

EXECUTIVE SUMMARY

• 2625 N Courtenay Pkwy Merritt Island, FL 32953



OFFERING SUMMARY

Available SF:	4,539 SF
Lease Rate:	\$13.50 SF/yr (\$4.00/sf NNN)
Lot Size:	0.95 Acres
Year Built:	1968
Building Size:	4,539 SF
Zoning:	BU-1

PROPERTY OVERVIEW

Corner lot with freestanding retail building
Great access off SR-528
Located on the main through-fare of Merritt Island
Easy Access with high visibility
Traffic Count: 34,000 AADT

LOCATION OVERVIEW

Corner property directly off SR-528
NWC of N Courtenay Pkwy and Heidi Ln

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ADDITIONAL PHOTOS

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RETAILER MAP

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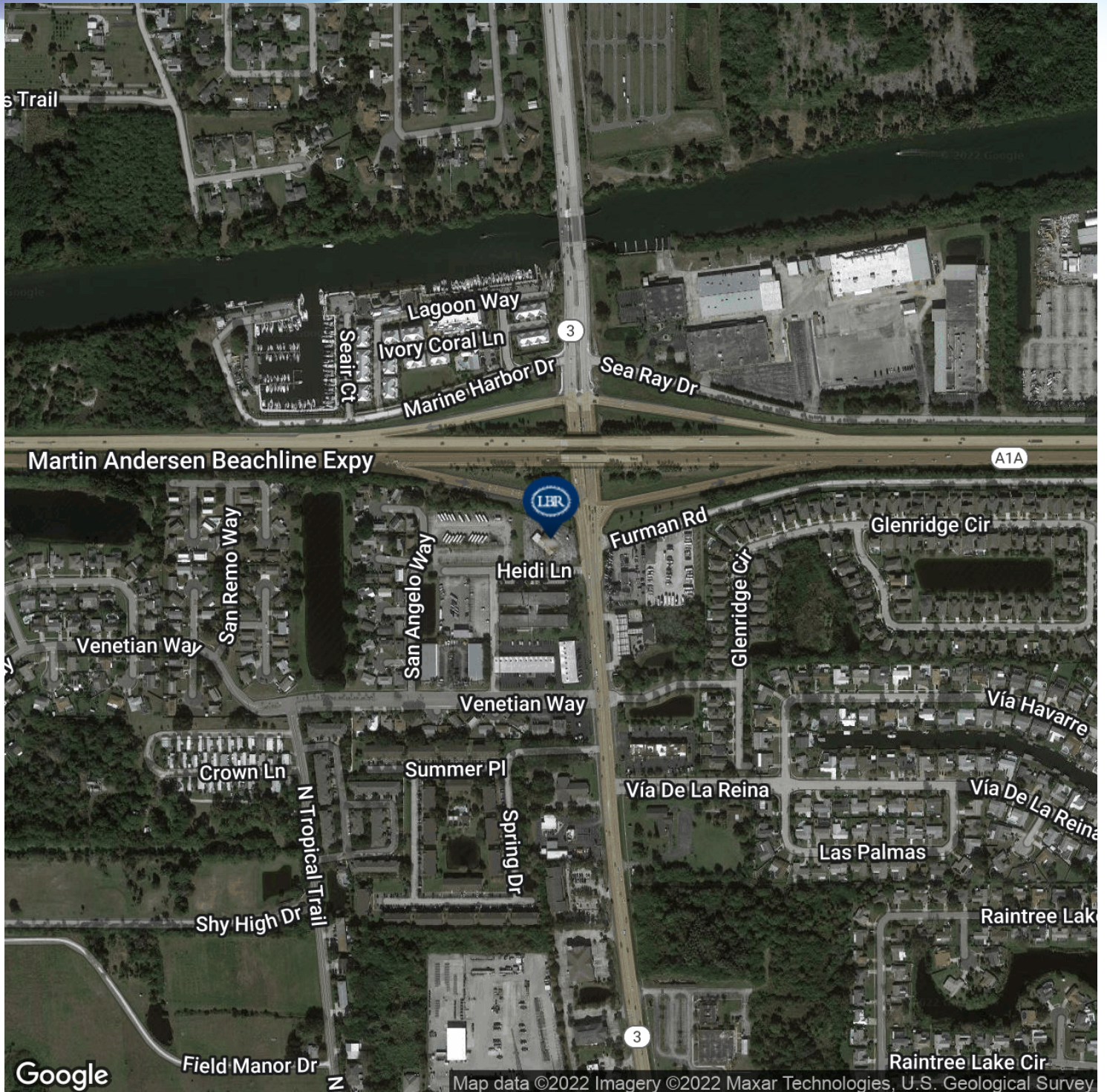
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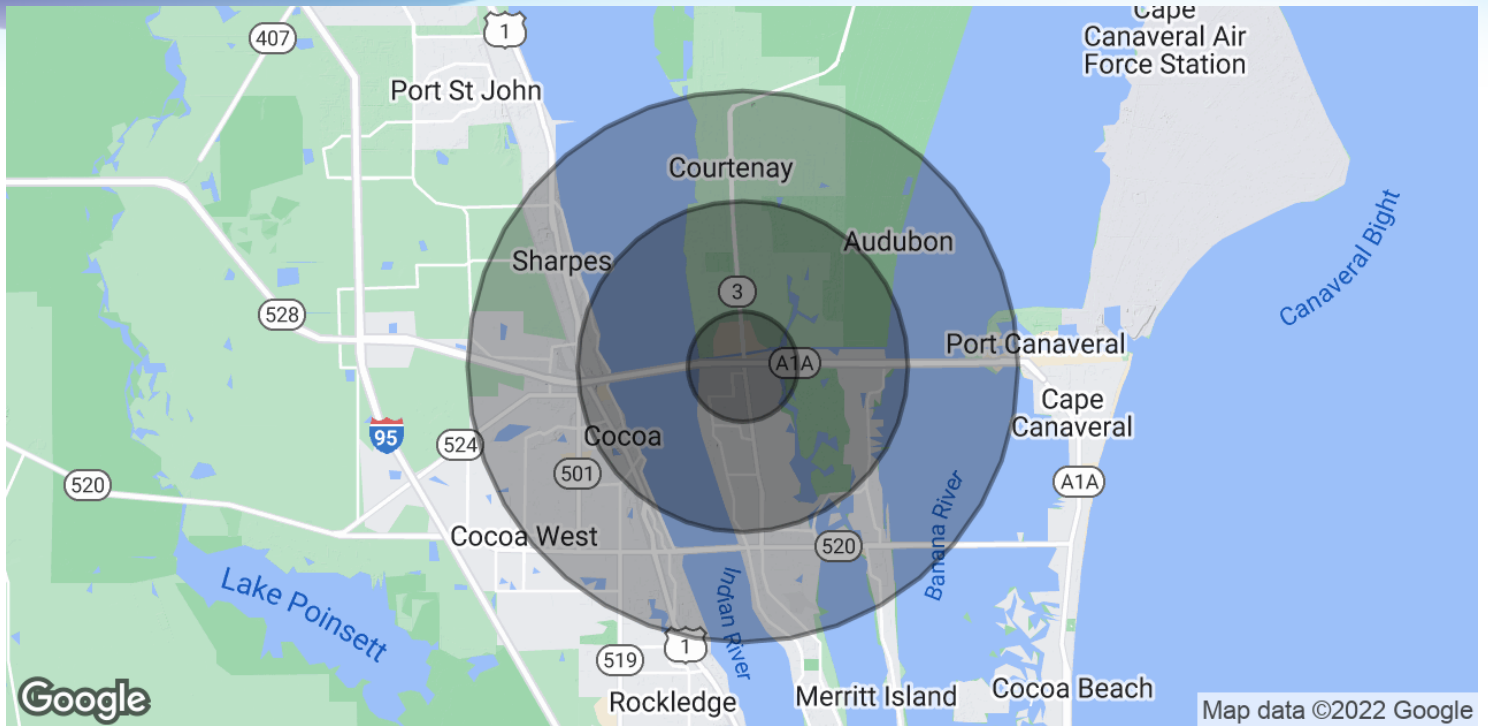
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,071	20,363	56,897
Average Age	48.2	46.0	43.3
Average Age (Male)	47.1	45.0	42.1
Average Age (Female)	49.8	46.2	44.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,327	8,787	24,744
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,936	\$67,674	\$58,615
Average House Value	\$322,189	\$271,639	\$241,931

* Demographic data derived from 2010 US Census

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