



255 FORTENBERRY RD

MERRITT ISLAND, FL 32952

MEDICAL OFFICE CONDO FOR SALE

CASSANDRA HARTFORD

Owner

321.514.0876

cassandra@reachcommercialre.com

921 E New Haven Ave, Melbourne, FL 32901 | reachcommercialre.com



255 FORTENBERRY ROAD

MERRITT ISLAND, FL 32952

REACH
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



LOCATION DESCRIPTION

Strategically situated, the office is just a 15-minute drive from Cocoa Beach, Port Canaveral, and the Space Center, placing it in the heart of Brevard County's booming medical, technology, defense, and aerospace industries. This growth translates to increased employment and housing demand, positioning your practice advantageously. Plus, the location offers easy access to Orlando and its array of world-renowned theme parks like Disney World, Universal Studios, and SeaWorld, ensuring leisure and entertainment options are never far away. This exceptional space combines professional functionality with the allure of Florida's top attractions, making it a prime choice for those looking to thrive in a dynamic community.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	5,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	303	859	2,935
Total Population	670	1,786	5,155
Average HH Income	\$58,974	\$56,281	\$48,999

CASSANDRA HARTFORD

Owner
321.514.0876
cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com

255 FORTENBERRY ROAD

MERRITT ISLAND, FL 32952

REACH
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



PROPERTY DESCRIPTION

Looking for a professional place made just for dentists and doctors? Discover our 5,550-square-foot business suite on the ground floor, which is ready to meet your needs. This suite has seven exam rooms. Five of them have bathrooms right next to them, and two have storage places right next to them. After these, there are eight flexible rooms, one of which has a full bathroom.

There are two windows in the large greeting area of the office, as well as two comfortable waiting areas, one of which has its own exit and entrance at the back. The suite is improved by a big area in the back for staff work, lots of storage space, offices, a lab, and two conference rooms. The layout is practical and flexible because it was made to fit a lot of different tasks, like medical records, billing, marketing, and human resources.

A new roof, air conditioning system, paint, and flooring are just a few of the upgrades that make this building perfect for your business. The workspace is even better now that there is a large kitchen for workers and an extra bathroom. This suite is both stylish and practical, making it perfect for workers who work in more than one field.

LOCATION DESCRIPTION

Strategically situated, the office is just a 15-minute drive from Cocoa Beach, Port Canaveral, and the Space Center, placing it in the heart of Brevard County's booming medical, technology, defense, and aerospace industries. This growth translates to increased employment and housing demand, positioning your practice advantageously. Plus, the location offers easy access to Orlando and its array of world-renowned theme parks like Disney World, Universal Studios, and SeaWorld, ensuring leisure and entertainment options are never far away. This exceptional space combines professional functionality with the allure of Florida's top attractions, making it a prime choice for those looking to thrive in a dynamic community.

CASSANDRA HARTFORD

Owner

321.514.0876

cassandra@reachcommercialre.com

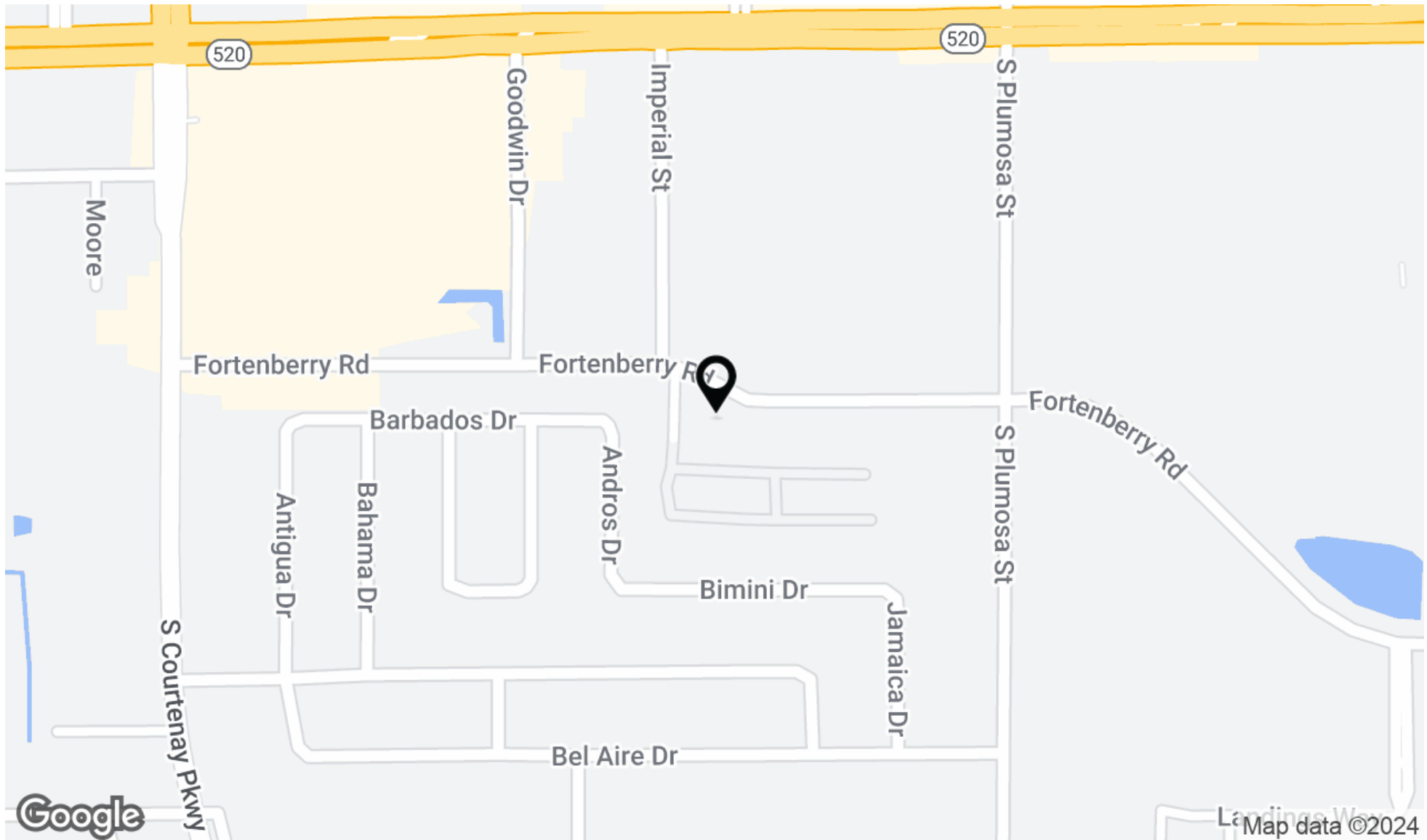
REACH Commercial Real Estate
reachcommercialre.com

255 FORTENBERRY ROAD

MERRITT ISLAND, FL 32952

REACH
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



CASSANDRA HARTFORD

Owner

321.514.0876

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com

255 FORTENBERRY ROAD

MERRITT ISLAND, FL 32952

REACH
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE



CASSANDRA HARTFORD

Owner

321.514.0876

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com

255 FORTENBERRY ROAD

MERRITT ISLAND, FL 32952

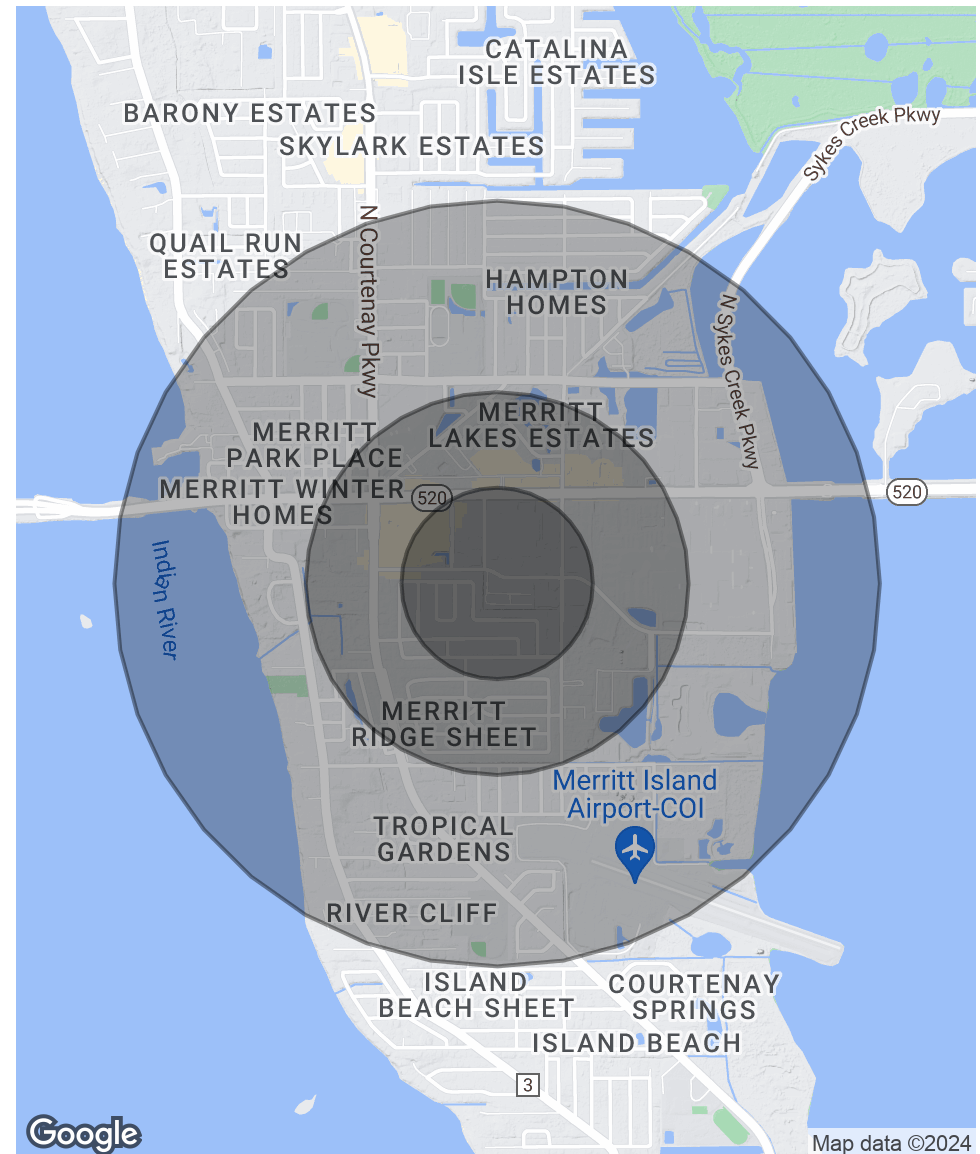
REACH
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	670	1,786	5,155
Average Age	42.7	45.2	46.3
Average Age (Male)	47.4	49.5	46.2
Average Age (Female)	38.3	40.7	44.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	303	859	2,935
# of Persons per HH	2.2	2.1	1.8
Average HH Income	\$58,974	\$56,281	\$48,999
Average House Value	\$200,137	\$242,776	\$268,471

2020 American Community Survey (ACS)



CASSANDRA HARTFORD

Owner

321.514.0876

cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com