

EXECUTIVE SUMMARY

• 650 S Courtenay Pkwy Merritt Island, FL 32952



OFFERING SUMMARY

Available SF: 1,600 - 2,434 SF

Lease Rate: \$15.00 SF/yr (Gross)

Lot Size: 2.42 Acres

Year Built: 1984

Building Size: 17,752 SF

Zoning: BU1/BU2

PROPERTY OVERVIEW

First floor office spaces
Can be used for medical or office use
Private offices and restrooms
Lots of parking

LOCATION OVERVIEW

Great location just 1 mile south of SR-520 (Merritt Island Cswy)
Easy access

ROB BECKNER, SIOR

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CHARLES DUVALL

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AVAILABLE SPACES

• 650 S Courtenay Pkwy Merritt Island, FL 32952

Lease Rate: \$15.00 SF/YR (GROSS) **Total Space:** 1,600 - 2,434 SF
Lease Type: Gross **Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
100	\$15.00 SF/YR	Gross	1,600 SF	Negotiable
102	\$15.00 SF/YR	Gross	2,434 SF	Negotiable

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INTERIOR - 102

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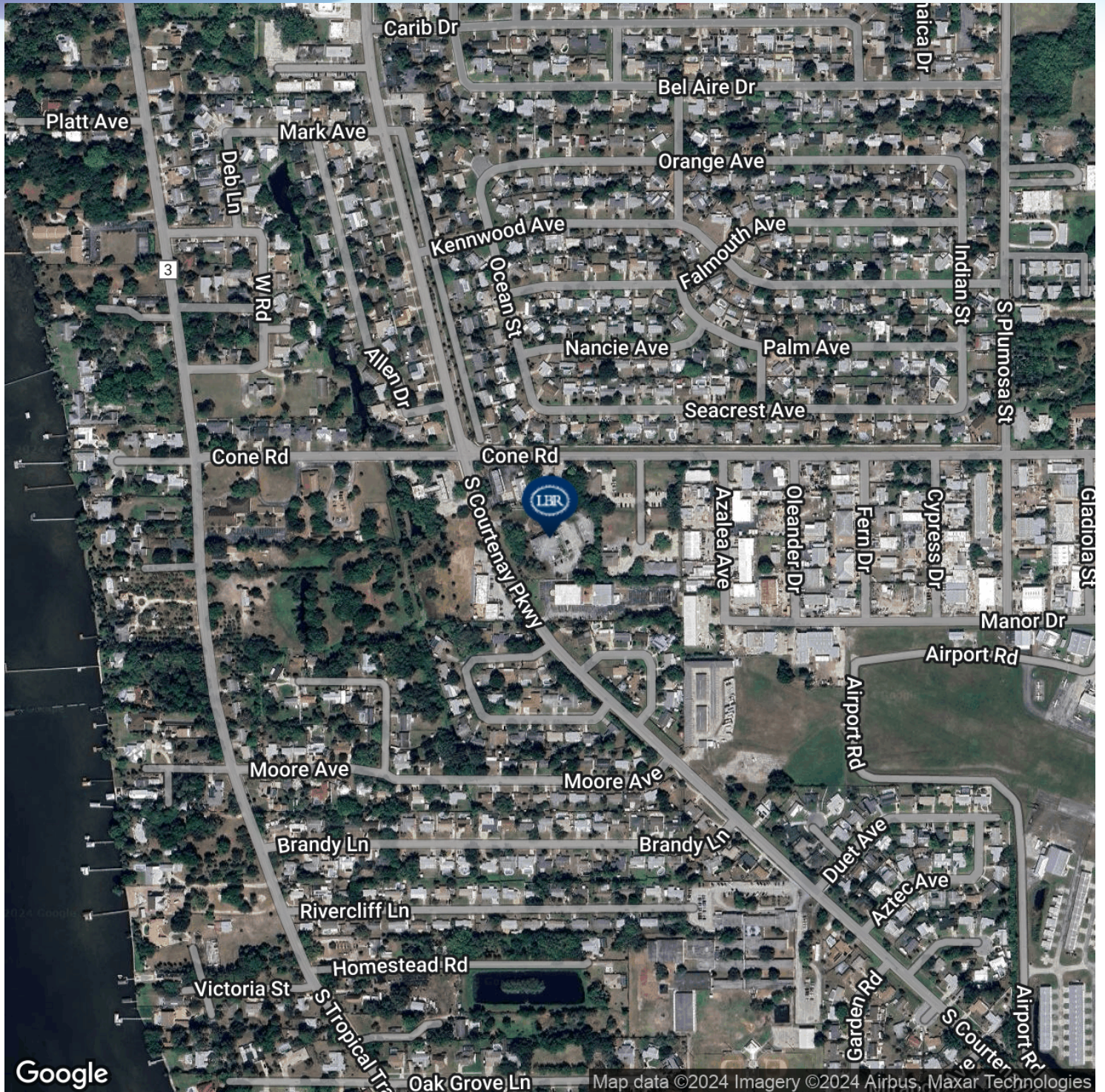
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LOCATION MAP

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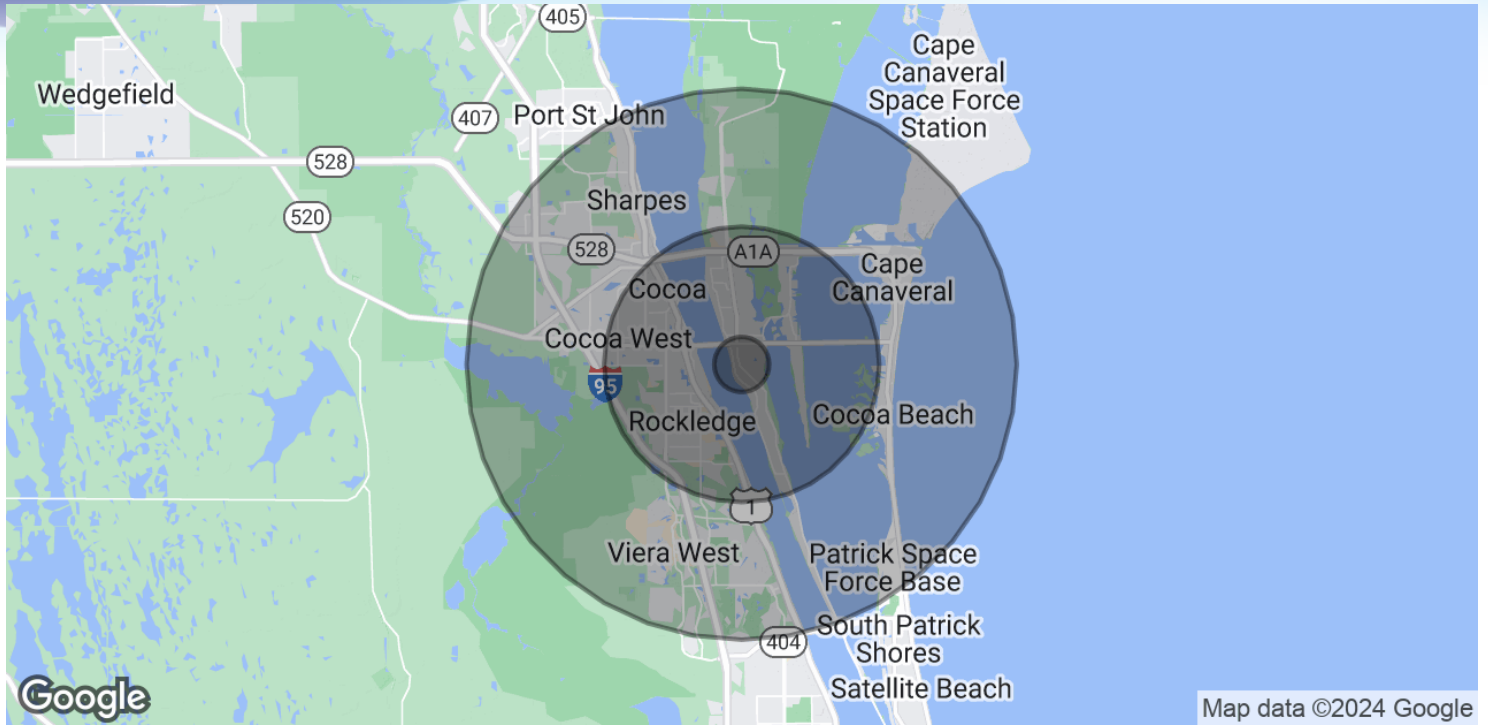
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DEMOGRAPHICS MAP & REPORT

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Map data ©2024 Google

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,833	92,292	186,489
Average Age	46.6	45.8	48.0
Average Age (Male)	49.4	44.1	46.9
Average Age (Female)	43.0	46.8	48.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,120	45,255	95,331
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$50,957	\$67,744	\$70,587
Average House Value	\$255,995	\$240,958	\$272,450

2020 American Community Survey (ACS)

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