

# EXECUTIVE SUMMARY

135 N Grove St • 135 N Grove St Merritt Island, FL 32953



## OFFERING SUMMARY

<b>Sale Price:</b>	\$300,000
<b>Price / SF:</b>	\$261.32
<b>Lot Size:</b>	0.14 Acres
<b>Year Built:</b>	2012
<b>Building Size:</b>	1,148 SF
<b>Zoning:</b>	BU-1
<b>APN#:</b>	24-36-35-32-0000G.0-0004.00
<b>Market:</b>	Central Brevard
<b>Submarket:</b>	Merritt Island

## PROPERTY OVERVIEW

Beautifully appointed office space situated in the historical district of Merritt Island, Florida, an area of beautiful streets & quaint shops. Conveniently located within minutes to SR 520 Causeway & SR 3 (N. Courtenay Pkwy).

## LOCATION OVERVIEW

Just north of SR 520 (Merritt Island Cswy.), one block west of Courtenay Pkwy.

### DISTANCES:

- .1 mile SR 520 (Merritt Island Cswy)
- 2 miles US Hwy 1, Cocoa
- 3.6 miles SR 528 – the Beachline
- 5.8 miles A1A Hwy., Beachside

## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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

135 N Grove St • 135 N Grove St Merritt Island, FL 32953



## ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

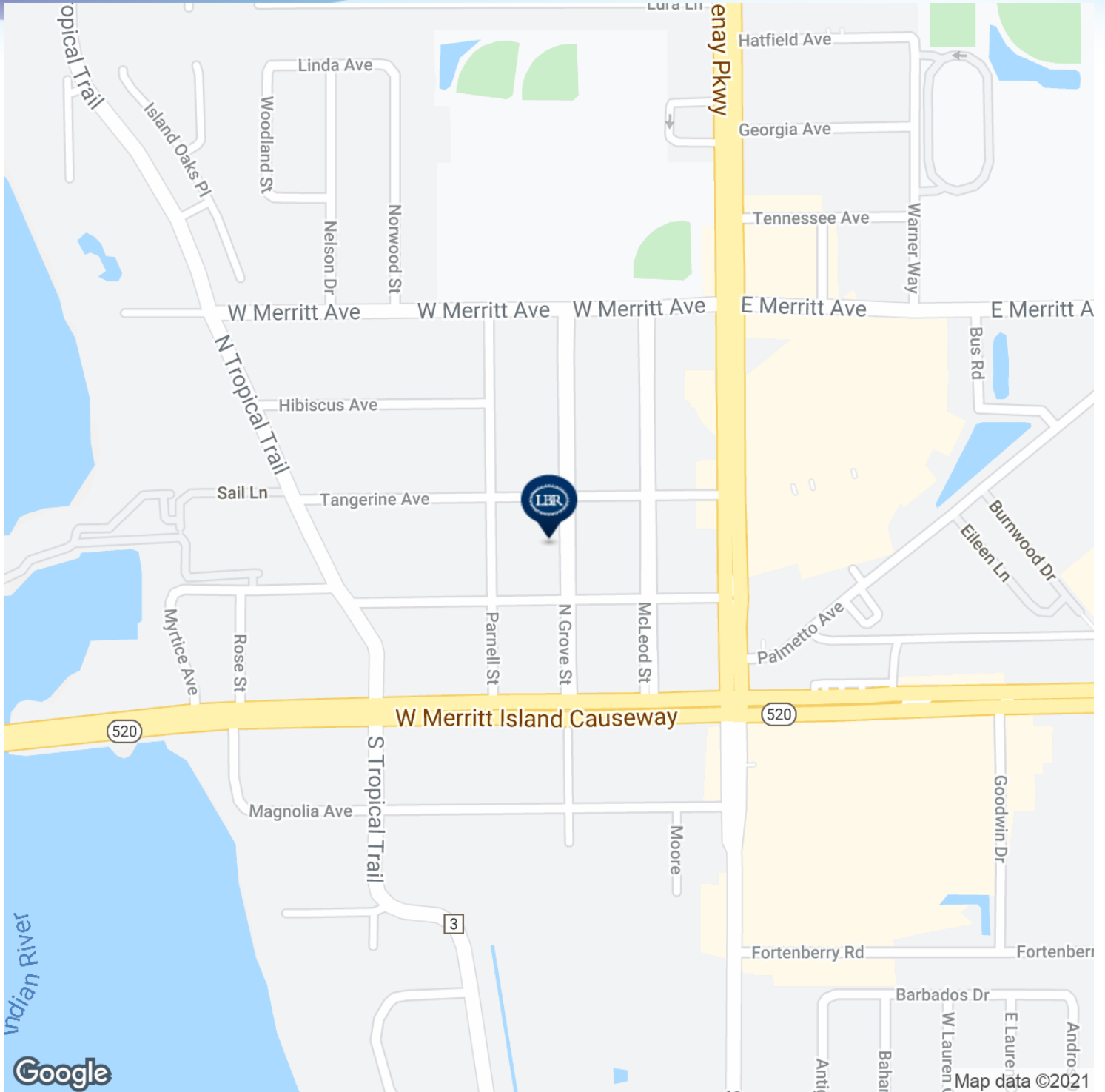
## Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

# LOCATION MAP

135 N Grove St • 135 N Grove St Merritt Island, FL 32953



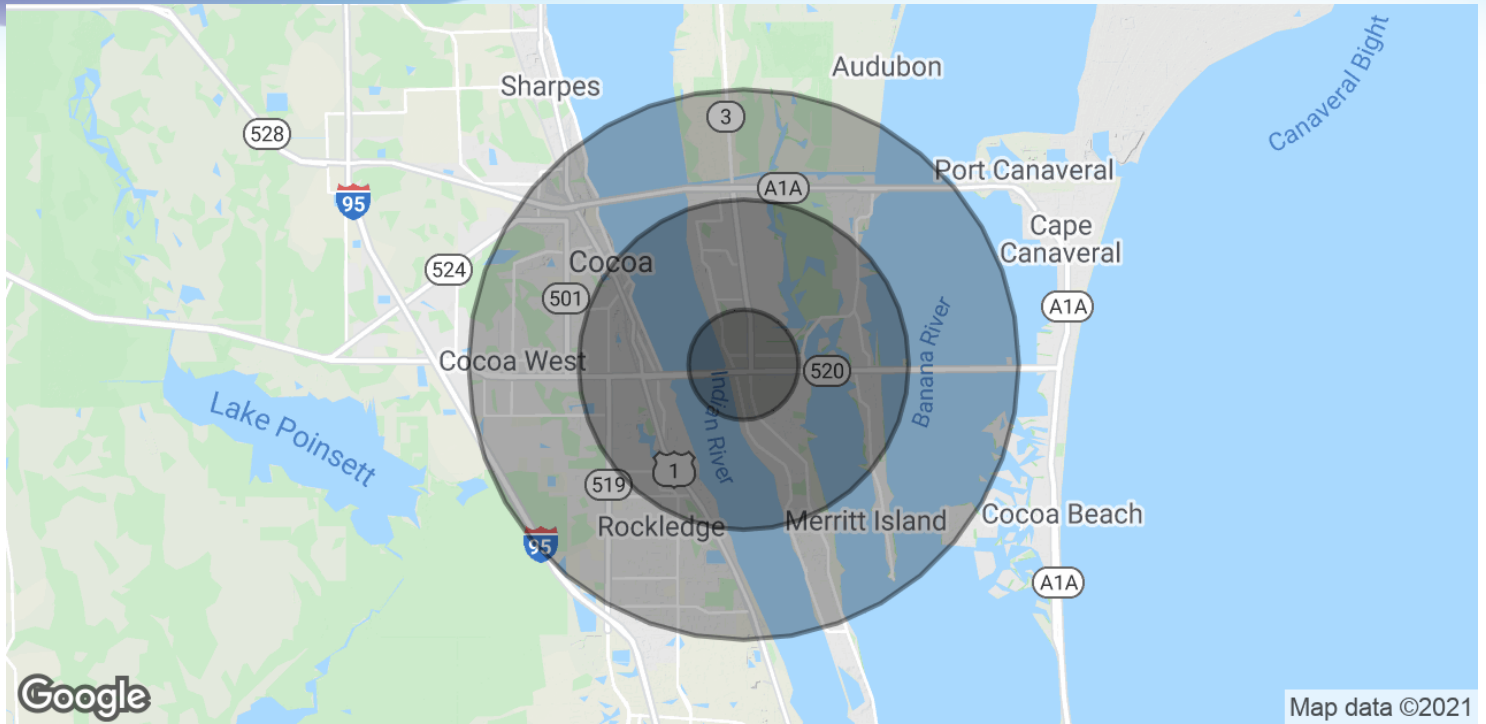
**ROB BECKNER, SIOR**  
Principal  
321.722.0707 X11  
rob@teamlbr.com

**Lightle Beckner Robison**  
321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.

# DEMOGRAPHICS MAP & REPORT

135 N Grove St • 135 N Grove St Merritt Island, FL 32953



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,200	33,394	81,272
Average age	45.0	45.1	43.7
Average age (Male)	43.7	43.9	43.0
Average age (Female)	44.5	45.6	44.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,269	14,411	33,869
# of persons per HH	2.3	2.3	2.4
Average HH income	\$56,175	\$63,511	\$64,438
Average house value	\$207,139	\$265,464	\$258,064

\* Demographic data derived from 2010 US Census

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### Lightle Beckner Robison

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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.