

# \$1,500,000 | 250 NORTH COURTENAY PKWY MERRITT ISLAND, FL 32953



- THE PROPERTY**
- ✓ 14,057 SF MEDICAL OFFICE BUILDING
- ✓ \$89,784 CURRENT ANNUAL NOI EXCLUDES 2ND FLOOR
- ✓ 6% CAP RATE EXCLUDES 2ND FLOOR
- ✓ NNN LEASE 1ST FLOOR



## INVESTMENT SUMMARY

LOCATED ON BUSY NORTH COURTENAY PARKWAY ADJACENT TO AND FACING HOME DEPOT ANCHORED SHOPPING CENTER. THIS THREE TENANT FREESTANDING OFFICE BUILDING HAS EXCELLENT EXPOSURE ALONG MAJOR ACCESS ROAD INTO THE KENNEDY SPACE CENTER. LESS THAN 1/4 MILE NORTH OF THE MERRITT ISLAND CAUSEWAY WHICH CONNECTS COCOA BEACH AND MERRITT ISLAND TO THE MAINLAND AND INTERSTATE 95. BREVARD EYE CENTER TRIPLE NET LEASE EXPIRES JULY 31, 2023. EXCELLENT MEDICAL/RETAIL/OFFICE LOCATION. THE AREA SUPPORTS HOME DEPOT, ROSS, CARRABBA'S, OLIVE GARDEN, RED LOBSTER, T J MAXX, AND A PUBLIX SUPER MARKET.



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# **BREVARD EYE CENTER**

## **SPACE INCLUDES:**

**WAITING ROOM/PRODUCT**

**DISPLAY**

**RECEPTION**

**RECORD STORAGE**

**28 PATIENT CHAIRS**

**3 STAFF WORKSTATIONS**

**STORAGE ROOMS**

**LAB**

**4 OFFICES**

**10 EXAM ROOMS**

**BREAK ROOM**

**DOCTOR'S OFFICE**

**PHOTO ROOM**

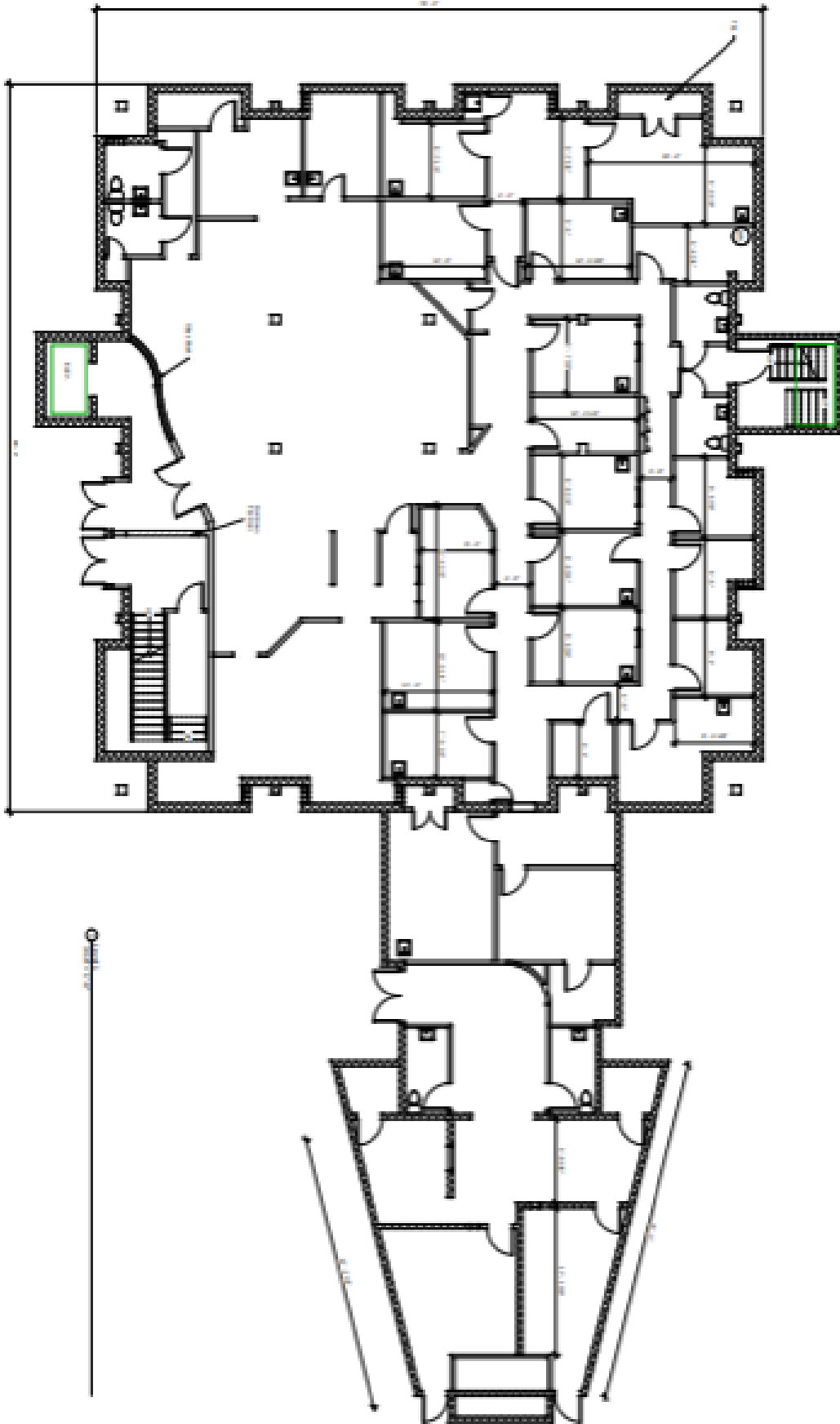
**SCREENING ROOM**

**TREATMENT ROOM**

**VISUAL FIELDS ROOM**

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# 1ST FLOOR



General Contracting Management

2025 Construction Plans, Admin, General

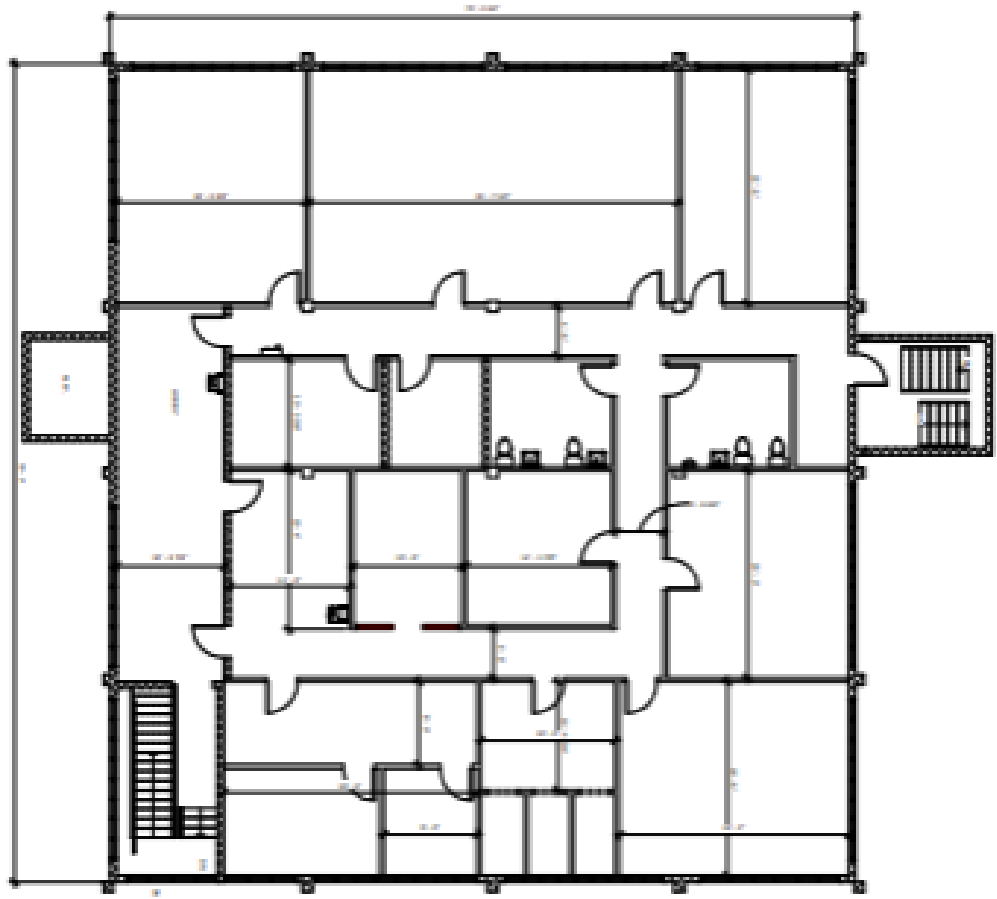
1st Floor

Disclaimer: These drawings are provided as a general representation of the project and are not intended to be used for construction. They are not to be used for any other purpose without the written consent of the engineering company.

# 2ND FLOOR

Project: [unreadable]

2025-01-15  
[unreadable]



2025-01-15



