



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 230 North Courtenay Parkway in Merritt Island, FL. This spacious commercial property offers versatile space for a wide range of uses. With its convenient location and excellent visibility, this property presents a unique opportunity for businesses seeking a high-traffic location. The space boasts ample parking, modern amenities, and potential for customization to suit your specific needs. Don't miss the chance to make this well-appointed property the new home for your business. Schedule a tour today and envision the endless possibilities for your enterprise at this sought-after location.

LOCATION DESCRIPTION

Nestled in the heart of Merritt Island, this vibrant area is surrounded by a thriving community and offers an array of amenities. Within close proximity to the property, tenants can find popular retail destinations such as Merritt Square Mall, providing an ideal location for retailers seeking high visibility and foot traffic. Nearby dining options and entertainment venues add to the appeal, creating a dynamic atmosphere that draws locals and visitors alike. The area's strategic position along major thoroughfares ensures excellent access and exposure for businesses, making it an enticing location for retailers looking to establish a strong presence in this bustling district.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (5.43/sf NNN)
Available SF:	22,108 SF
Lot Size:	15.67 Acres
Building Size:	52,629 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,227	15,890	37,184
Total Population	8,009	38,219	88,790
Average HH Income	\$83,705	\$99,456	\$98,909

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Additional Photos



230 North Courtenay Parkway
For Lease



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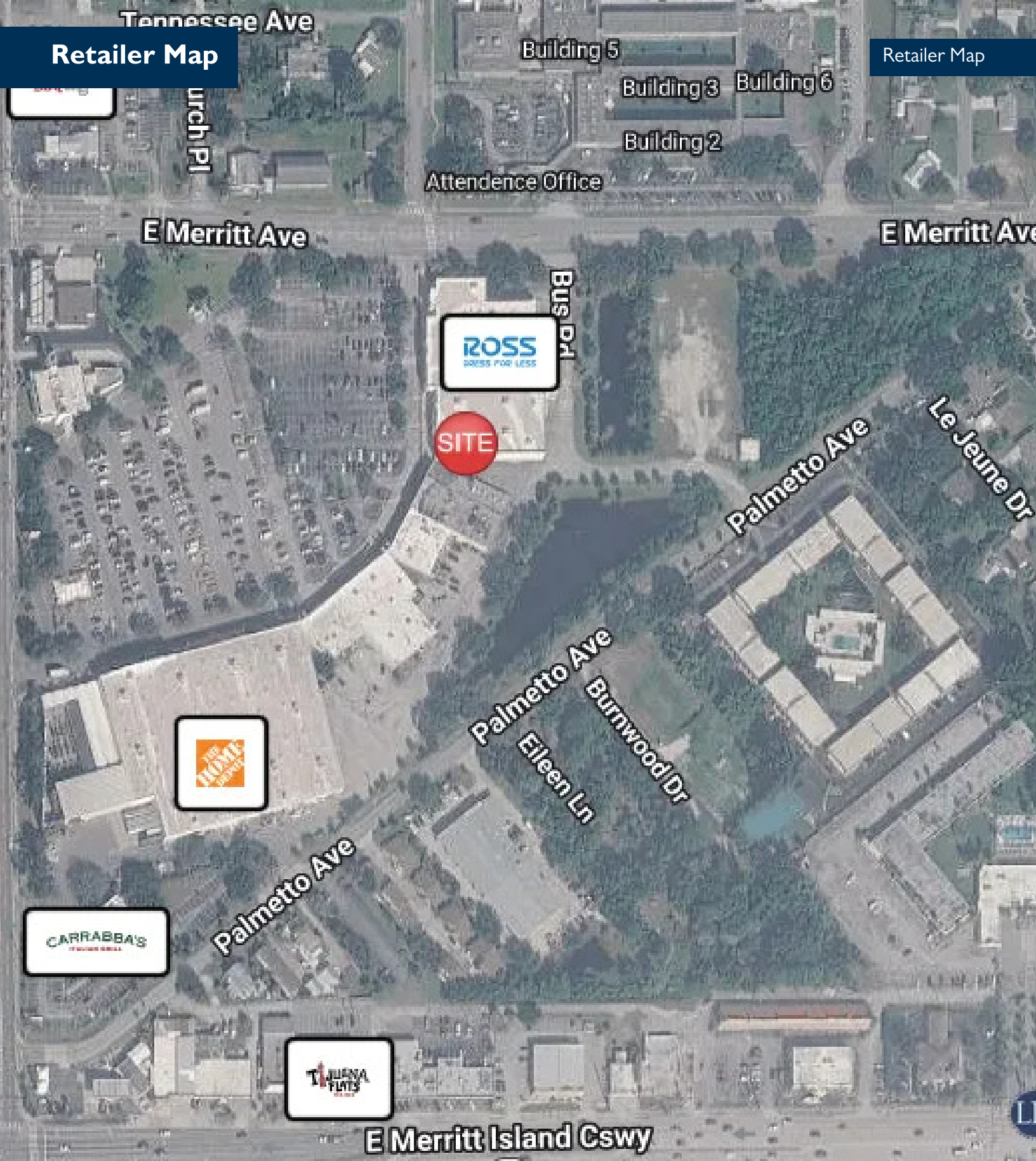
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Retailer Map

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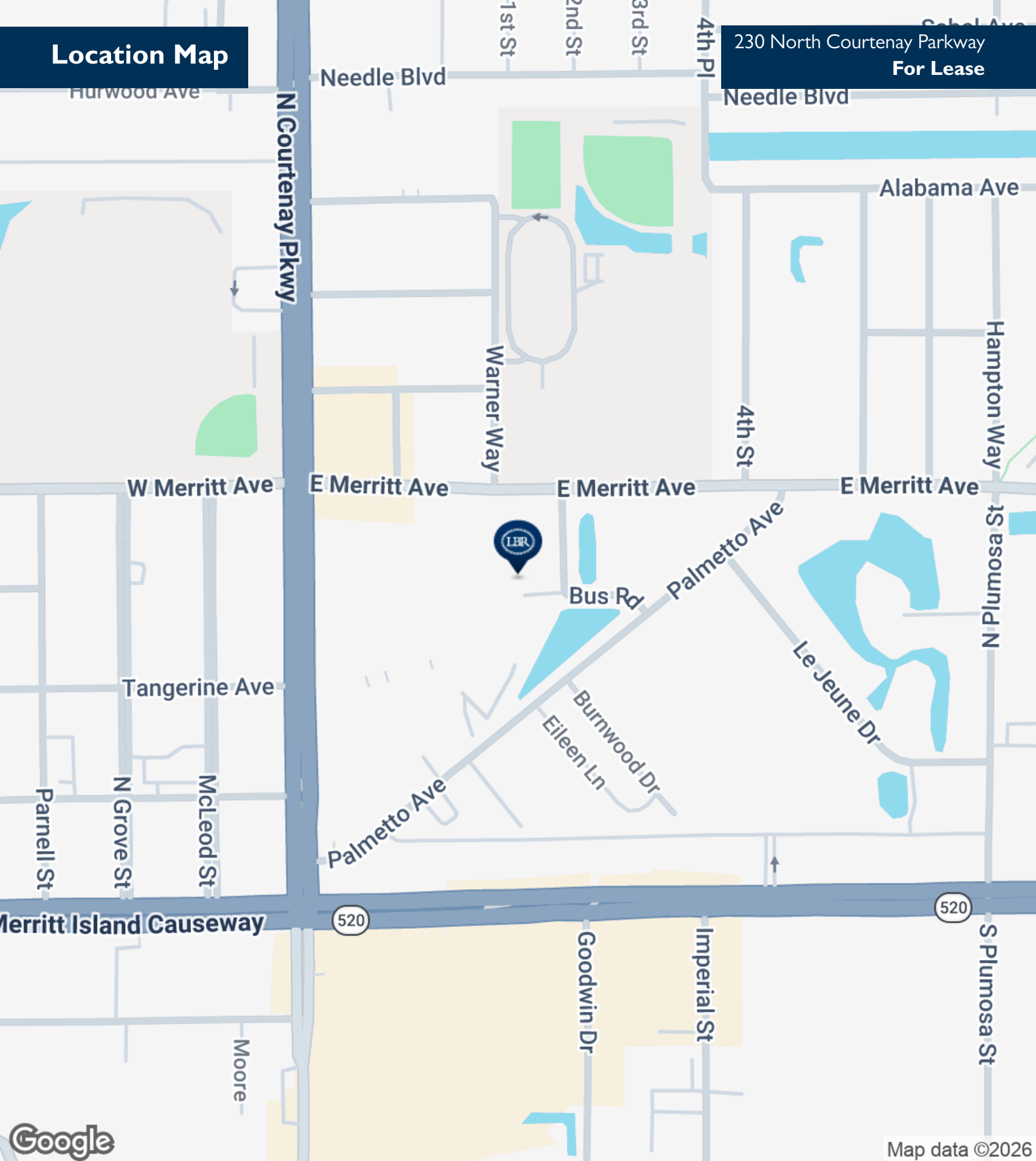
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Location Map

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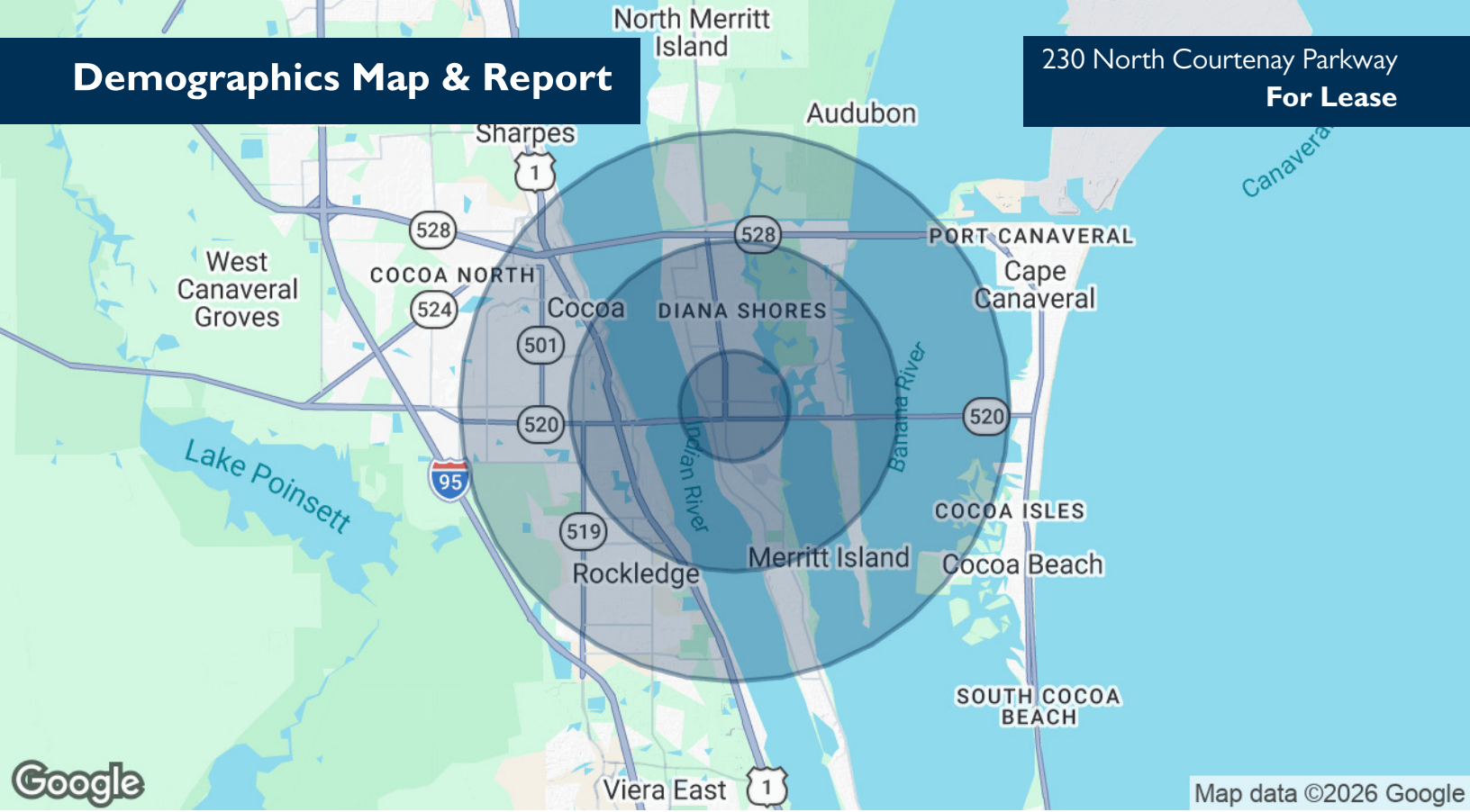
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Demographics Map & Report

230 North Courtenay Parkway
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,009	38,219	88,790
Average Age	40.5	45.7	46.3
Average Age (Male)	37.0	43.5	45.2
Average Age (Female)	40.2	46.9	47.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,227	15,890	37,184
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$83,705	\$99,456	\$98,909
Average House Value	\$308,914	\$368,325	\$349,950

2023 American Community Survey (ACS)

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