

345' Frontage on N. Courtenay Pkwy

WATSON
COMMERCIAL
REAL ESTATE, INC.

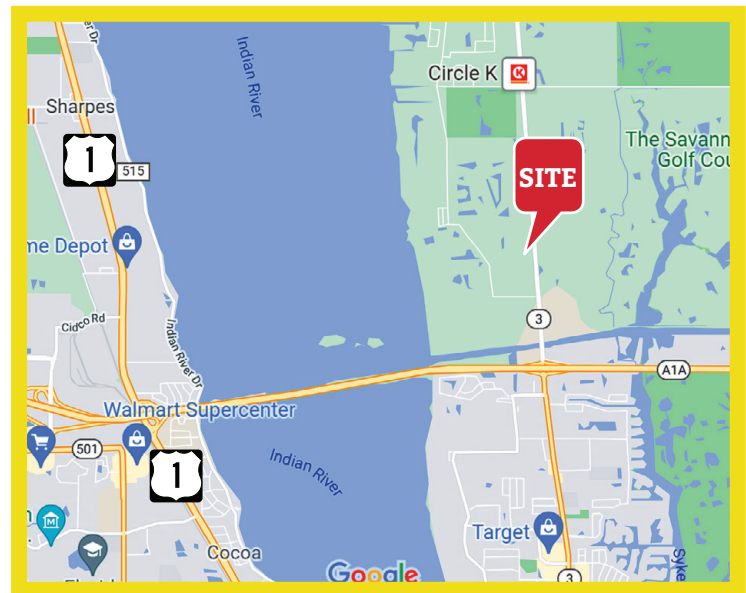


ADDRESS	SIZE	TYPE	ZONING	PRICE
N Courtenay Pkwy & Sunset Lakes Dr. Florida 32953	2.96 AC Acres	Land VACANT	BU-1 Commercial	\$800,000

Property Highlights:

- ✔ Zoned BU-1
- ✔ 28,500 ADT traffic count
- ✔ Approximately 345' frontage
- ✔ 2.96 Acres
- ✔ Water, sewer are available
- ✔ High and dry

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Duane A. Watson

Broker

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N Courtenay Pkwy & Sunset Lakes Dr. Florida 32953

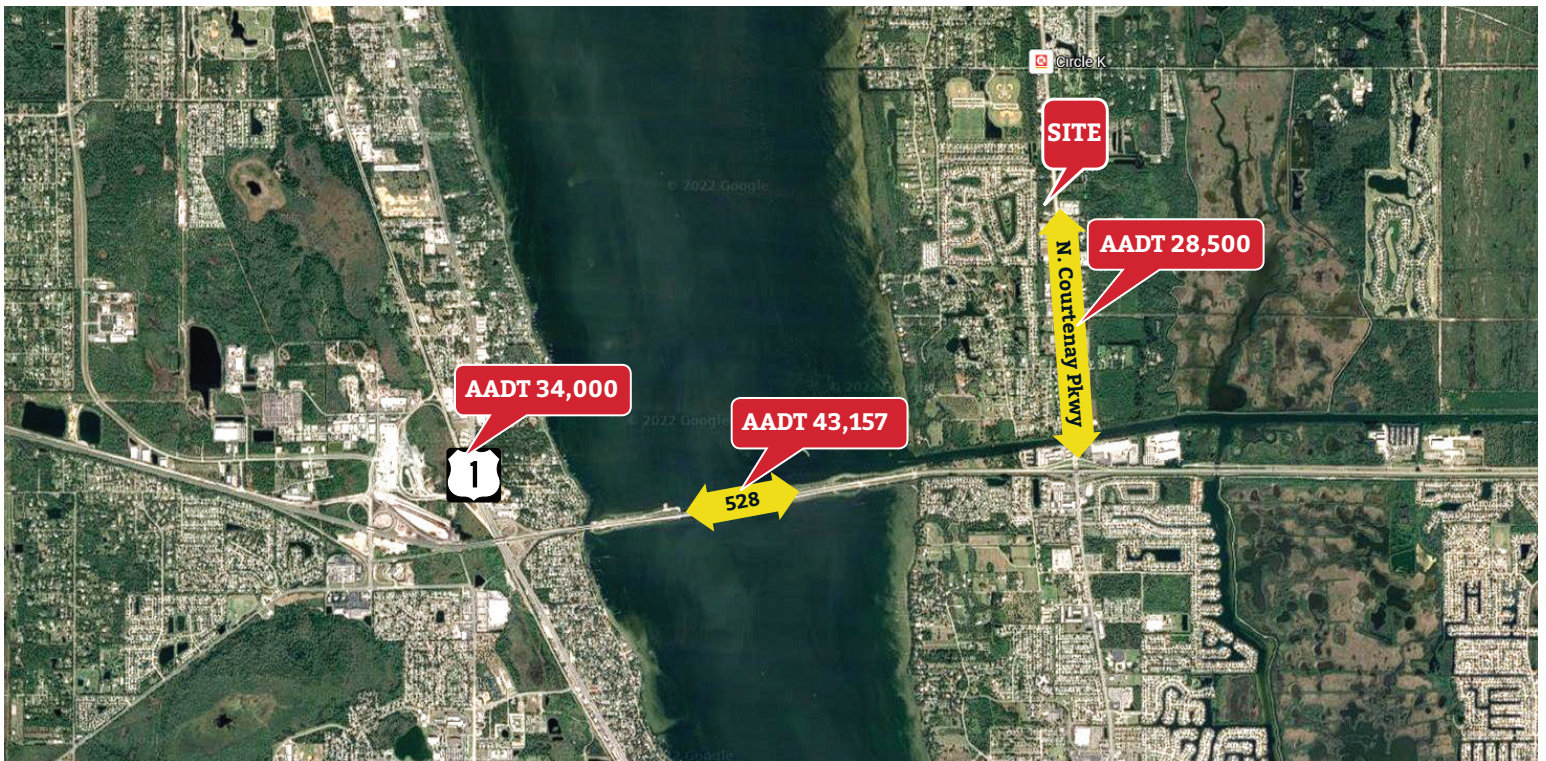


Summary

PRICE:	\$800,000
TYPE:	Commercial
ZONING:	BU-1
LOT SIZE:	2.96 Acres

Property Demographics

	2 MILE	5 MILE	10 MILE
2026 Total Population:	8,542	57,025	177,647
Avg Household Income:	\$109,868	\$77,838	\$81,303
2026 Total Households:	3,410	22,634	73,661



N Courtenay Pkwy & Sunset Lakes Dr. Florida 32953

N Courtenay Parkway Courtenay Pky, Merritt Island, FL 32953

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -

Total Available: **128,938 SF**
% Leased: **0%**
Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	3,667	15,779	57,025
2021 Estimate	3,507	15,100	54,391
2010 Census	3,379	14,618	51,582
Growth 2021 - 2026	4.56%	4.50%	4.84%
Growth 2010 - 2021	3.79%	3.30%	5.45%
2021 Population by Hispanic Origin	305	1,160	5,055
2021 Population	3,507	15,100	54,391
White	3,218 91.76%	13,486 89.31%	43,720 80.38%
Black	53 1.51%	639 4.23%	7,613 14.00%
Am. Indian & Alaskan	10 0.29%	68 0.45%	283 0.52%
Asian	133 3.79%	496 3.28%	1,113 2.05%
Hawaiian & Pacific Island	6 0.17%	15 0.10%	132 0.24%
Other	86 2.45%	396 2.62%	1,529 2.81%
U.S. Armed Forces	0	18	65
Households			
2026 Projection	1,422	6,372	22,634
2021 Estimate	1,365	6,127	21,648
2010 Census	1,324	6,000	20,525
Growth 2021 - 2026	4.18%	4.00%	4.55%
Growth 2010 - 2021	3.10%	2.12%	5.47%
Owner Occupied	1,180 86.45%	5,019 81.92%	14,989 69.24%
Renter Occupied	185 13.55%	1,108 18.08%	6,660 30.76%
2021 Households by HH Income	1,366	6,126	21,648
Income: <\$25,000	115 8.42%	626 10.22%	4,313 19.92%
Income: \$25,000 - \$50,000	242 17.72%	1,283 20.94%	5,808 26.83%
Income: \$50,000 - \$75,000	140 10.25%	1,012 16.52%	3,582 16.55%
Income: \$75,000 - \$100,000	121 8.86%	657 10.72%	2,353 10.87%
Income: \$100,000 - \$125,000	225 16.47%	716 11.69%	1,652 7.63%
Income: \$125,000 - \$150,000	162 11.86%	640 10.45%	1,388 6.41%
Income: \$150,000 - \$200,000	188 13.76%	655 10.69%	1,458 6.74%
Income: \$200,000+	173 12.66%	537 8.77%	1,094 5.05%
2021 Avg Household Income	\$120,347	\$102,594	\$77,838
2021 Med Household Income	\$107,222	\$80,403	\$54,526

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