

FOR SUBLEASE

Junior Anchor Space Sublease Available

230 N Courtenay Parkway | Merritt Island, FL



Overview

LEASE RATE	Contact Broker
AVAILABLE SF	22,039 SF
LEASE EXPIRATION	12/31/2024 + options

Description

- Junior Anchor available for Sublease, formerly DD's Discount Department Store
- Located at the SEC Merritt Island Avenue & Courtenay Parkway
- Anchors include: Ross and Home Depot
- Cocoa Beach welcomes 2.4 million visitors per year and is located less than 6 miles east of site
- Port Canaveral is the second busiest cruise port in the world with +/- 37,761,000 passengers annually; located less than 10 miles from site



Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	7,340	41,749	87,312
2024 Growth	0.71%	0.87%	0.94%
Median Household Income	\$43,409	\$50,363	\$53,690
Daytime Population	11,527	49,235	91,745

Year: 2020 | Source: ESRI

Traffic Counts

Courtenay Pkwy	26,500 VPD
W Merritt Ave	17,700 VPD

Year: 2019 | Source: FDOT

Contact

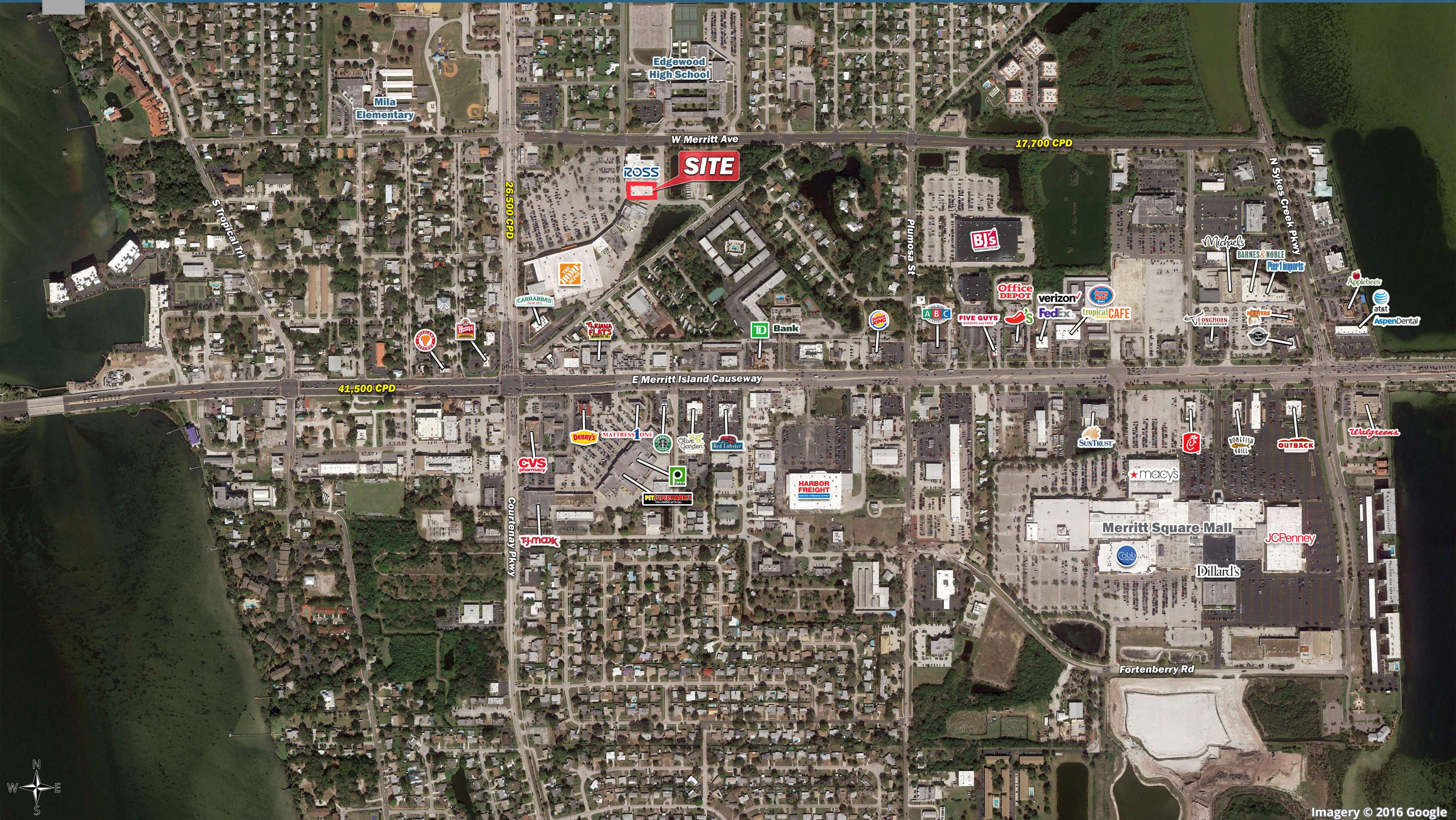
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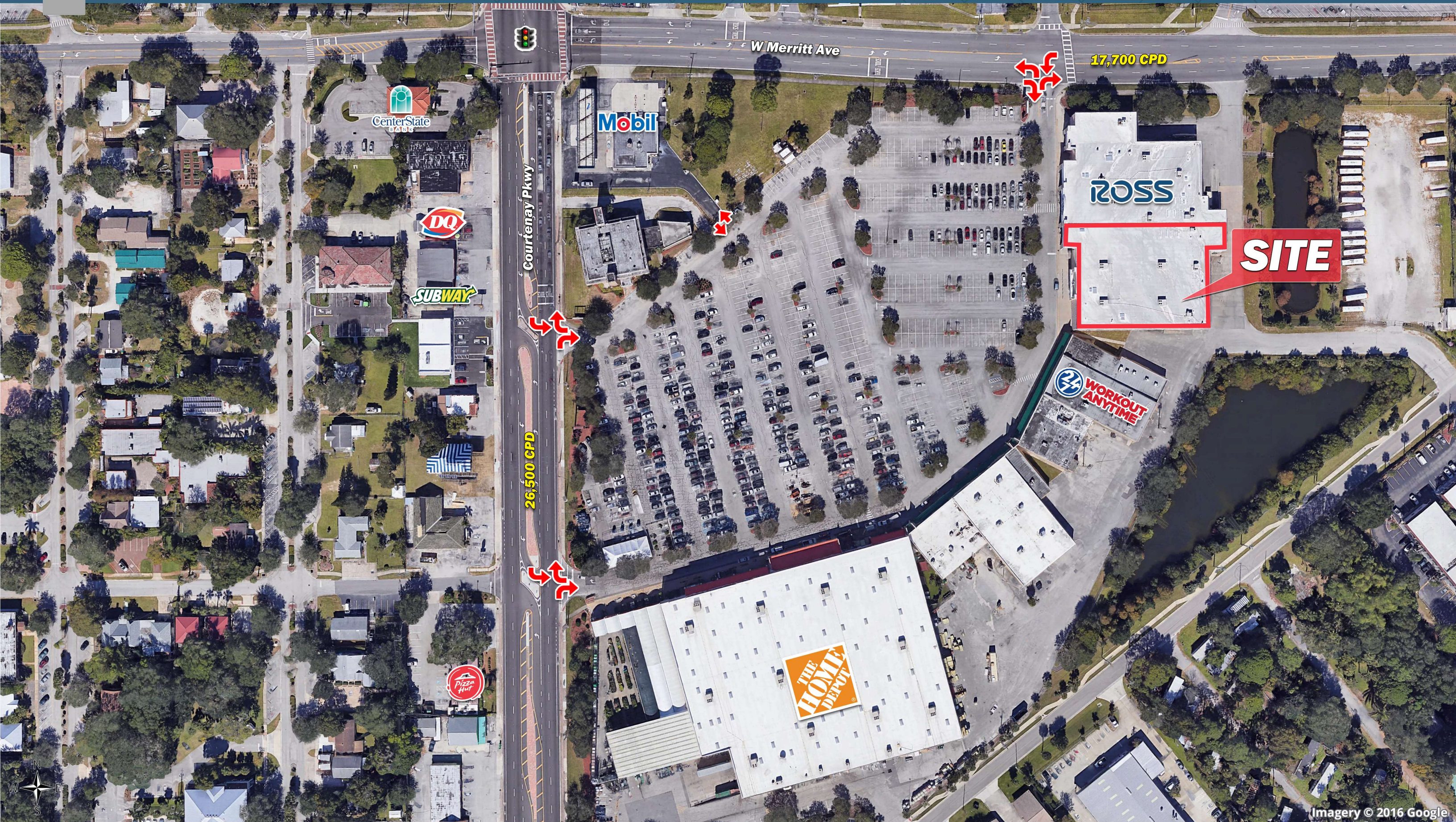
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Executive Summary

230 N Courtenay Parkway | Merritt Island, FL



	1 mile	3 miles	5 miles
Population			
2019 Population	7,340	41,749	87,312
2000 Population	7,738	41,988	78,442
2010 Population	7,024	39,156	81,183
2024 Population	7,606	43,589	91,499
2000-2010 Annual Rate	-0.96%	-0.70%	0.34%
2010-2019 Population: Annual Growth Rate	0.48%	0.70%	0.79%
2019-2024 Population: Annual Growth Rate	0.71%	0.87%	0.94%
2019 Median Age	47.9	47.9	46.4
Households			
2000 Households	3,561	17,848	31,977
2010 Households	3,209	16,980	33,594
2019 Total Households	3,318	17,948	35,793
2024 Total Households	3,428	18,694	37,423
2000-2010 Annual Rate	-1.04%	-0.50%	0.49%
2010-2019 Households: Annual Growth Rate	0.36%	0.60%	0.69%
2019-2024 Households: Annual Growth Rate	0.65%	0.82%	0.89%
2019 Average Household Size	2.21	2.31	2.42
Housing Units			
2019 Total Housing Units	4,010	20,786	40,354
2019 Owner Occupied Housing Units	2,026	11,724	24,533
2019 Renter Occupied Housing Units	1,291	6,224	11,260
2019 Vacant Housing Units	692	2,838	4,561
Race and Ethnicity			
2019 White Alone	86.6%	75.9%	75.4%
2019 Black Alone	5.2%	15.5%	15.1%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2019 Asian Alone	2.0%	2.2%	2.4%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Hispanic Origin (Any Race)	10.3%	9.7%	10.6%
Income			
2019 Median Household Income	\$43,409	\$50,363	\$53,690
2019 Average Household Income	\$59,003	\$70,390	\$75,876
Per Capita Income	\$26,579	\$29,913	\$31,197
2019 Population 25+ by Educational Attainment			
Total	5,640	31,224	64,353
High School Graduate	27.4%	24.0%	23.2%
GED/Alternative Credential	5.8%	4.7%	3.9%
Some College, No Degree	23.3%	21.3%	21.9%
Associate Degree	15.2%	14.3%	13.7%
Bachelor's Degree	14.2%	18.1%	18.4%
Graduate/Professional Degree	7.5%	9.7%	10.9%
Data for all businesses in area			
Total Businesses:	918	2,931	4,551
Total Employees:	7,378	24,053	40,498
Total Residential Population:	7,340	41,749	87,312
Employee/Residential Population Ratio:	1.01:1	0.58:1	0.46:1
2019 Total Daytime Population	11,527	49,235	91,745
Workers	7,844	26,400	43,985
Residents	3,683	22,835	47,760

Source: Esri, Esri and Infogroup, U.S. Census

January 22, 2020