

Merritt Park Place

264 N GROVE STREET, MERRITT ISLAND, FL 32953

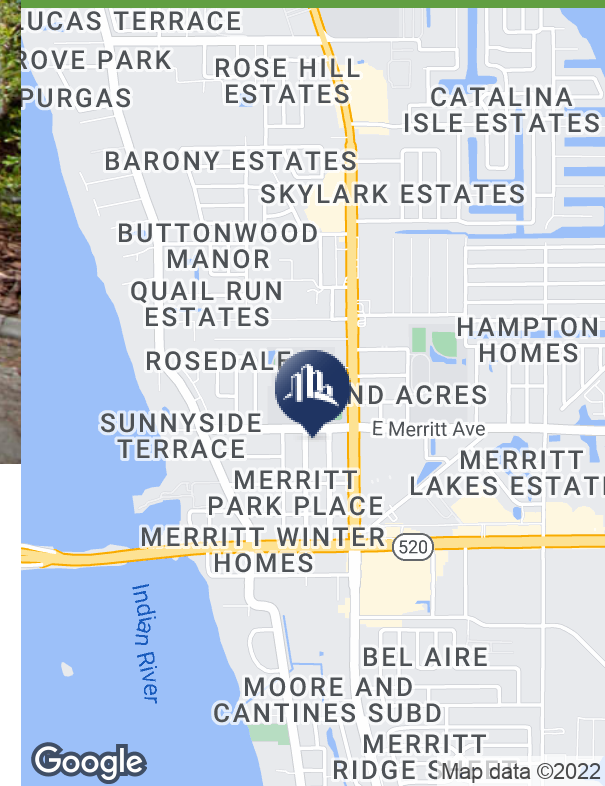
FOR SALE

Listing Price \$498,000



PROPERTY FEATURES

- Charming historic retail location
- Currently built-out as a spa/salon
- 3 separate entrances, with ability to accommodate 3 tenants
- Excellent live/work location
- Sitting area with fireplace, reception with custom desk, large main salon, 2nd salon with 2 stations, nail room, 2nd nail room, 2 massage/facial rooms, bonus room, storage room, and a kitchen.
- 2 full baths, and 1 half bath
- 21 parking spaces
- Fixtures included, furniture negotiable
- Façade grants available



James Flint, CCIM
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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.

Google

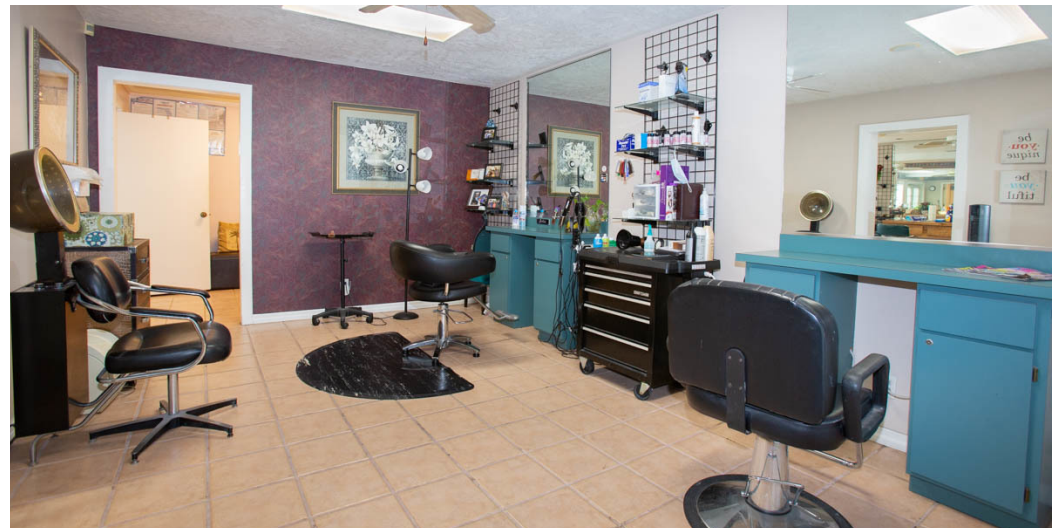
Map data ©2022

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N Courtenay Pkwy

Merritt Avenue

N Grove Street



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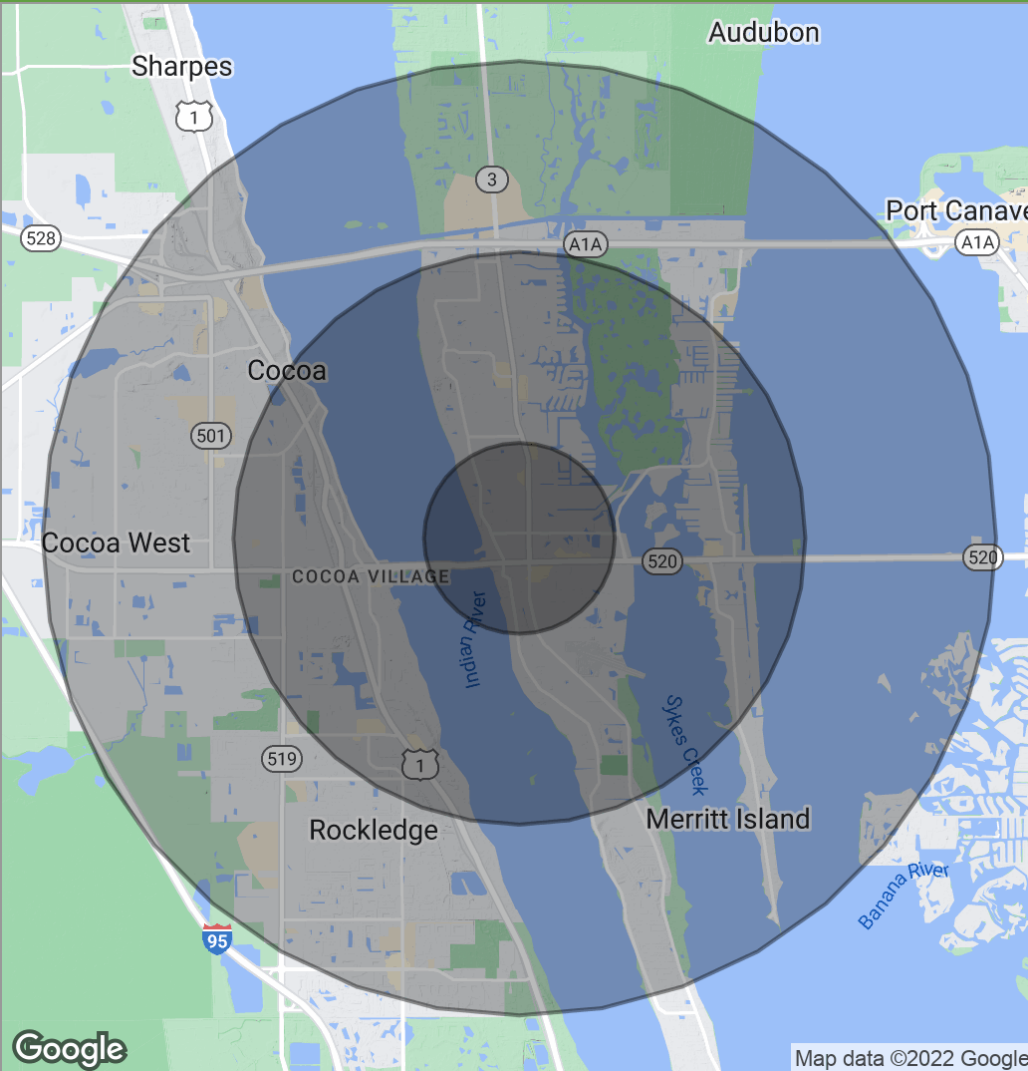
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,051	33,773	80,415
Median age	43.1	45.9	44.9
Median age (Male)	43.9	44.5	42.7
Median age (Female)	42.0	46.8	46.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,974	17,520	38,882
# of persons per HH	1.8	1.9	2.1
Average HH income	\$49,833	\$64,182	\$64,673
Average house value	\$312,589	\$294,927	\$260,849

* Demographic data derived from 2020 ACS - US Census

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