



950 N Courtenay Pkwy, Merritt Island, FL 32953

\$12/SF/YR

\$1/SF/MO

OFFICE/RETAIL/MEDICAL/RESTAURANT

Office | 1 space available | 2,653 sq. ft. - 2,663 sq. ft.



Eugene Noska
FL
954.822.0556

Listing Added: 02/03/2022
Listing Updated: 09/13/2022



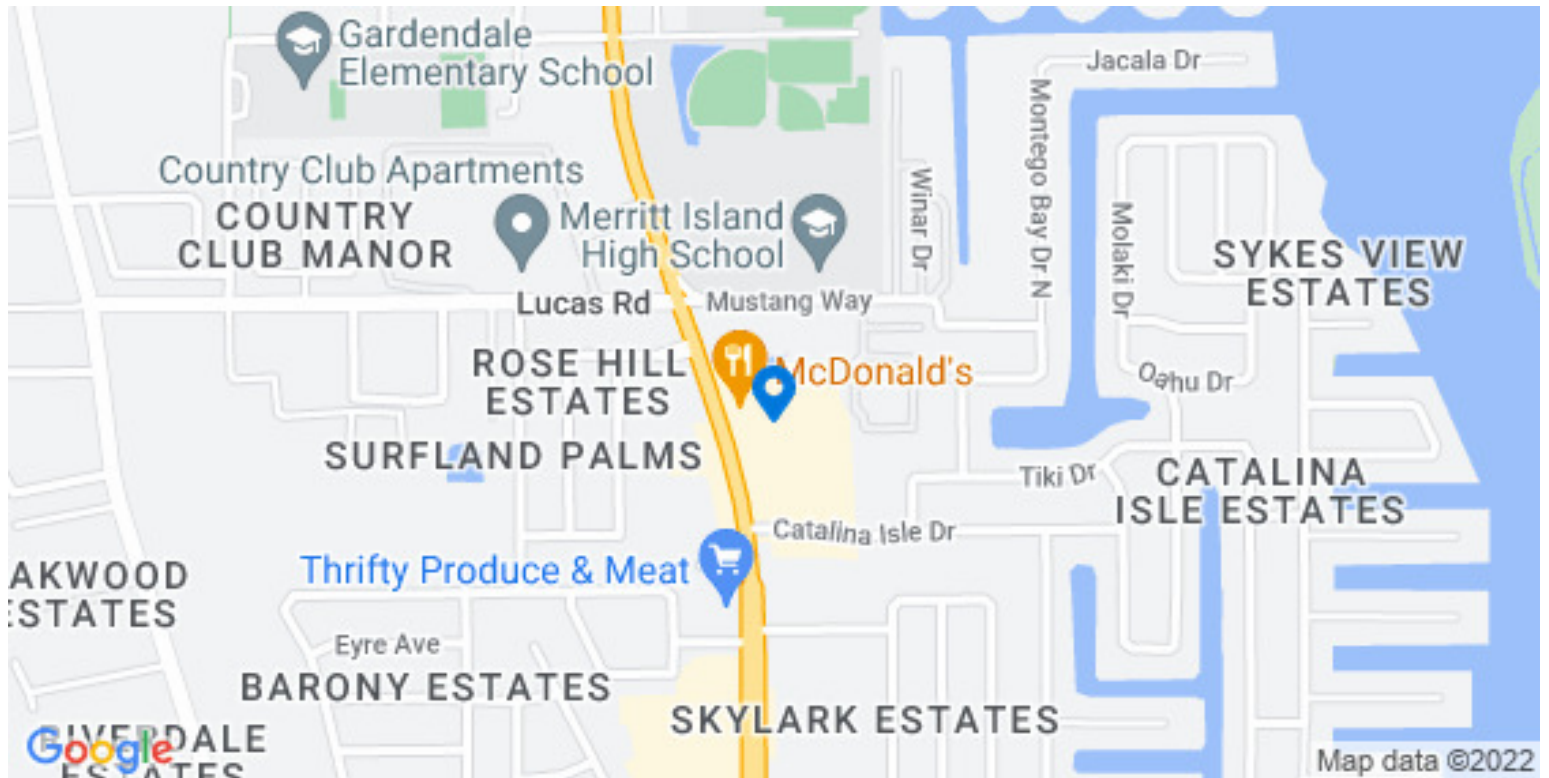
Building Details

Property Type	Office, Retail, Restaurant
Subtype	Medical Office
Tenancy	Multiple
Total Building SQFT	40,000
Minimum Divisible SQFT	2,653
Max Contiguous SQFT	2,663
Total Building Suites	21
Vacant SQFT	2,653
Lot Size (acres)	4
Class	B
Year Built	1986
Buildings	1
Stories	1
Ceiling Height	10
Total Parking Spaces	150
Elevators	No
County	Brevard County

Building Description

Rarely available corner unit with approximately 2,635 sf. Currently set up as medical office. Can also be retail, restaurant or other uses. Neighboring businesses - 2 medical offices, restaurants, bars, supply store. Nearby McDonalds brings a lot of passthrough traffic every day. Visible corner unit

Building Location (1 Location)



Available Space 1 Details

Rarely available corner unit with approximately 2,635 sf. Currently set up as medical office. Can also be retail, restaurant or other uses. Neighboring businesses - 2 medical offices, restaurants, bars, supply store. Nearby McDonalds brings a lot of passthrough traffic every day. Visible corner unit.

Listing Type	Direct
Space Subtype	Medical Office
RSF	2,653 SF
USF	2,653 SF
Min Contiguous SF	1 SF
Max Contiguous SF	2,653 SF
Space Available	2022-10-02T03:59:59.999Z
Parking	150
Rate (Per SF)	\$12 / SF / YR
Lease Type	Modified Gross
Lease term	Negotiable
Total Monthly Rent	\$3,500
Days on Market	222 days

Available Space 1 Floorplan



Park 1 Floor Plan w/restrooms

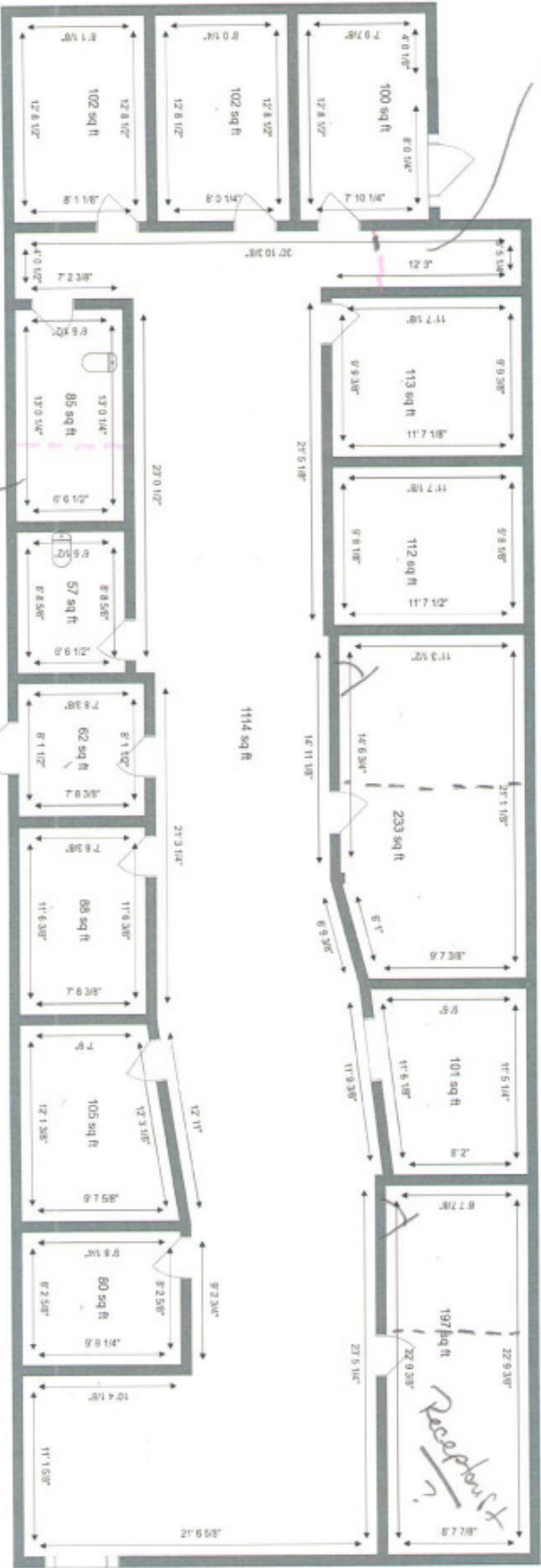
2653 SF

NORTH

Storage Room

Split Large Room
12' 1/2 or 12' 1/4

Split
LARGE ROOM

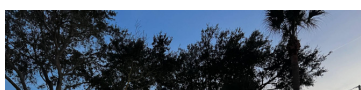
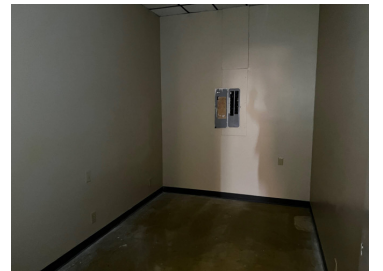
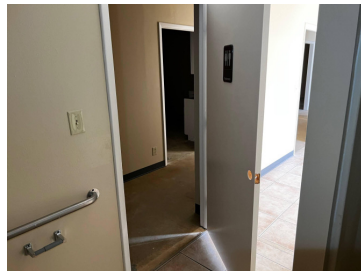
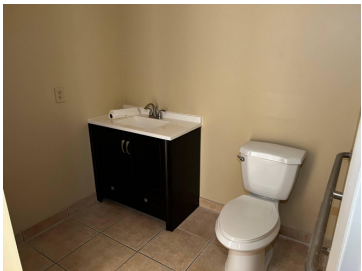
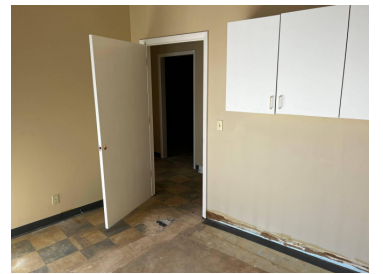


This Plan has 13 Exam Rooms + 1 Exam Room
Plus waiting area + Receptionist Area

Option 1

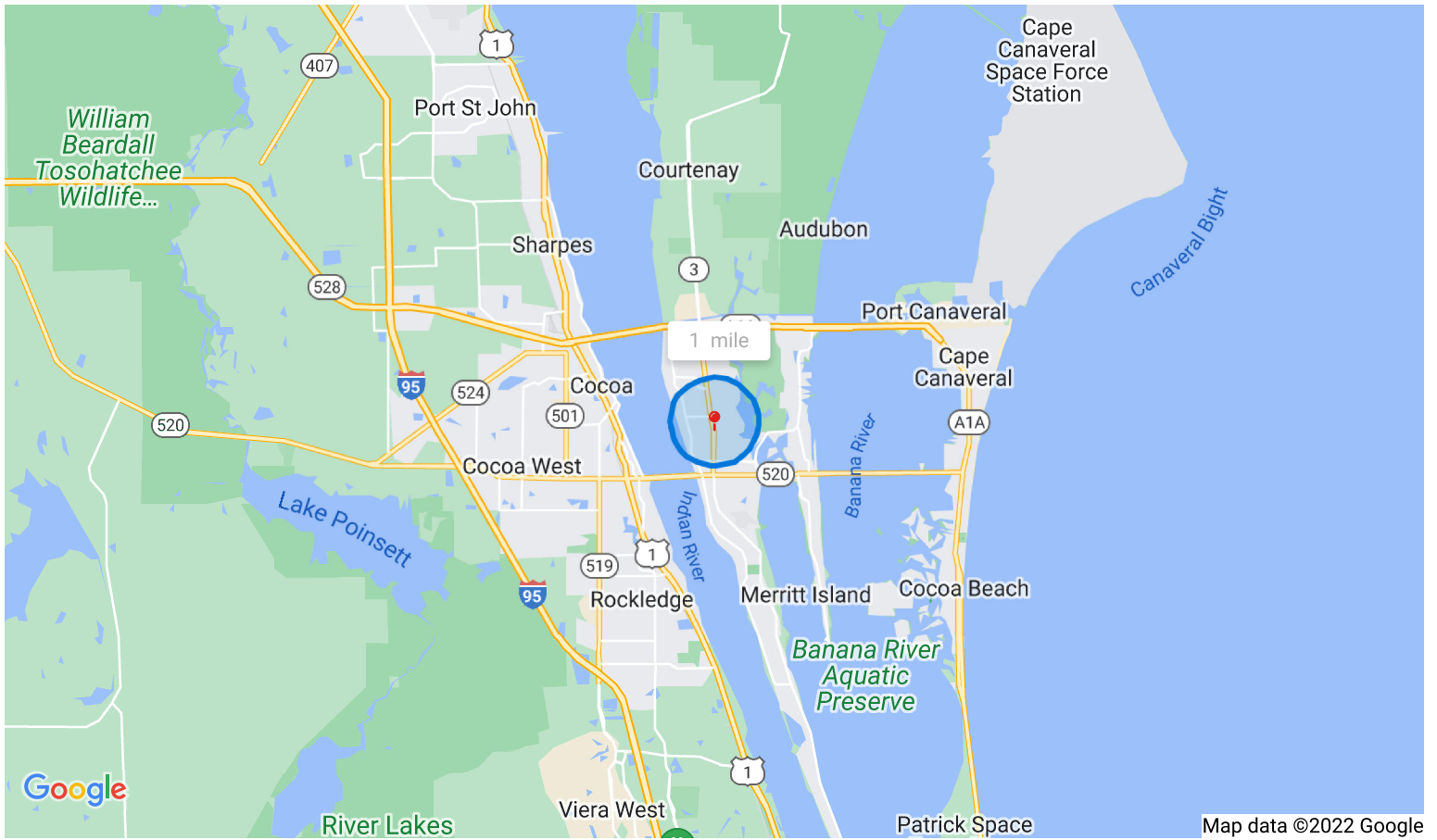
PARKING

Building Photos (26 photos)





Demographic Insights



Population

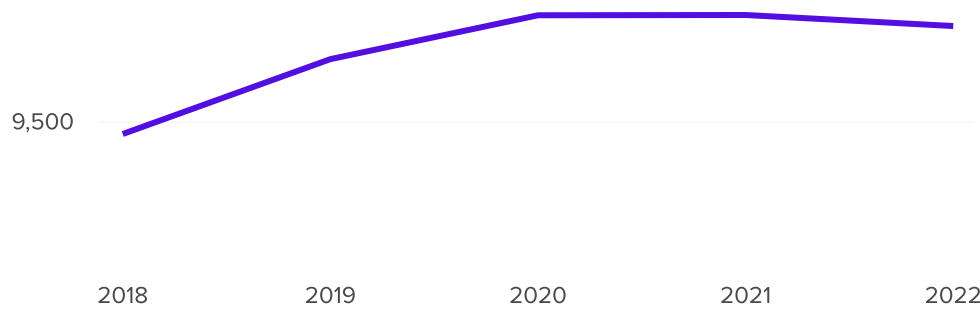
9,855

0%

Compared to 9,896 in 2021

↑ 4%

Compared to 9,454 in 2018



Household Income

\$56.5k

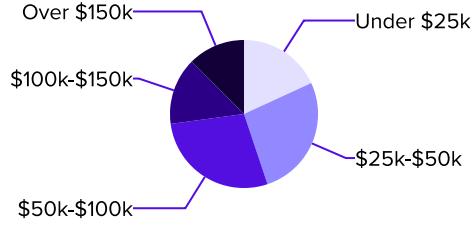
Median Income

\$72.8k

2026 Estimate

↑ 5%

Growth Rate



Age Demographics

47

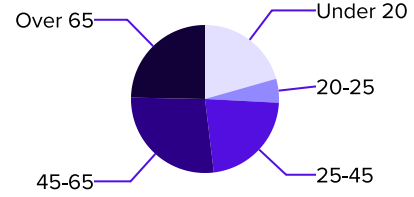
Median Age

47

2026 Estimate

↑ 0%

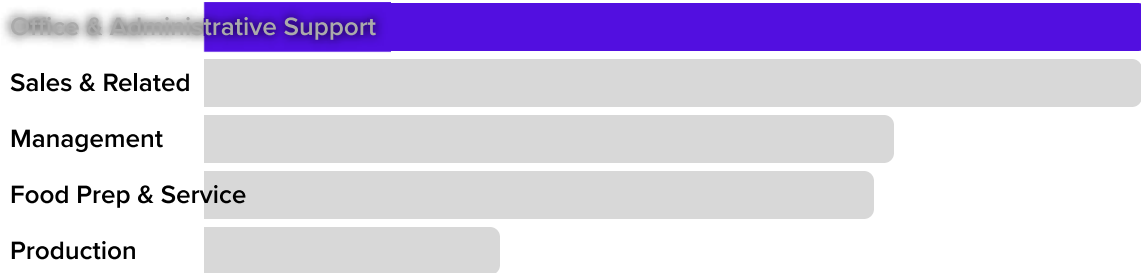
Growth Rate



Number of Employees

3,545

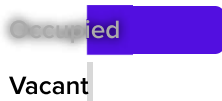
Top 5 Employment Categories



Housing Occupancy Ratio

17:1

16:1 predicted by 2026



Renter to Homeowner Ratio

1:2

1:2 predicted by 2026

