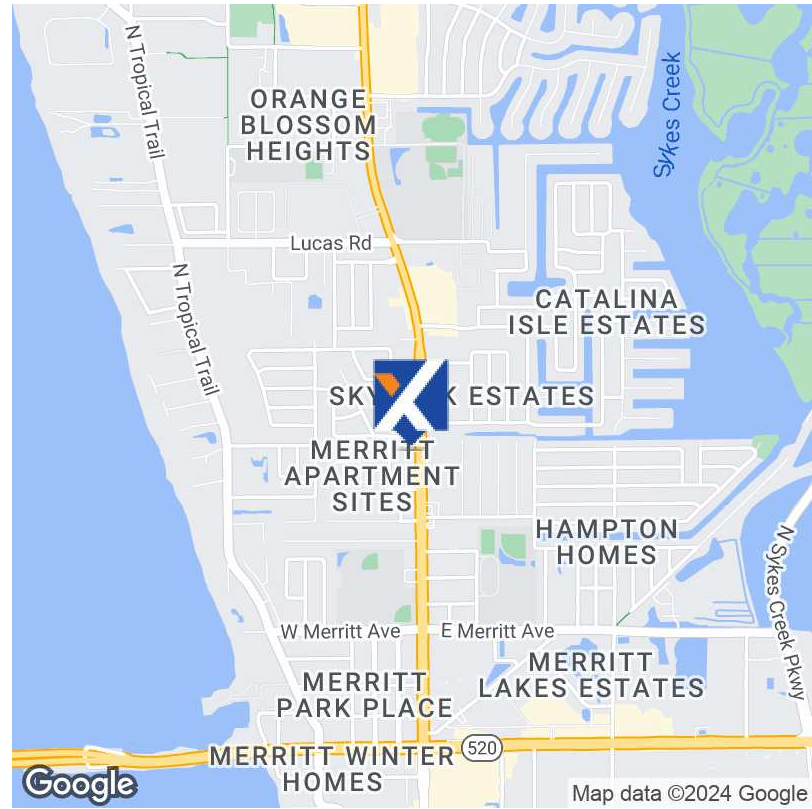


FOR LEASE | 685 N Courtenay Pkwy



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	16,668 SF
Available SF:	8,356 SF
Lot Size:	1.36 Acres
Number of Units:	1
Year Built:	1966

PROPERTY OVERVIEW

Explore a remarkable opportunity in the heart of N. Courtenay Parkway, State Road 3! With over 8000 sq ft of open space, this property is ideal for a dance studio, exercise studio, martial arts studio, or even your retail needs, with numerous parking spots available for the convenience of your customers and employees. The spacious layout offers unparalleled flexibility for your business.

Situated on a major traffic corridor, this location boasts excellent visibility, ensuring a steady flow of potential customers. Concerned about curb appeal? Look no further! In addition to great signage, the Merritt Island redevelopment agency is actively enhancing N. Courtenay Parkway with ongoing corridor improvements. These include upgraded landscaping, sidewalks, lighting, and access management, ensuring a welcoming and attractive environment.

Convenience is key, and this space delivers. It is conveniently located near major shopping centers, retail outlets, offices, entertainment venues, and residential areas. Moreover, you'll find a church and a bowling alley right across the street, adding to the vibrant surroundings.

When it comes to accessibility, this property has you covered. It provides easy access to numerous destinations, including Kennedy Space Center, Cocoa Beach, Port Canaveral, and Orlando. Whether your customers are local or tourists, they will have no trouble finding you.

Holly Carver

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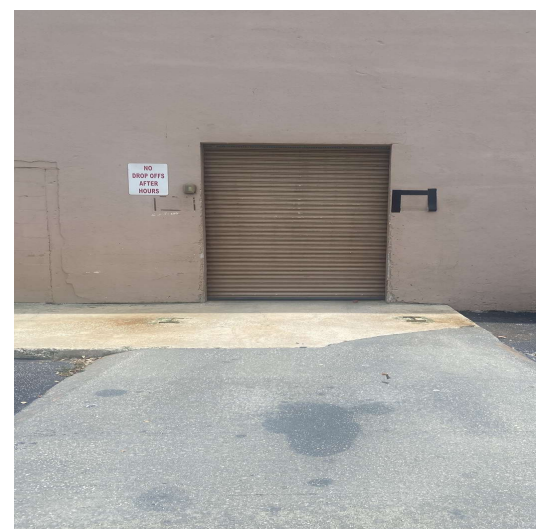
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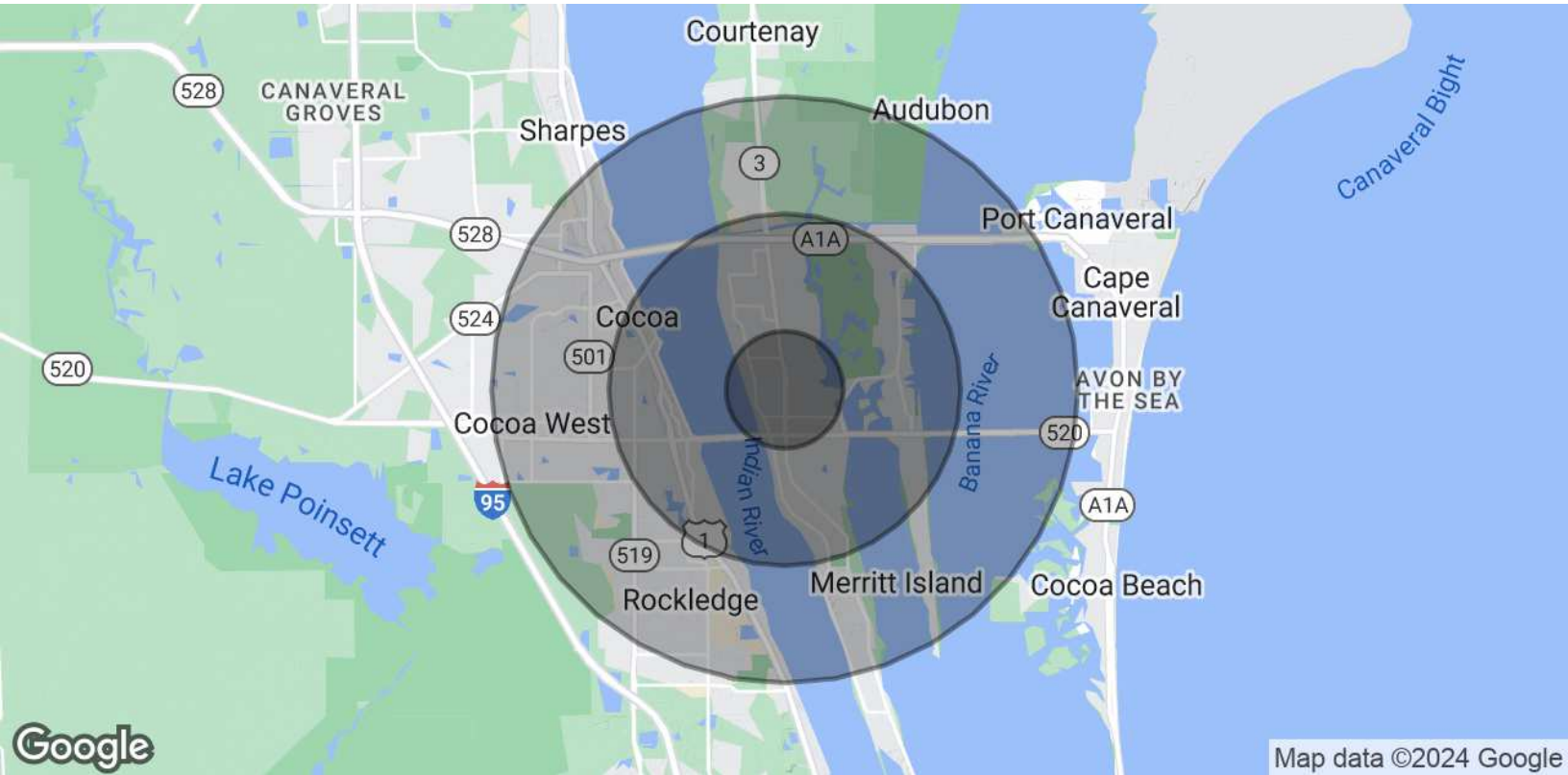
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,760	32,829	77,105
Average age	43.7	45.5	43.7
Average age (Male)	42.8	44.3	42.9
Average age (Female)	41.9	46.1	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,901	14,326	32,420
# of persons per HH	2.3	2.3	2.4
Average HH income	\$55,932	\$64,207	\$63,303
Average house value	\$221,934	\$271,234	\$257,793

* Demographic data derived from 2020 ACS - US Census

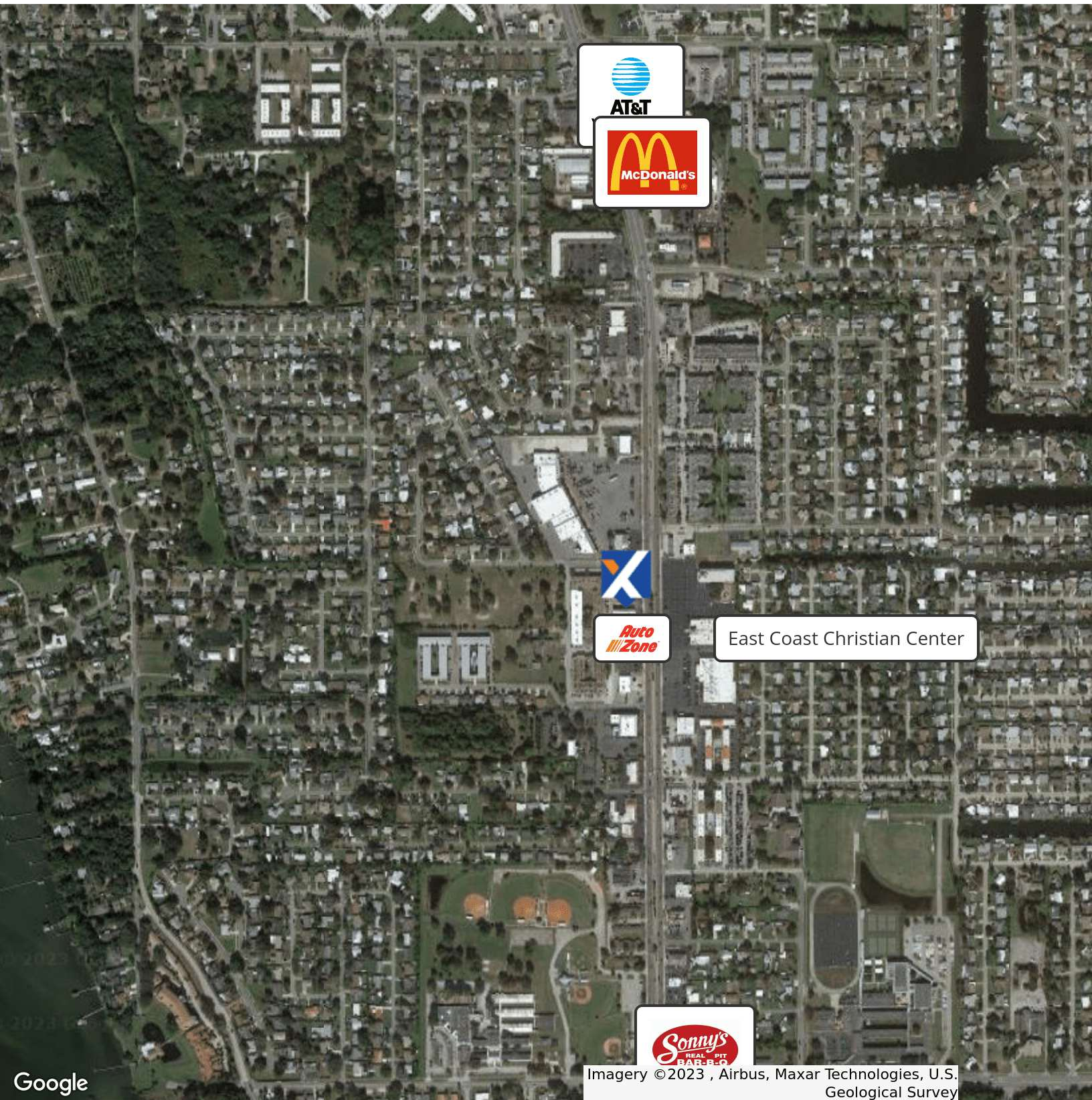
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