

Former Steward Medical Condos

On N Courtenay Pkwy!

WATSON
COMMERCIAL
REAL ESTATE, INC



ADDRESS

**2400 N Courtenay Pkwy
Merritt Island, FL 32953
Unit 2 & 3**

SIZE

10,054 SF
Square Foot

TYPE

BLDG
Medical

ZONING

AU
Commercial

PRICE

\$1,250,000

Property Highlights:

- ✔ **Unit 2 - 1,760 SF**
- ✔ **Unit 3 - 8,294 SF**
- ✔ **Fixtures:** All Furniture, Fixtures and Equipment Included.
- ✔ **Two Operating Rooms & Recovery Rooms**
- ✔ **Lab Room & Multiple Exam Rooms**
- ✔ **Men's & Women's Locker Rooms with showers.**
- ✔ **Traffic count:** 34,000 daily traffic count.



Duane A. Watson

Broker

Office: (321) 459-0000 Ext. 15
Cell: (321) 223-8845



Jay Pope

Sales Associate

Office: (321) 459-0000 ext. 12
Cell: (407) 617-1223

2400 N Courtenay Pkwy Unit 2 & 3 Merritt Island, Fl 32953



Summary

PRICE:	\$1,250,000
TYPE:	Concrete Building
ZONING:	AU
SIZE:	10,054 SF

Property Demographics

	2 MILE	5 MILE	10 MILE
2029 Population Projection:	15,268	78,459	206,275
Avg Household Income	\$102,727	\$84,105	\$92,215
2029 Household Projection:	6,377	33,670	90,673



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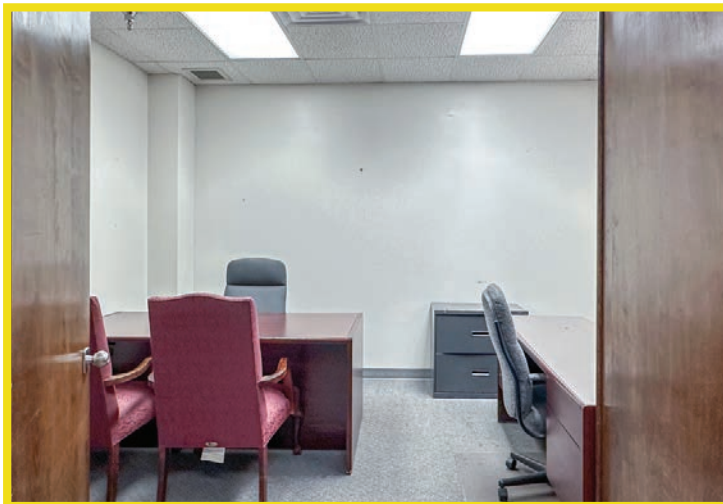
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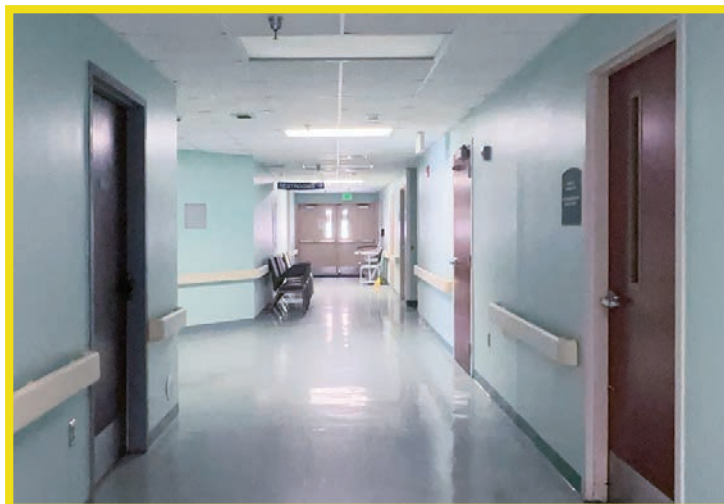
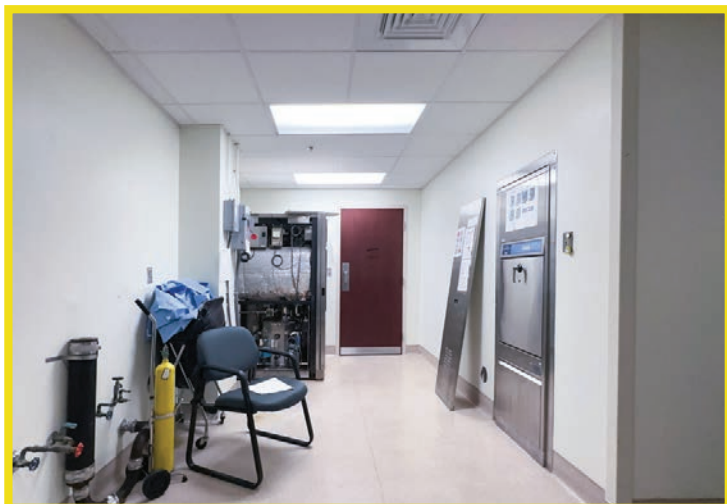
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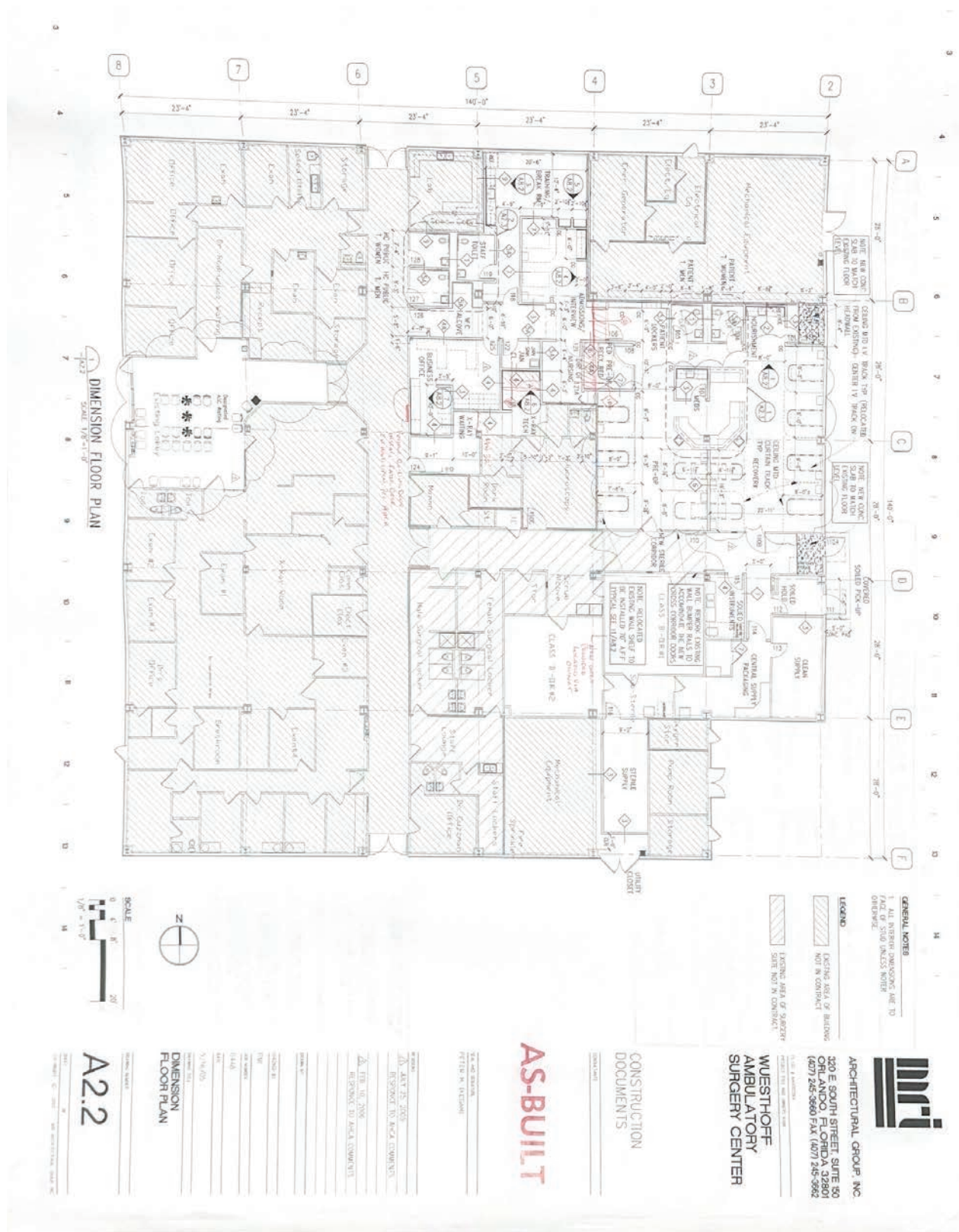


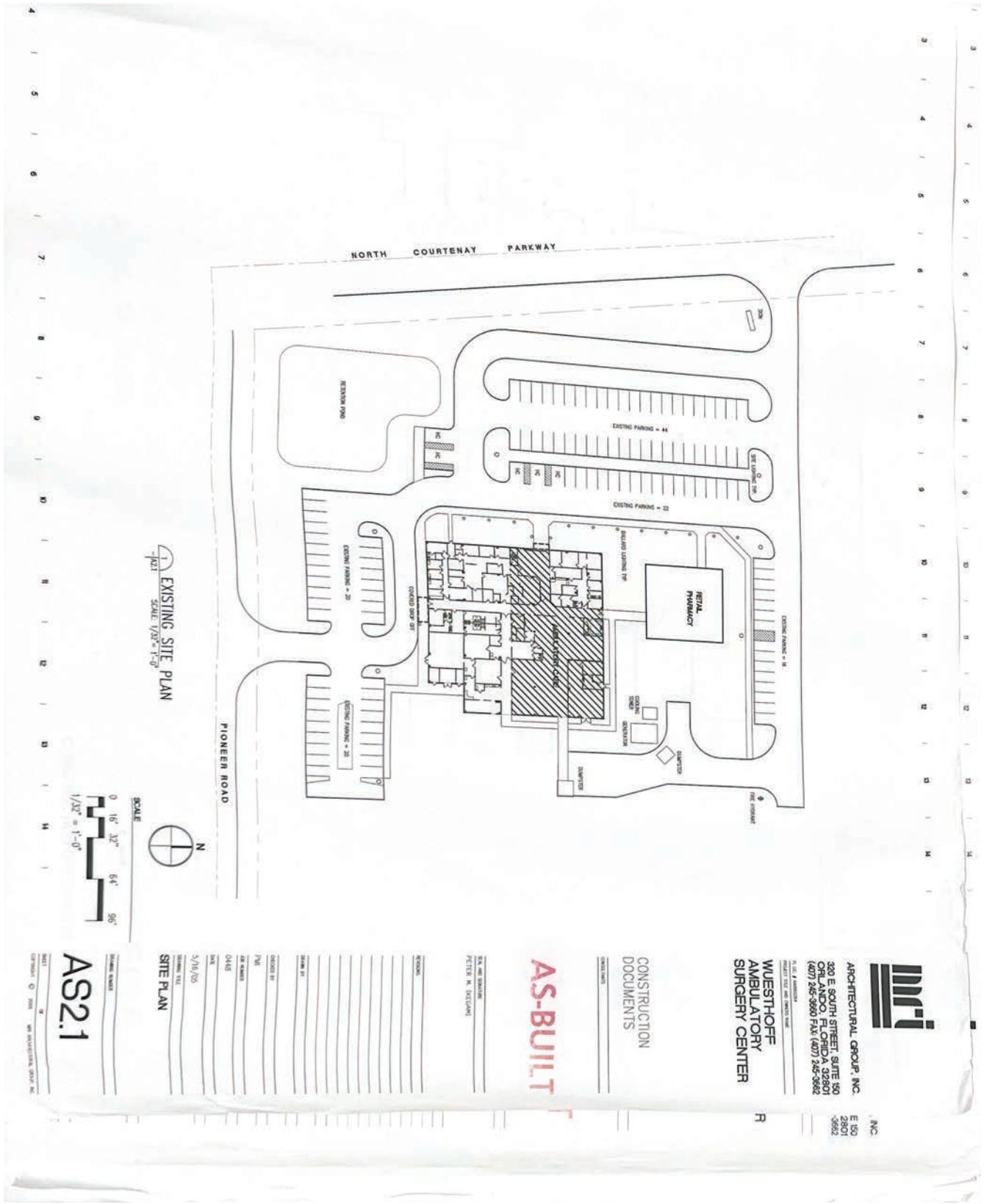
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1-101 EXISTING SITE PLAN
SCALE: 1/32" = 1'-0"



AS2.1

DATE: 5/16/20
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 DESIGNED BY: [blank]
 AS NUMBER: [blank]
 O&D: [blank]
 DATE: [blank]
 SHEET NO.: [blank]
 TOTAL SHEETS: [blank]

CONSTRUCTION DOCUMENTS

AS-BUILT

WESTHOFF AMBULATORY SURGERY CENTER



ARCHITECTURAL GROUP, INC.
 301 E. SOUTH STREET, SUITE 150
 MERRITT ISLAND, FLORIDA 32951
 (407) 245-9800 FAX (407) 245-9862

NC

2400 N Courtenay Pkwy Unit 2 & 3 Merritt Island, FL 32953

2400 N Courtenay Pkwy, Merritt Island, FL 32953

Building Type: **Class C Office** Total Available: **0 SF**
 Class: **C** % Leased: **100%**
 RBA: **17,536 SF** Rent/SF/Yr: **-**
 Typical Floor: **17,536 SF**



Radius	2 Mile	5 Mile	10 Mile
Population			
2029 Projection	15,268	78,459	206,275
2024 Estimate	14,167	71,794	187,942
2020 Census	14,943	69,812	177,941
Growth 2024 - 2029	7.77%	9.28%	9.75%
Growth 2020 - 2024	-5.19%	2.84%	5.62%
2024 Population by Hispanic Origin	1,310	8,869	19,180
2024 Population	14,167	71,794	187,942
White	10,932 77.17%	50,469 70.30%	143,106 76.14%
Black	1,101 7.77%	9,435 13.14%	16,940 9.01%
Am. Indian & Alaskan	42 0.30%	363 0.51%	776 0.41%
Asian	421 2.97%	1,338 1.86%	3,679 1.96%
Hawaiian & Pacific Island	38 0.27%	101 0.14%	252 0.13%
Other	1,634 11.53%	10,087 14.05%	23,189 12.34%
U.S. Armed Forces	45	192	709
Households			
2029 Projection	6,377	33,670	90,673
2024 Estimate	5,933	30,847	82,514
2020 Census	6,314	30,054	77,145
Growth 2024 - 2029	7.48%	9.15%	9.89%
Growth 2020 - 2024	-6.03%	2.64%	6.96%
Owner Occupied	4,199 70.77%	20,125 65.24%	59,030 71.54%
Renter Occupied	1,734 29.23%	10,722 34.76%	23,484 28.46%
2024 Households by HH Income			
Income: <\$25,000	709 11.95%	6,595 21.38%	14,823 17.96%
Income: \$25,000 - \$50,000	1,167 19.67%	7,314 23.71%	16,559 20.07%
Income: \$50,000 - \$75,000	831 14.01%	4,519 14.65%	11,753 14.24%
Income: \$75,000 - \$100,000	791 13.33%	3,376 10.94%	10,640 12.89%
Income: \$100,000 - \$125,000	621 10.47%	2,667 8.65%	8,902 10.79%
Income: \$125,000 - \$150,000	617 10.40%	2,039 6.61%	6,653 8.06%
Income: \$150,000 - \$200,000	676 11.40%	2,102 6.81%	6,664 8.08%
Income: \$200,000+	520 8.77%	2,234 7.24%	6,521 7.90%
2024 Avg Household Income	\$102,727	\$84,105	\$92,215
2024 Med Household Income	\$83,186	\$58,587	\$70,992

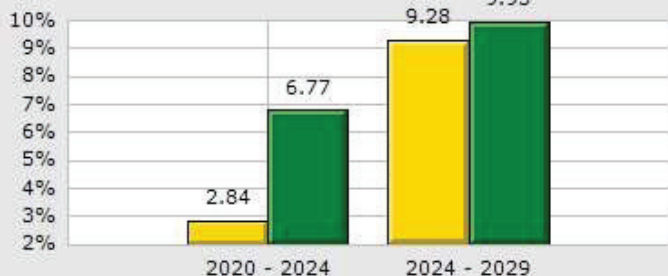
Demographic Market Comparison Report

2400 N Courtenay Pkwy, Merritt Island, FL 32953

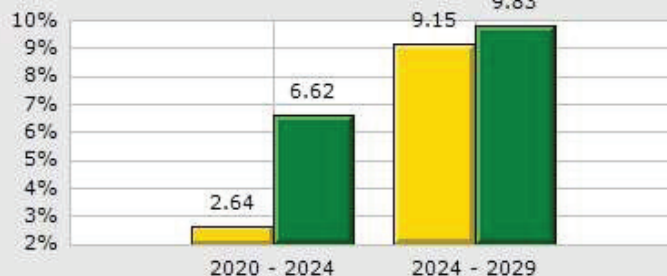
Type: **Class C Office/Medical**
 County: **Brevard**

5 Mile
County

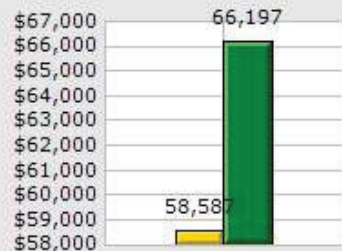
Population Growth



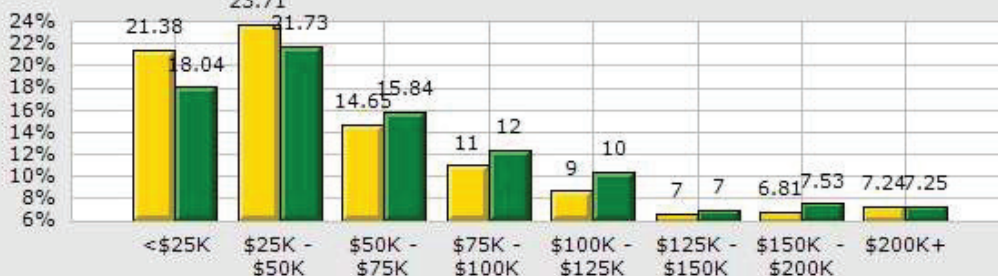
Household Growth



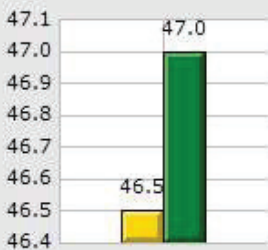
2024 Med Household Inc



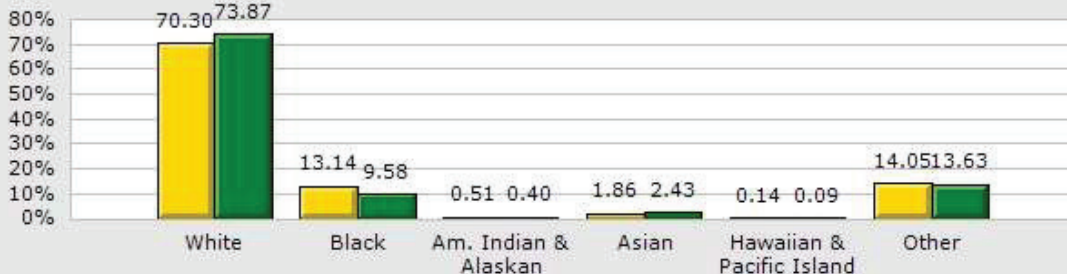
2024 Households by Household Income



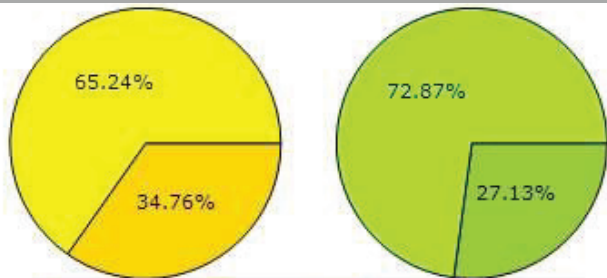
2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

