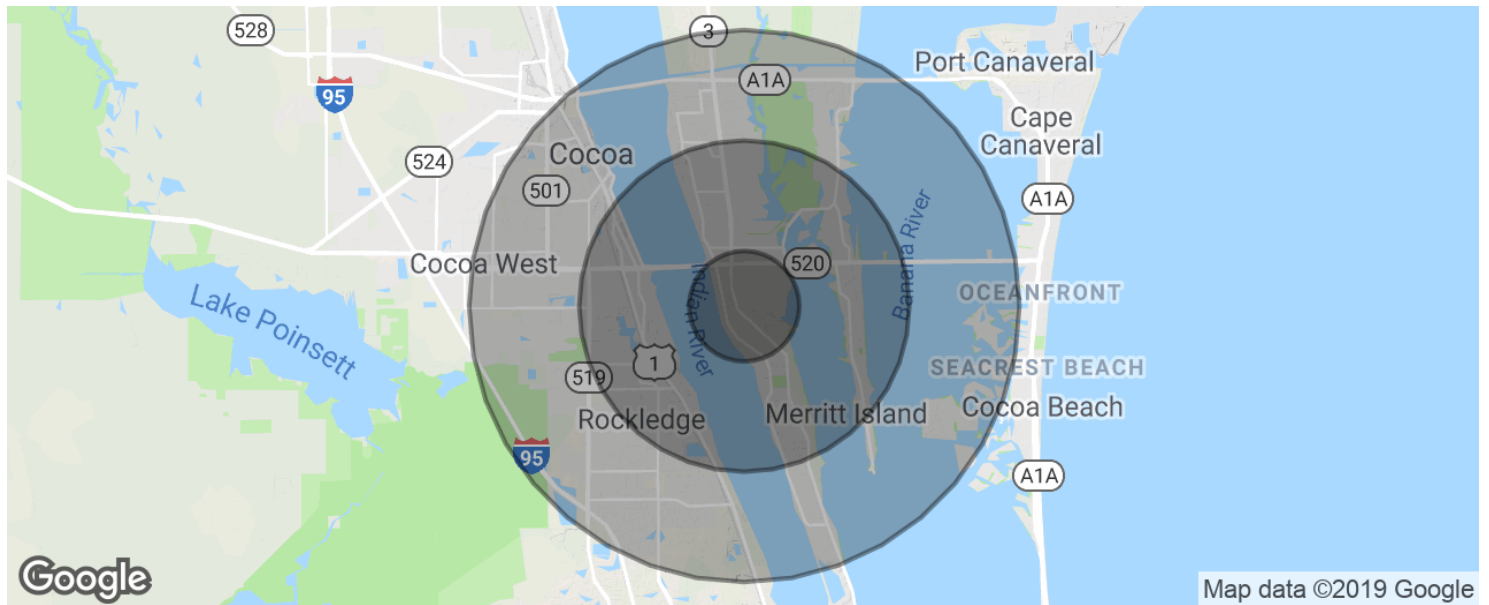
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,287	30,328	84,028
Median age	47.7	45.4	44.2
Median age (Male)	46.6	44.5	43.6
Median age (Female)	48.6	45.5	44.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,477	12,790	35,042
# of persons per HH	2.2	2.4	2.4
Average HH income	\$64,427	\$67,576	\$66,903
Average house value	\$504,444	\$278,509	\$272,135

\* Demographic data derived from 2010 US Census



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