

EXECUTIVE SUMMARY

• 595 N Courtenay Pkwy Merritt Island, FL 32953



OFFERING SUMMARY

Available SF:	2,200 - 2,840 SF
Lease Rate:	\$13.00 SF/yr (\$7.57 NNN)
Lot Size:	0.23 Acres
Year Built:	1983
Building Size:	20,790 SF
Zoning:	BU-1

PROPERTY OVERVIEW

Office and medical spaces available

Unit 204:

Office space
1 executive office and 3 offices
storage closet and break room
one bathroom

Unit 206:

Medical office space
5 exam rooms
Private client restroom
1 office, waiting room, reception area, lab room, and admin room

LOCATION OVERVIEW

Located in Merritt Island on N Courtenay Pkwy
Great location with freestanding office building
6.9 miles to I-95
0.7 miles off of E Merritt Island Cswy
2.7 miles to US1

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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.

AVAILABLE SPACES

• 595 N Courtenay Pkwy Merritt Island, FL 32953

Lease Rate: \$13.00 SF/YR (\$7.57 NNN)

Total Space 2,200 - 2,840 SF

Lease Type: \$7.57 NNN

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 204		\$13.00 SF/YR	\$7.57 NNN	2,200 SF	Negotiable	
Unit 206		\$13.00 SF/YR	\$7.57 NNN	2,840 SF	Negotiable	

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

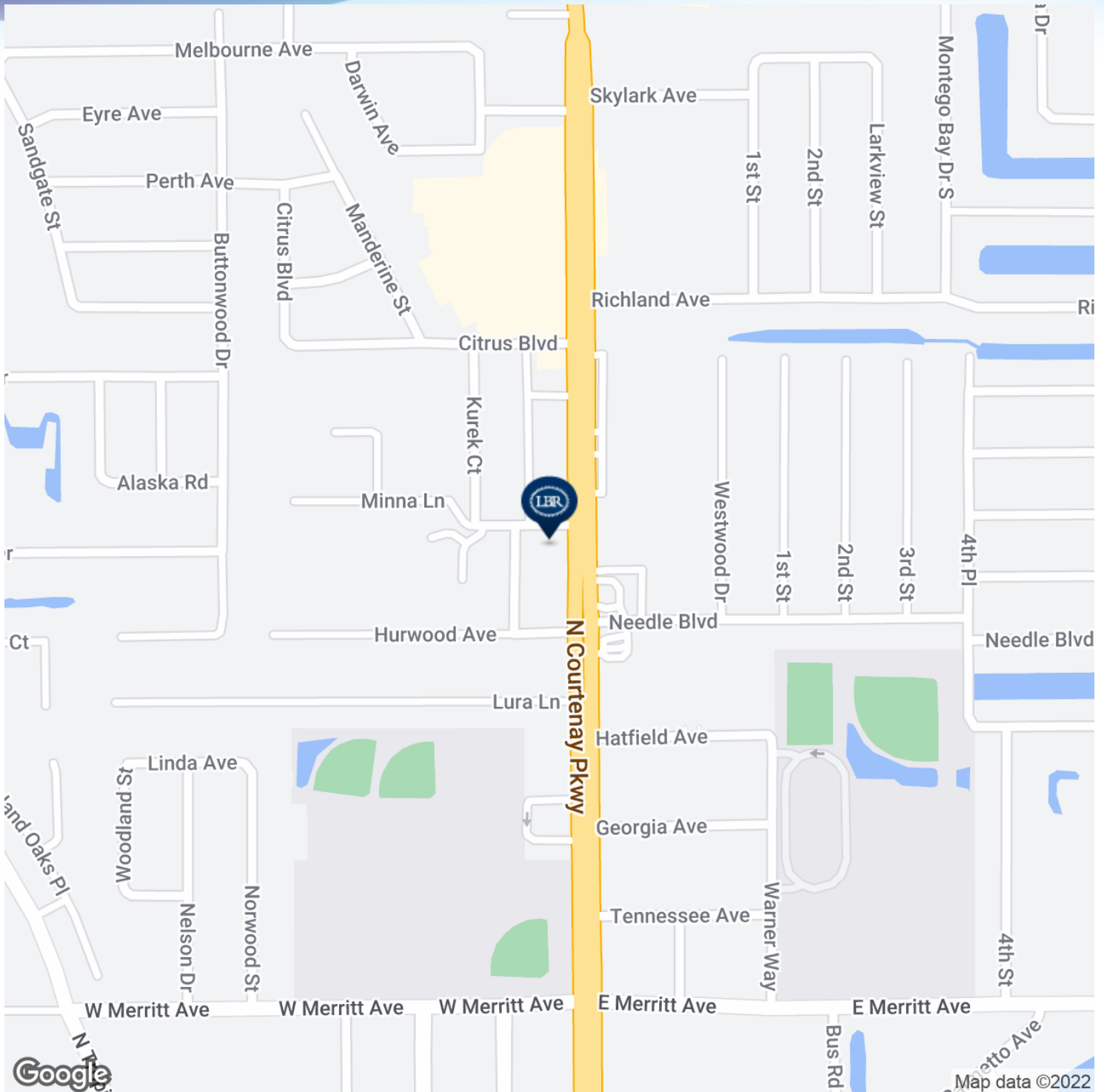
Lightle Beckner Robison, Inc.

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

• 595 N Courtenay Pkwy Merritt Island, FL 32953



ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

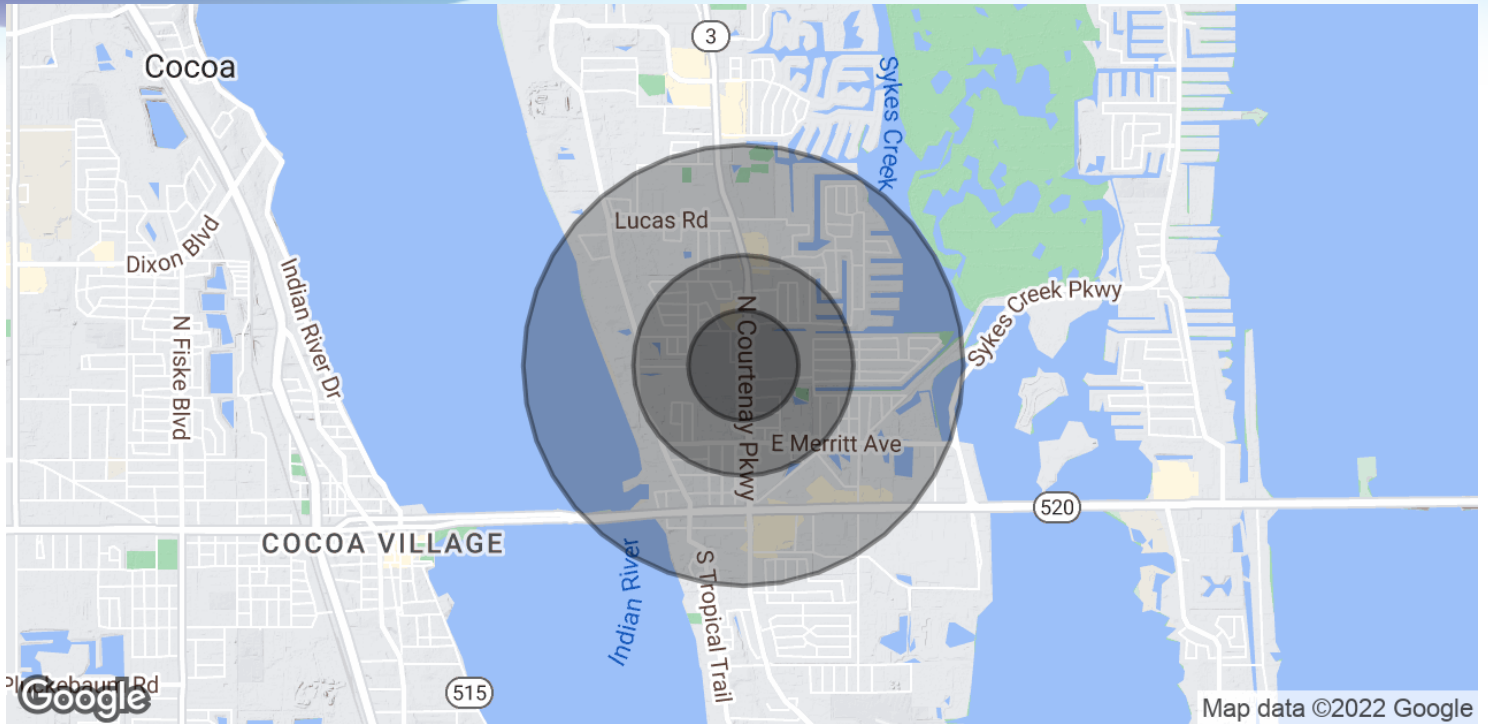
Lightle Beckner Robison, Inc.

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

• 595 N Courtenay Pkwy Merritt Island, FL 32953



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	795	2,906	7,917
Average Age	40.2	40.6	41.1
Average Age (Male)	39.6	41.0	39.8
Average Age (Female)	37.8	39.1	42.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	530	1,870	4,166
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$40,772	\$42,377	\$53,772
Average House Value	\$530,439	\$285,402	\$333,454

* Demographic data derived from 2020 ACS - US Census

ROB BECKNER, SIOR

Principal
321.722.0707 X11
rob@teamlbr.com

CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
charles@teamlbr.com

Lightle Beckner Robison, Inc.

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.