



PROPERTY DESCRIPTION

Retail storefronts on Merritt Island's major north/south artery.

A neighborhood retail center on N Courtenay Pkwy (SR 3) in northern Merritt Island.

Monument and building signage.

High traffic count: 34,000 AADT (25)

LOCATION DESCRIPTION

Property is located just south of Skyline Blvd. on N. Courtenay Pkwy.

DISTANCES:

- .7 mile SR 528
- 1 mile Merritt Island High School
- 2.5 miles SR 520 (Merritt Island Cswy.) Direct storefront parking available.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (\$3.13/sf NNN + \$30/mo Water)
Available SF:	1,020 SF
Lot Size:	1.88 Acres
Building Size:	17,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,064	11,155	26,588
Total Population	4,766	25,674	61,367
Average HH Income	\$82,216	\$65,173	\$59,519

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Courtenay Shopping Center
For Lease



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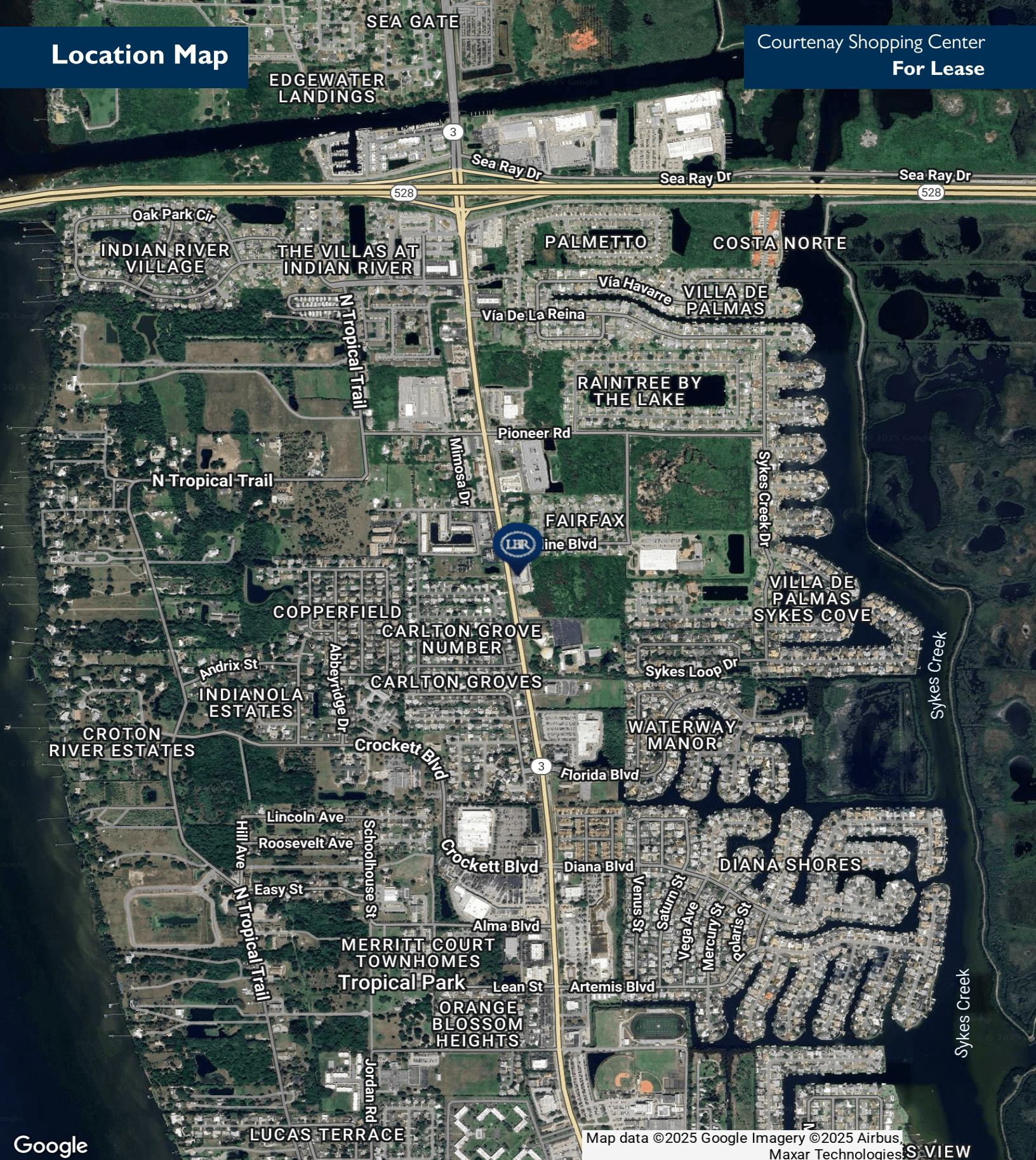
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Location Map

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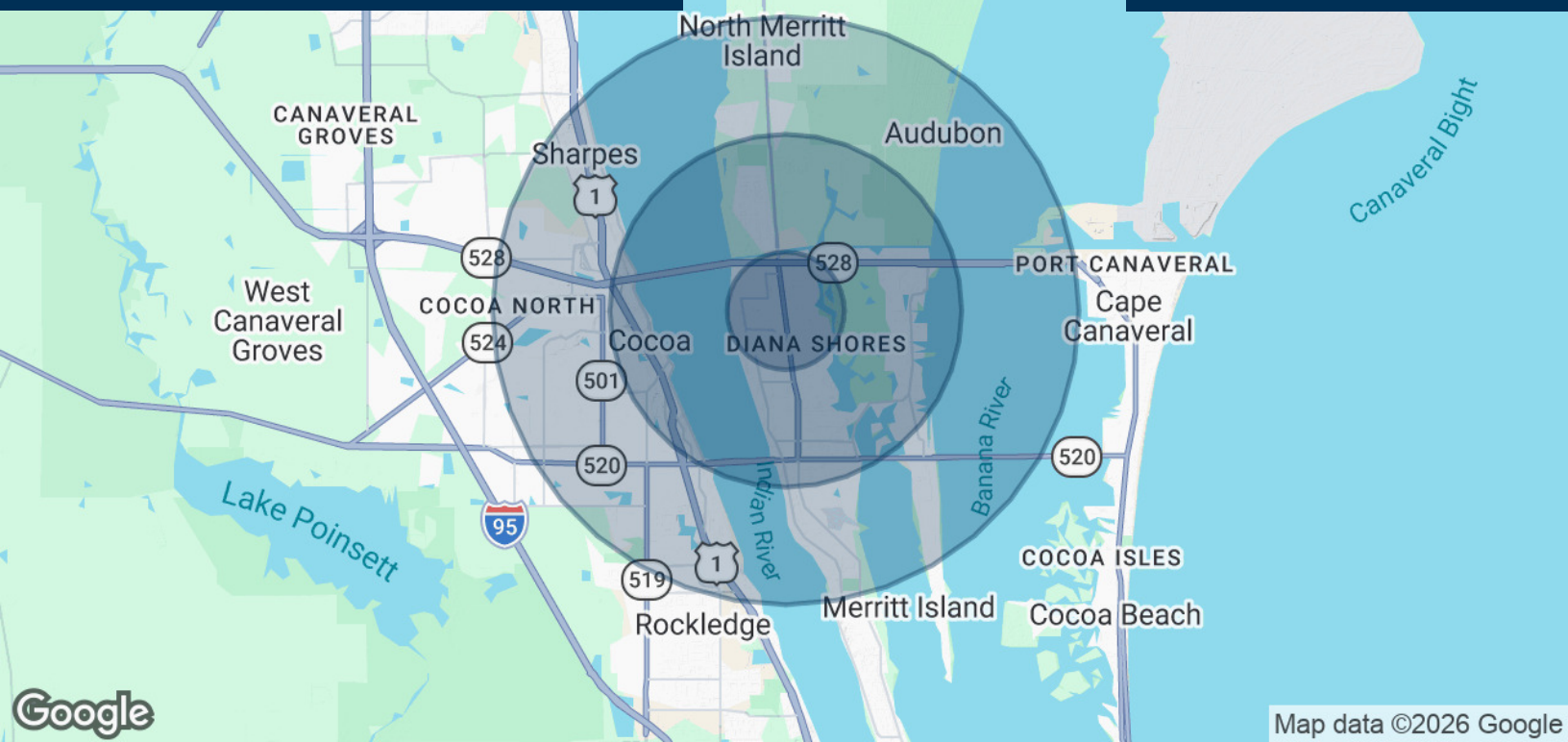
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Demographics Map & Report

Courtenay Shopping Center
For Lease



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,766	25,674	61,367
Average Age	48.3	45.7	43.4
Average Age (Male)	47.2	44.5	42.3
Average Age (Female)	49.9	45.8	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,064	11,155	26,588
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$82,216	\$65,173	\$59,519
Average House Value	\$321,032	\$267,835	\$246,900

2020 American Community Survey (ACS)

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