

EXECUTIVE SUMMARY

• 915 N Courtenay Parkway Merritt Island, FL 32935



OFFERING SUMMARY

Sale Price: \$750,000

Price / SF: \$288.46

Lot Size: 0.33 Acres

Year Built: 1973

Building Size: 2,600 SF

Zoning: BU-1

APN#: 24-36-26-BX-*44.02

PROPERTY OVERVIEW

Office frontage
Former lab space
Plenty of parking

LOCATION OVERVIEW

Great location!
1.1 miles north of Merritt Island Causeway
3 miles from US-1
6.6 miles from AIA

ROB BECKNER, SIOR

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321.722.0707 X11
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CHARLES DUVALL

Office Sales & Leasing
321.722.0707 X19
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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

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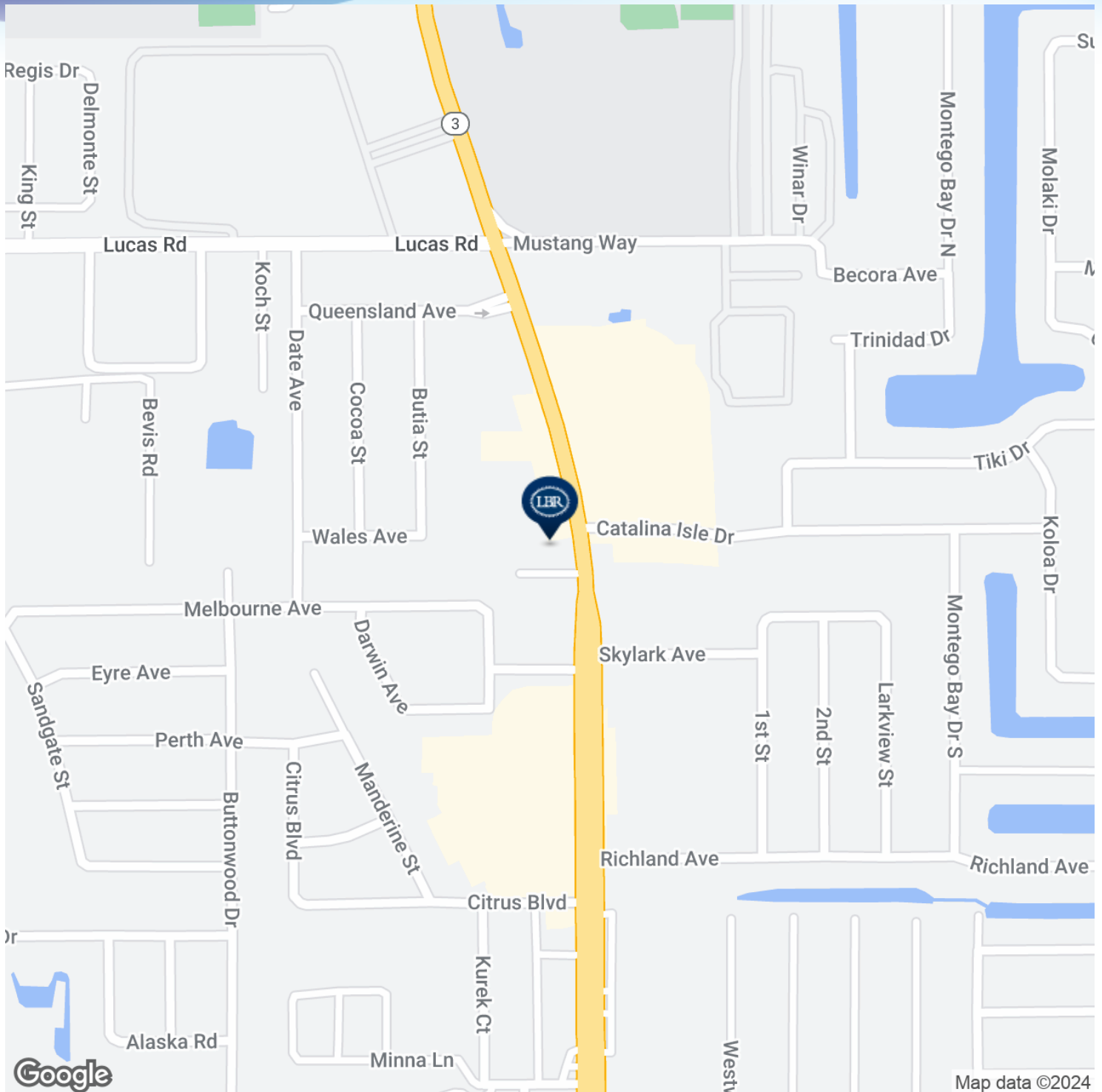
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LOCATION MAP

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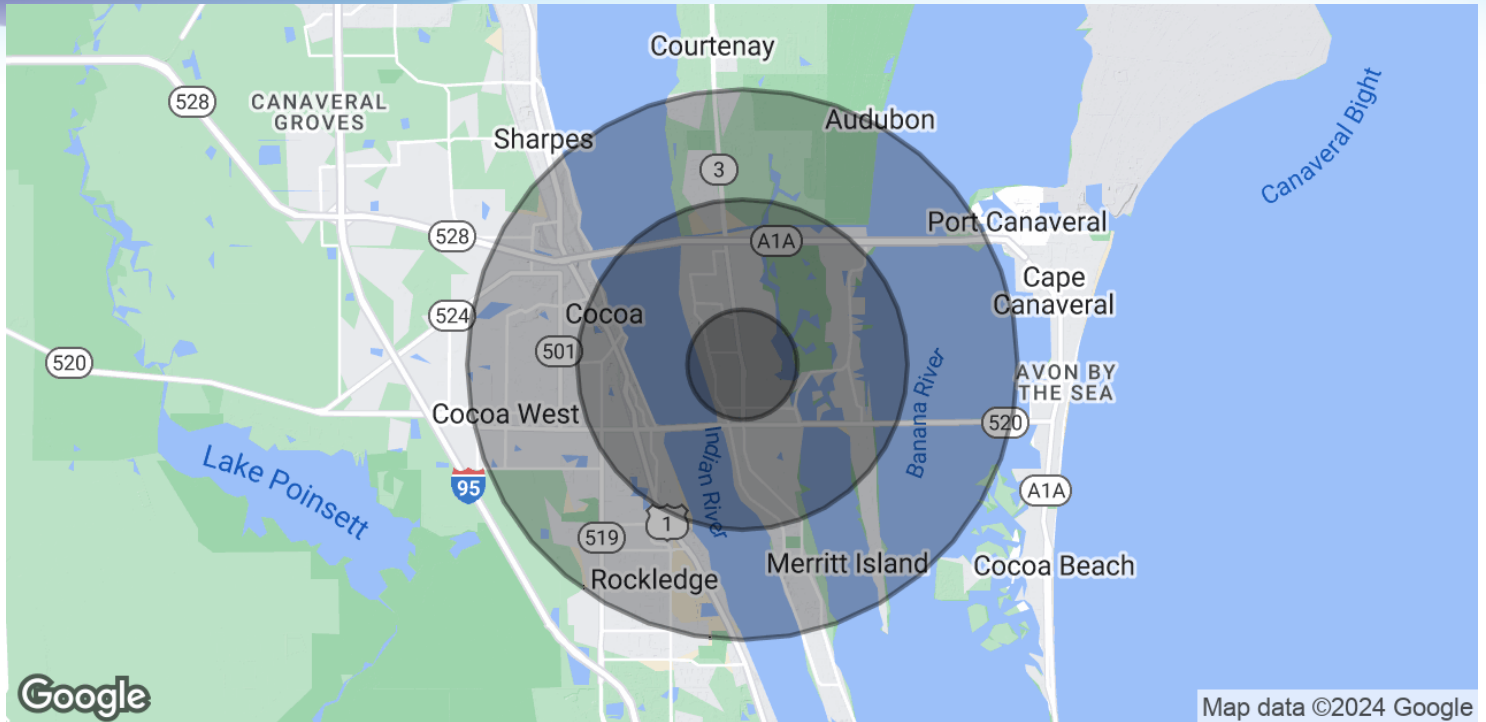
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,814	32,356	74,182
Average Age	44.0	45.6	43.7
Average Age (Male)	43.1	44.4	42.9
Average Age (Female)	42.4	46.1	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,914	14,138	31,345
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$59,160	\$64,042	\$62,882
Average House Value	\$237,172	\$270,717	\$256,895

* Demographic data derived from 2020 ACS - US Census

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