

MERRITT ISLAND PAD READY SITE

6205 North Courtenay Parkway, Merritt Island, FL 32953

LAND FOR SALE



PROPERTY DESCRIPTION

Pad Ready Site Available for Sale

PROPERTY HIGHLIGHTS

- This 2.43 acre improved, pad-ready site is now available for sale, located at the corner of Courtenay Pkwy & Tropical Trail on Merritt Island
- Ideal uses for this site include gas, quick serve restaurant, specialty eatery, storage facility, and more. This site zoned General Retail Commercial (BU-1) zoning, and can accommodate up to an estimated 50 parking spaces.
- This site is directly adjacent to Circle K a future Dollar General, and proximate to InoMedic Health Applications, and the Brevard County Fire Station.

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$582,000 |
| Lot Size: | 2.43 Acres |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 30 | 107 | 451 |
| Total Population | 78 | 281 | 1,185 |
| Average HH Income | \$116,841 | \$118,526 | \$126,298 |

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AGILITY
Commercial Real Estate

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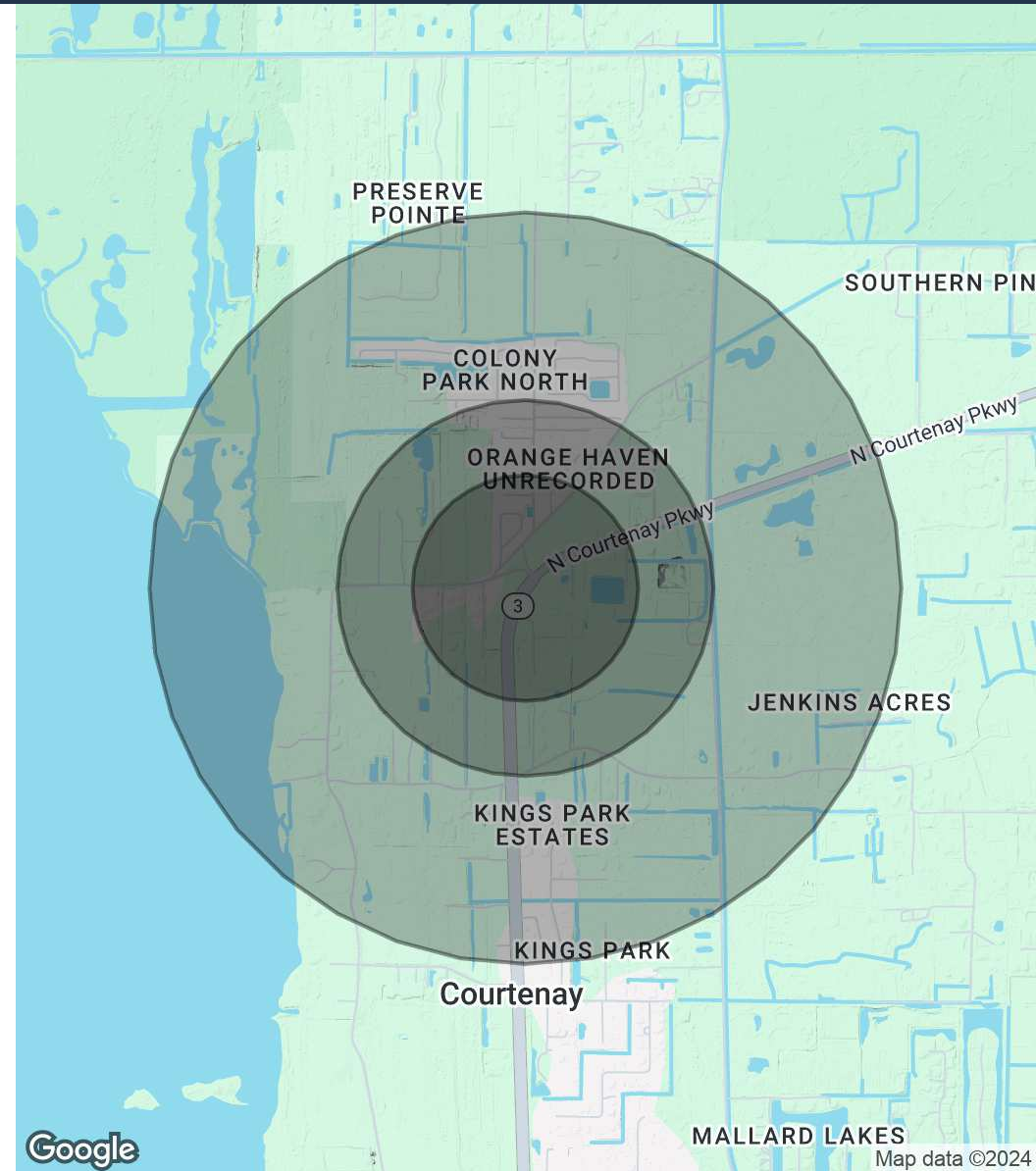
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 78 | 281 | 1,185 |
| Average Age | 45 | 45 | 45 |
| Average Age (Male) | 44 | 44 | 45 |
| Average Age (Female) | 46 | 46 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 30 | 107 | 451 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$116,841 | \$118,526 | \$126,298 |
| Average House Value | \$507,872 | \$512,263 | \$532,516 |

Demographics data derived from AlphaMap



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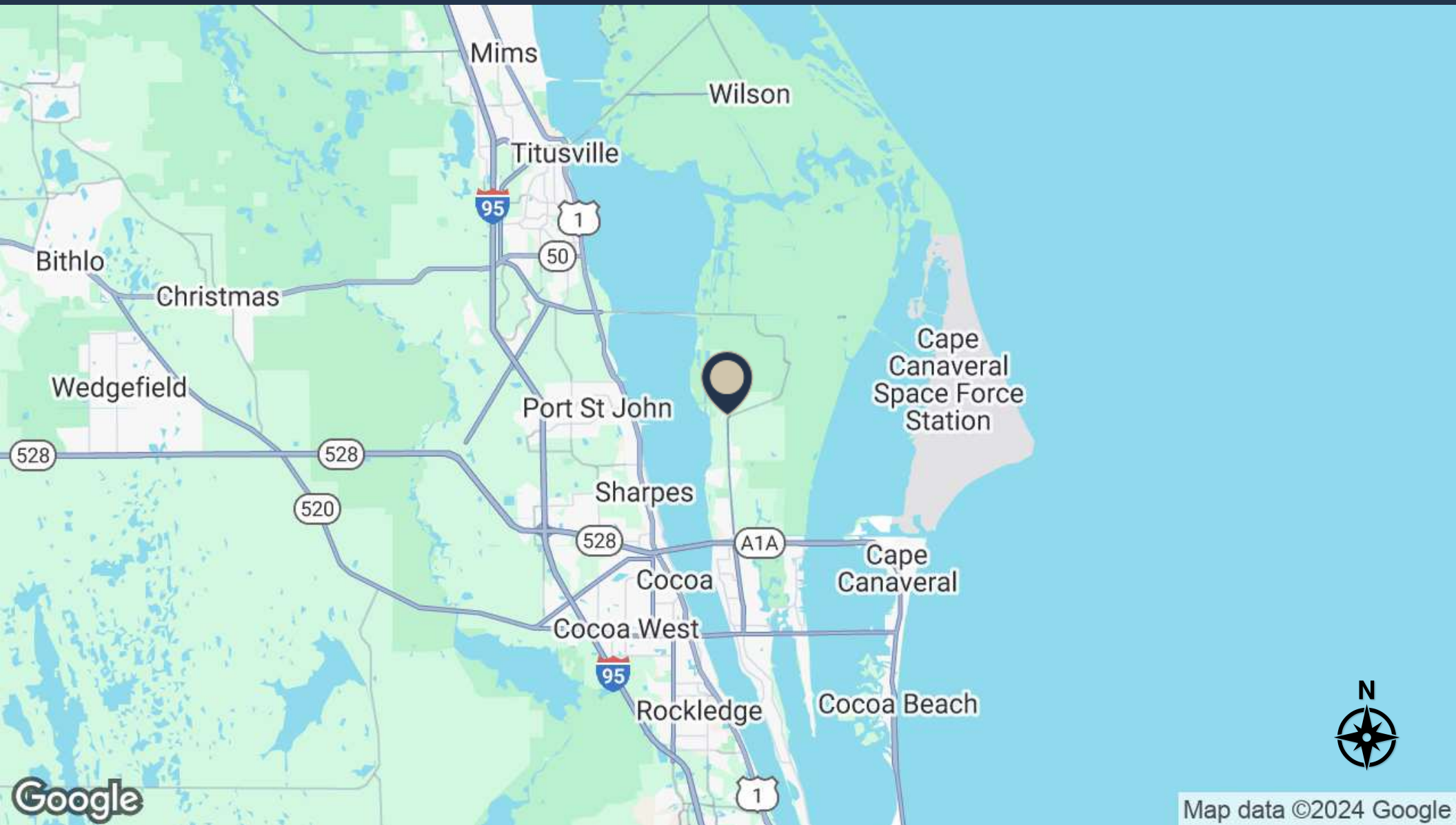
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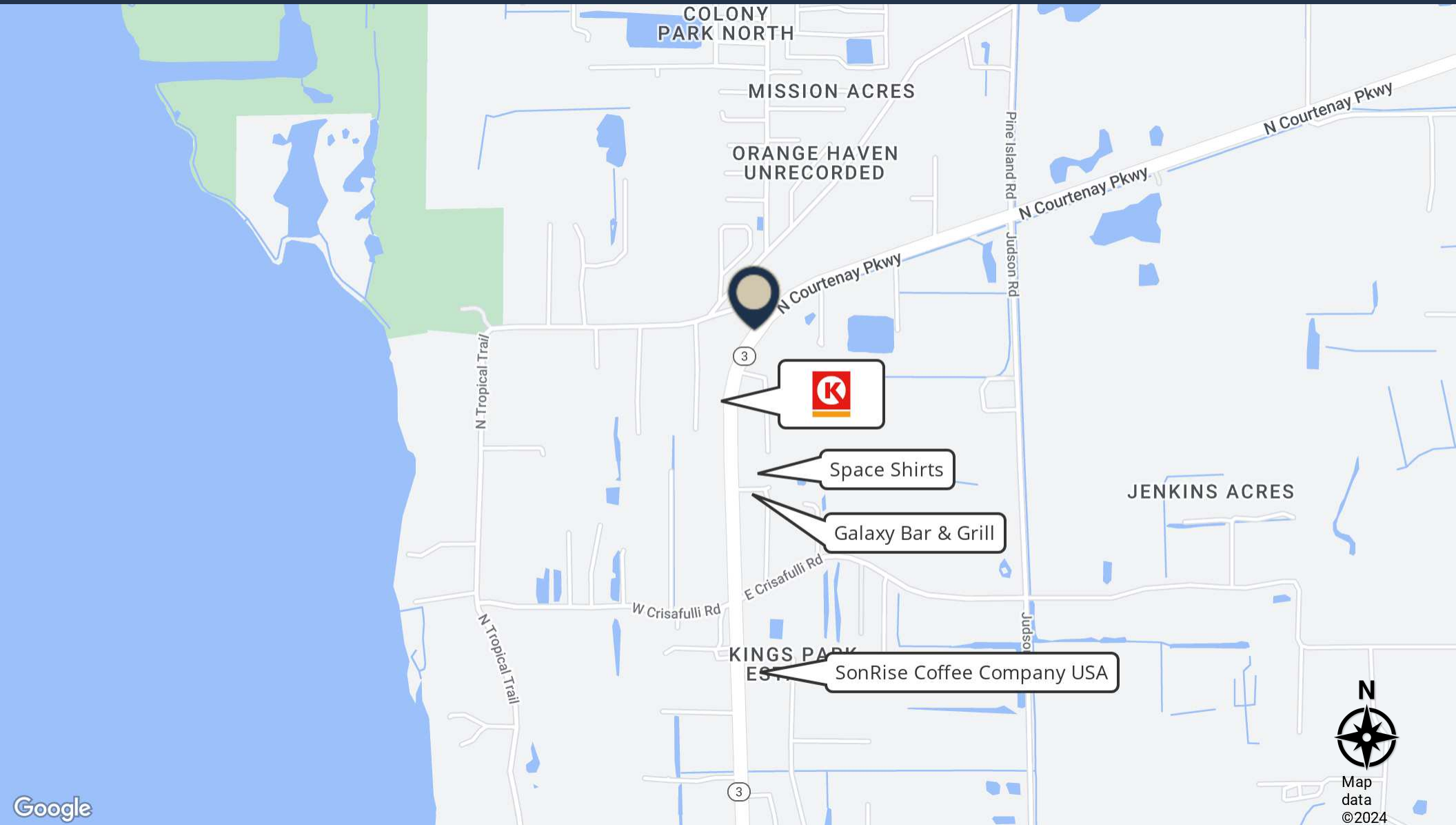
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