

6250 SF Office in Merritt Island on .8 acres

690 CONE PARK COURT, MERRITT ISLAND, FL 32952

FOR SALE

\$525,000



PROPERTY FEATURES

- Multi-tenant Office Building
- 6250 SF on .8 acres
- 3550 SF leased for 5 years
- New AC - 2018
- New roof - 2016
- Flexible BU-2 Zoning
- Abundant Parking
- High-income area
- Easy access to Cocoa Beach, Cape Canaveral, and I95.



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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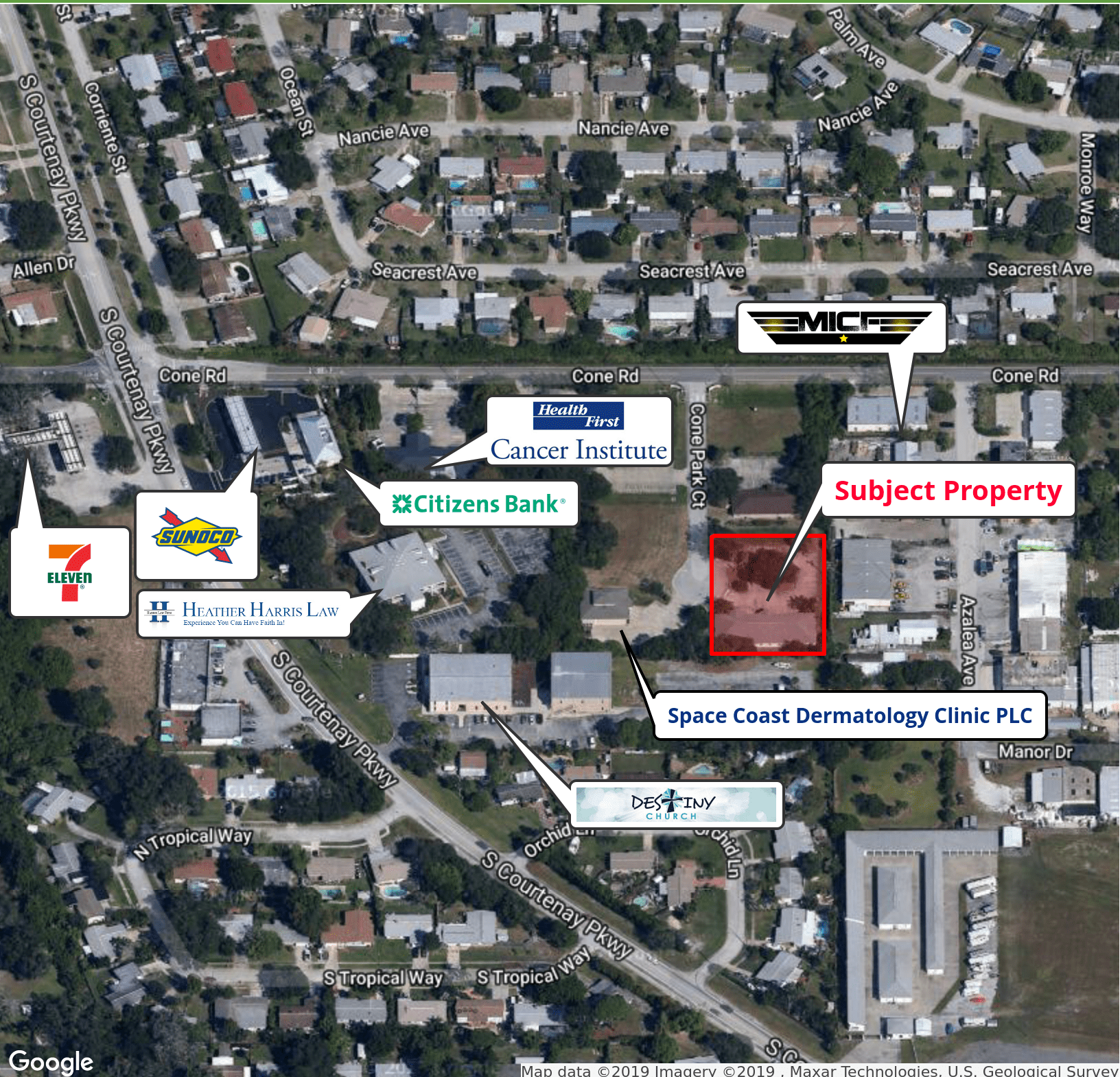
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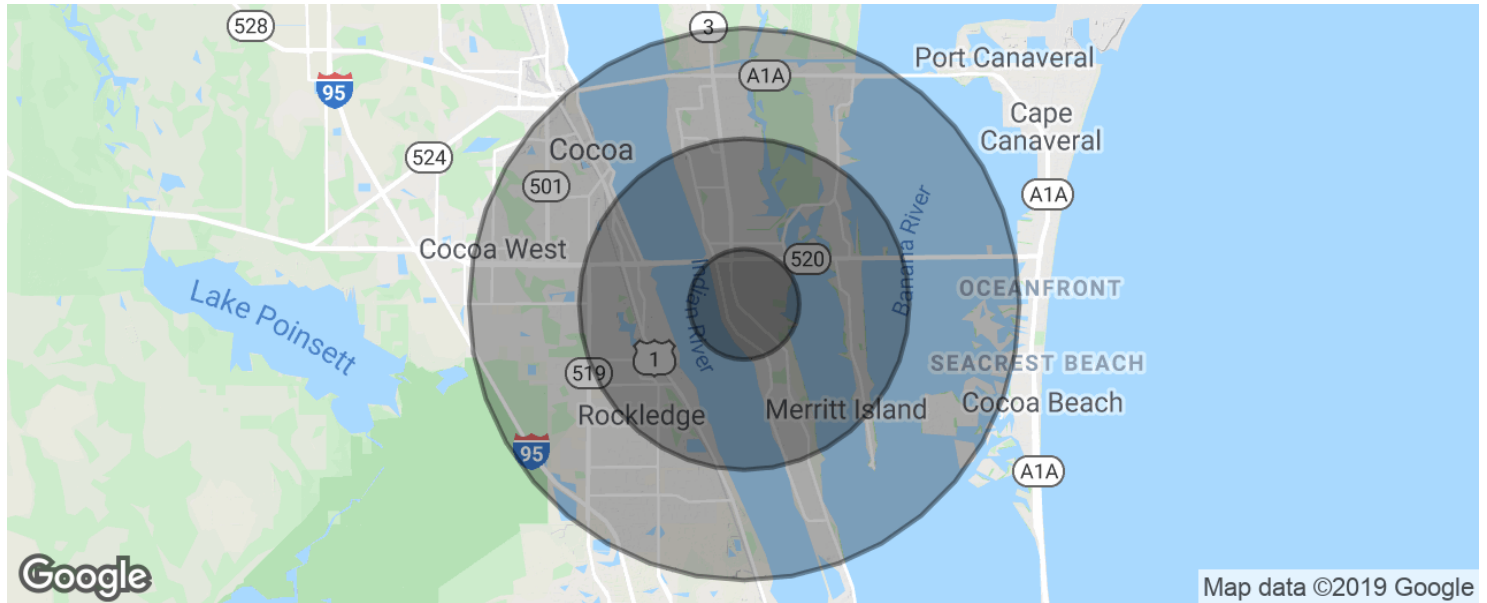
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,243	30,283	84,077
Median age	47.7	45.4	44.2
Median age (Male)	46.6	44.6	43.5
Median age (Female)	48.6	45.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,456	12,746	35,083
# of persons per HH	2.2	2.4	2.4
Average HH income	\$64,734	\$67,701	\$66,867
Average house value	\$504,794	\$278,988	\$271,370

* Demographic data derived from 2010 US Census



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