

# EXECUTIVE SUMMARY

• 595 N Courtenay Pkwy Merritt Island, FL 32953



## OFFERING SUMMARY

**Available SF:** 2,200 - 2,840 SF

## PROPERTY OVERVIEW

**Lease Rate:** \$13.00 SF/yr (\$7.57 NNN)

Unit 204:  
Office space  
1 executive office and 3 offices  
storage closet and break room  
one bathroom

**Lot Size:** 0.23 Acres

Unit 206:  
Medical office space  
5 exam rooms  
Private client restroom  
1 office, waiting room, reception area, lab room, and admin room

**Building Size:** 20,790 SF

## LOCATION OVERVIEW

**Zoning:** BU-I

Located in Merritt Island on N Courtenay Pkwy  
Great location with freestanding office building  
6.9 miles to I-95  
0.7 miles off of E Merritt Island Cswy  
2.7 miles to US 1

## ROB BECKNER, SIOR

Principal  
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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.

## Lightle Beckner Robison, Inc.

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# AVAILABLE SPACES

• 595 N Courtenay Pkwy Merritt Island, FL 32953

**Lease Rate:** \$13.00 SF/YR (\$7.57 NNN)

**Total Space** 2,200 - 2,840 SF

**Lease Type:** \$7.57 NNN

**Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Unit 204		\$13.00 SF/YR	\$7.57 NNN	2,200 SF	Negotiable	
Unit 206		\$13.00 SF/YR	\$7.57 NNN	2,840 SF	Negotiable	

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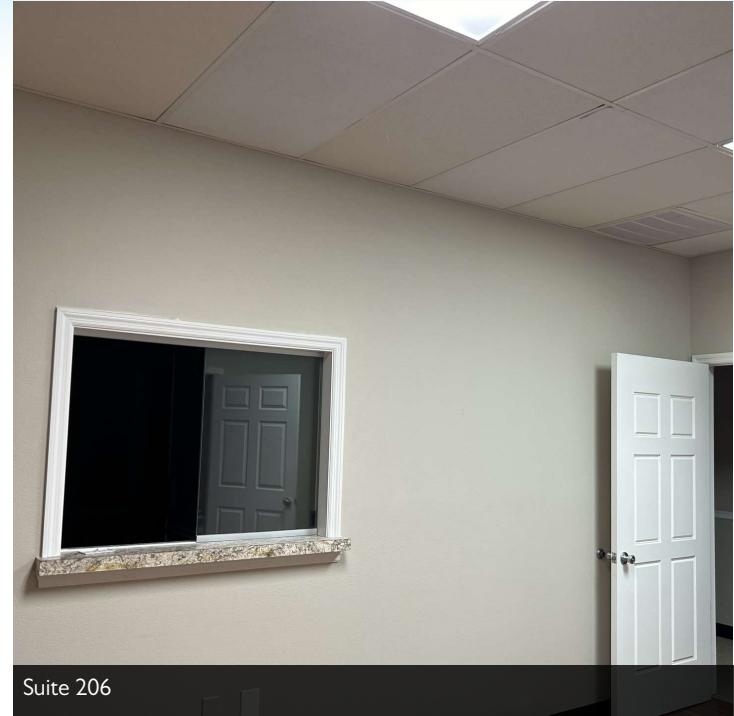
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# ADDITIONAL PHOTOS

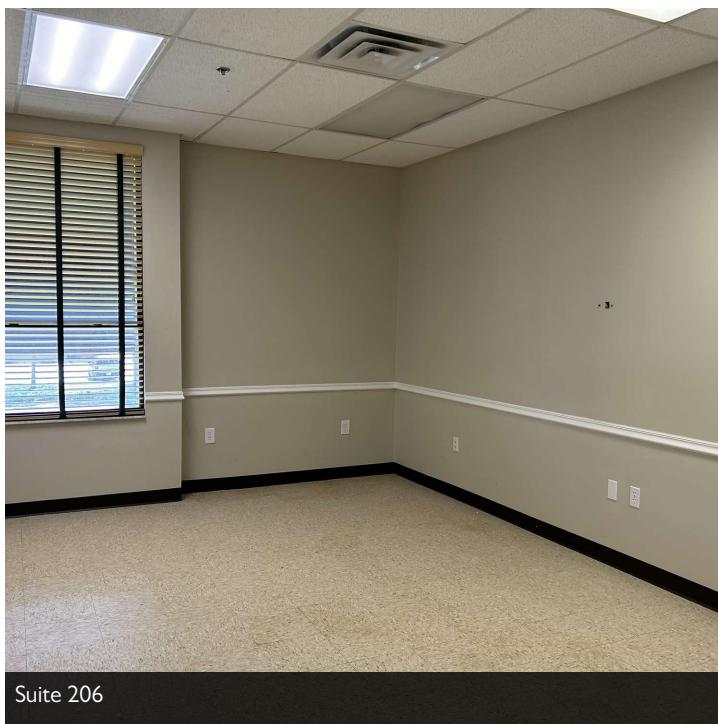
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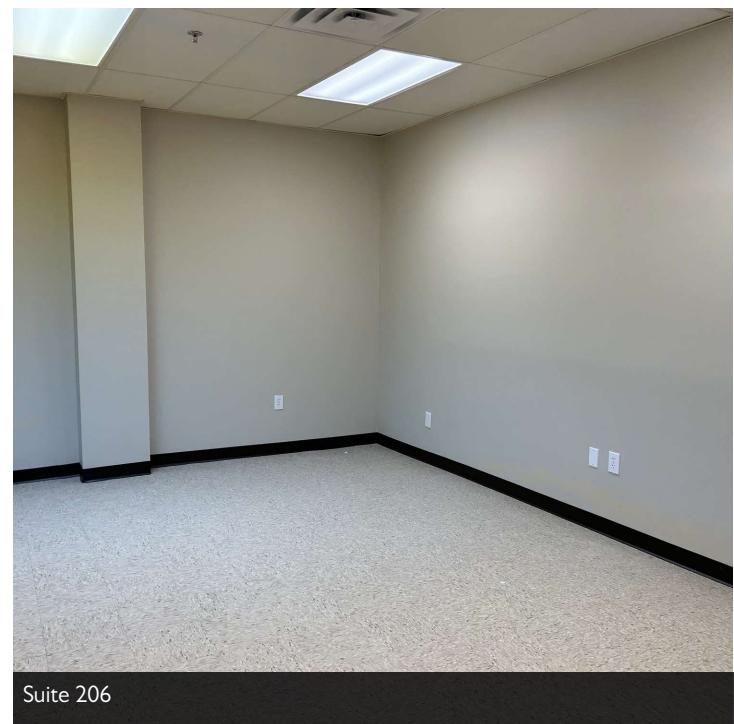
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Suite 206



Suite 206



Suite 206

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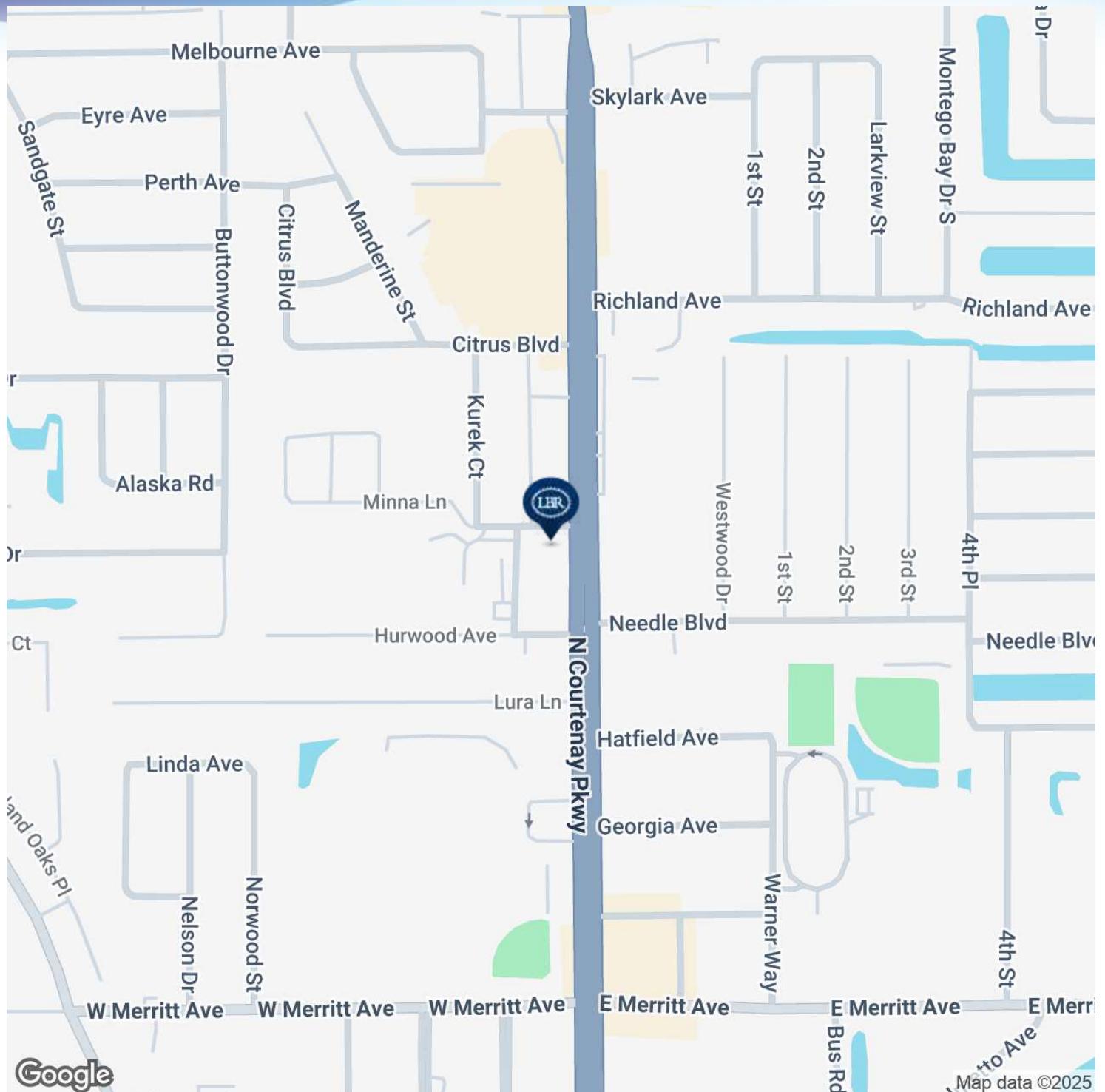
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# LOCATION MAP

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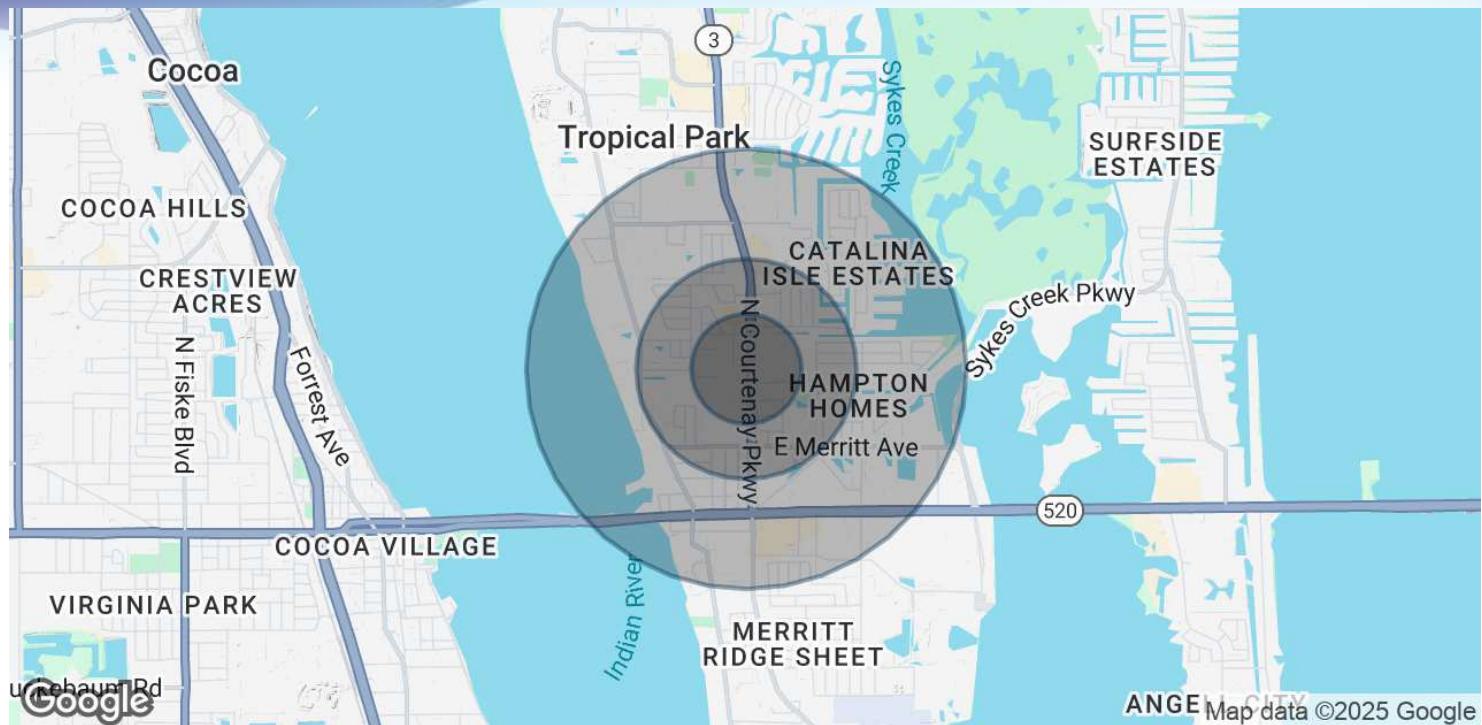
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# DEMOCRAPHICS MAP & REPORT

• 595 N Courtenay Pkwy Merritt Island, FL 32953



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	795	2,906	7,917
Average Age	40.2	40.6	41.1
Average Age (Male)	39.6	41.0	39.8
Average Age (Female)	37.8	39.1	42.2

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	530	1,870	4,166
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$40,772	\$42,377	\$53,772
Average House Value	\$530,439	\$285,402	\$333,454

\* Demographic data derived from 2020 ACS - US Census

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