

# Turnkey Medical Office Suite For Sale

Fully built-out 5,550 SF medical office ready for patient care and future growth.

**WATSON**  
COMMERCIAL  
REAL ESTATE, INC

*Health  
First*  
NEW HOSPITAL

E Merritt Island Cswy  
AADT 29,000

*Wawa*

SITE

Olive  
Garden  
ITALIAN KITCHEN

Publix

TJ-maxx

S Courtenay Pkwy  
AADT 27,500

DOLLAR GENERAL

JJ  
TIMMY JOHN'S  
SANDWICHES

HOME  
DEPOT



### Why Lease When You Can Own?

Own a ready-to-use medical office near major healthcare traffic, where outpatient care growth continues to drive strong practice demand.

#### ADDRESS

255 Fortenberry Rd  
STE A1 Merritt Island,  
FL 32952

#### BLDG SIZE

5,550 SF  
Square Feet

#### LOT SIZE

0.13 AC  
Acres

#### ZONING

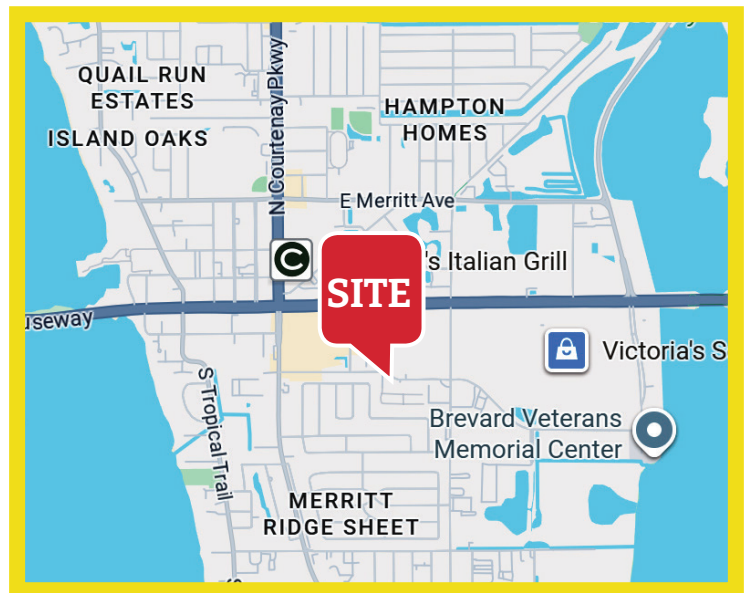
BU-1  
Commercial

#### PRICE

\$1,160,000

## Property Highlights:

- ✔ Near Merritt Island's New Health First Hospital
- ✔ 5,550 SF Turnkey Medical Office Suite
- ✔ 6 Fully Built-Out Exam Rooms
- ✔ Spacious Waiting Room & Reception Area
- ✔ Administrative, Billing & Physician Office Space
- ✔ Dedicated Lab & Nursing Stations
- ✔ Ideal for Primary Care, Specialty Care, Wellness, Therapy & Medical Support Services
- ✔ Opportunity to Own Instead of Lease



**Duane A. Watson**

*Broker*

Office: (321) 459-0000  
Cell: (321) 223-8845



**Jay Pope, MBA**

*Sales Associate*

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

# 255 Fortenberry Rd STE A1, Merritt Island, FL 32952



## Summary

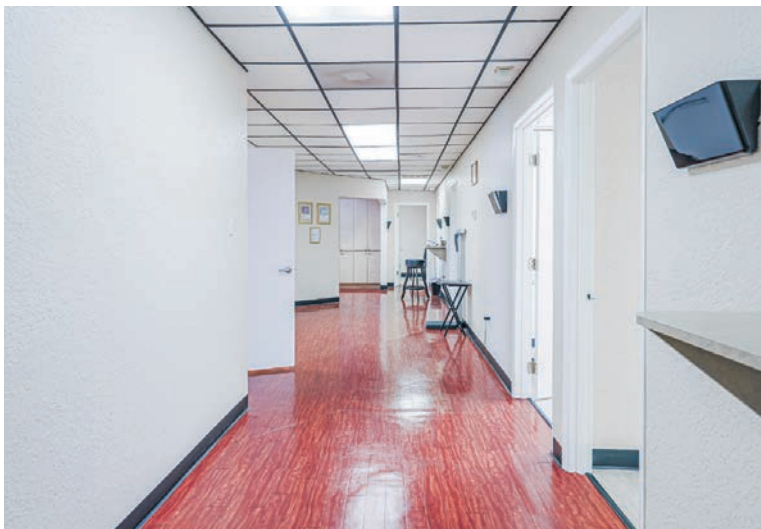
<b>PRICE:</b>	\$1,160,000
<b>TYPE:</b>	Medical Office
<b>BLDG SIZE:</b>	5,550 SF
<b>Zoning:</b>	BU-1

## Property Demographics

	2 MILE	5 MILE	10 MILE
<b>2029 Population Projection:</b>	21,958	97,813	225,452
<b>Avg Household Income:</b>	\$80,428	\$89,402	\$95,327
<b>2029 Household Projection:</b>	10,238	41,297	99,535



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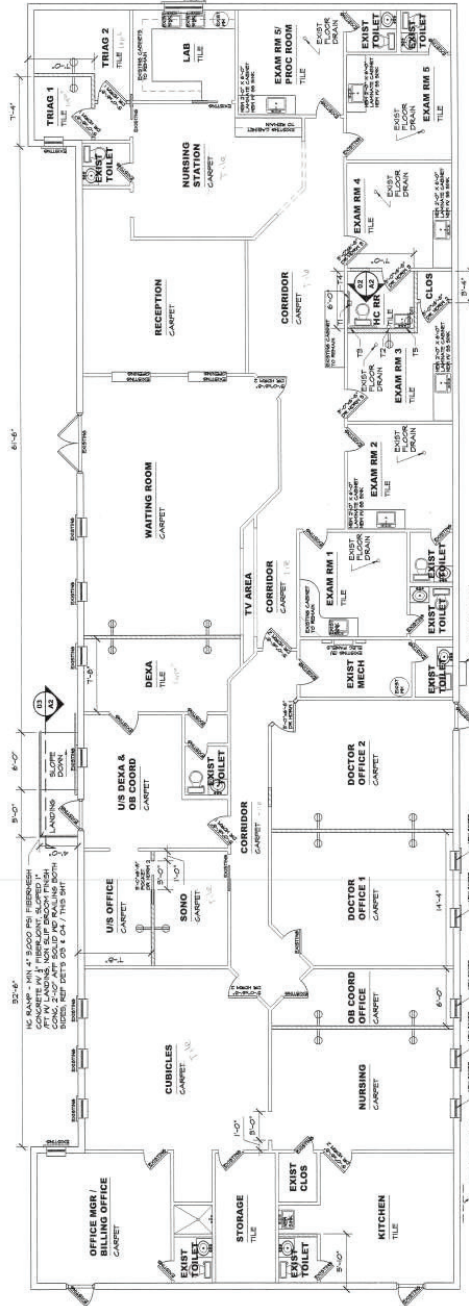
# 255 Fortenberry Rd STE A1, Merritt Island, FL 32952



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OWNER: DEL RIOS DOCTORS OFFICE PROJECT: DEL RIOS DOCTORS OFFICE BUILDING REPAIR, RENOVATION & ADDITION ADDRESS: 255 FORTENBERRY RD, STE A1, MERRITT ISLAND, FL 32952		DATE: 07/20/2019 TIME: 10:00 AM DRAWING NO: 2019-001
PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 07/20/2019	PERMITTED BY: [Signature] DATE: 07/20/2019	SCALE: AS SHOWN
PROJECT LOCATION: 255 FORTENBERRY RD, STE A1, MERRITT ISLAND, FL 32952		SHEET NO: A2 OF 1



**01 FLOOR PLAN \* POWER PLAN**  
 01 318'x14'0"  
 02 318'x14'0"

- FINISH NOTES**
- FLOORS - REMOVE EXISTING CARPET. INSTALL NEW CARPET. PROVIDE ALLOWANCE IN BID TO COVER FOR 377 EXISTING RESILIENT TILE TO BE SOME OVER WITH LINOLEUM TILE (ANNOUNCING IDENTICAL) OR EQUAL.
  - HALLS - REPAIR & PAINT ALL WALLS.
  - BASES - INSTALL 4" REPAIR BASE.
  - CEILING - REMOVE EXISTING TILE PAINT EXISTING AND WHERE TO REMAIN. INSTALL NEW TILE.
  - NON-AC TOILET - FLOORS - REMOVE EXISTING LINOLEUM TILE (ANNOUNCING IDENTICAL) OR EQUAL. HALLS - REMOVE EXISTING CARPET. REMOVE EXISTING PAINT. COLOR SELECTED BY OWNER. CEILING - REMOVE EXISTING CEILING SYSTEM.

- WALL LEGEND**
- NEW 4" STD WALL STUDS @ 16" OC
  - NEW 4" STD WALL STUDS @ 8" OC
  - NEW 2" CMU BLOCK WALL
  - EXISTING STD WALL
  - EXISTING CMU BLOCK WALL

- ELECTRICAL LEGEND**
- 220V CIRCUIT
  - RECEPTACLE
  - SWITCH
  - INTERCOMPUTER

- HARDWARE SCHEDULE**
- HARDWARE SET 1
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
  - HARDWARE SET 2
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
  - HARDWARE SET 3
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION
    - 1 1/2" DIA PINNACLES
    - 1 1/2" DIA LOCK SET W/ 1/2" LEVER OFFICE FUNCTION

- POWER**
- PROVIDE 1 AMERICAN POWER TO OUTLETS IN HALLS BEING REMOVED.
  - ADD NEW OUTLETS TO HALLS BEING ADDED AS INDICATED.
  - REMOVE 1 RECEPTACLE IN HALL CORRIDOR 4. REWIRE TO NEW WALL FACE.
  - PROVIDE SWITCH 4 OUTLET BOSE (AS SHOWN).

- EXTERIOR**
- 1. REPLACE DAMAGED PAVING ON SOUTH SIDE OF BLDG.
  - 2. REPLACE EXISTING (3) WINDOWS ON SOUTH SIDE BLDG W/ FIXED FRAME GLASS IN ALUM STOREFRONT FRAME.

- TOILET ACCESSORY SCHEDULE**
- 1. ALL FINISHES AND TOILET PARTS SHALL BE AS SHOWN ON THESE SCHEDULES UNLESS OTHERWISE NOTED.
  - 2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH LOCAL SUPPLIER.
  - 3. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH LOCAL SUPPLIER.
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  - 7. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND MATERIALS WITH LOCAL SUPPLIER.
  - 8. INSULATED ALL EXPOSED ON FITTINGS.

- HC RESTROOM ELEVATION**
- PROVIDE TOILET BUSH BRASS (DIMENSIONS OF FIG. 200)
  - 02 38"X14'0"
  - 03 38"X14'0"

- HC RAMP SECTION**
- NON-SLIP BROOKLYN FINISH ON CONCRETE
  - 03 38"X14'0"
  - 04 38"X14'0"

- HANDRAIL DETAIL**
- 04 38"X14'0"
  - 05 38"X14'0"



# 255 Fortenberry Rd STE A1, Merritt Island, FL 32952

## Fortenberry Professional Building

255 Fortenberry Rd, Merritt Island, FL 32952

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **16,000 SF**  
 Typical Floor: **2,750 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	21,958	97,813	225,452
2024 Estimate	20,095	89,668	204,572
2020 Census	19,568	88,147	188,690
Growth 2024 - 2029	9.27%	9.08%	10.21%
Growth 2020 - 2024	2.69%	1.73%	8.42%
<b>2024 Population by Hispanic Origin</b>	1,976	10,944	21,389
<b>2024 Population</b>	20,095	89,668	204,572
White	15,827 78.76%	62,665 69.89%	155,616 76.07%
Black	1,234 6.14%	12,103 13.50%	17,344 8.48%
Am. Indian & Alaskan	64 0.32%	435 0.49%	806 0.39%
Asian	461 2.29%	1,836 2.05%	5,058 2.47%
Hawaiian & Pacific Island	51 0.25%	140 0.16%	250 0.12%
Other	2,458 12.23%	12,490 13.93%	25,497 12.46%
U.S. Armed Forces	74	345	1,185
<b>Households</b>			
2029 Projection	10,238	41,297	99,535
2024 Estimate	9,362	37,901	90,285
2020 Census	9,017	37,321	82,663
Growth 2024 - 2029	9.36%	8.96%	10.25%
Growth 2020 - 2024	3.83%	1.55%	9.22%
Owner Occupied	5,923 63.27%	25,456 67.16%	64,698 71.66%
Renter Occupied	3,439 36.73%	12,445 32.84%	25,587 28.34%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	2,051 21.91%	7,338 19.36%	15,917 17.63%
Income: \$25,000 - \$50,000	2,266 24.20%	7,712 20.35%	17,663 19.56%
Income: \$50,000 - \$75,000	1,465 15.65%	5,997 15.82%	13,257 14.68%
Income: \$75,000 - \$100,000	1,020 10.90%	4,622 12.19%	10,678 11.83%
Income: \$100,000 - \$125,000	817 8.73%	3,823 10.09%	9,752 10.80%
Income: \$125,000 - \$150,000	578 6.17%	2,713 7.16%	7,141 7.91%
Income: \$150,000 - \$200,000	590 6.30%	2,682 7.08%	7,836 8.68%
Income: \$200,000+	575 6.14%	3,015 7.95%	8,041 8.91%
<b>2024 Avg Household Income</b>	<b>\$80,428</b>	<b>\$89,402</b>	<b>\$95,327</b>
<b>2024 Med Household Income</b>	<b>\$56,790</b>	<b>\$66,166</b>	<b>\$71,838</b>

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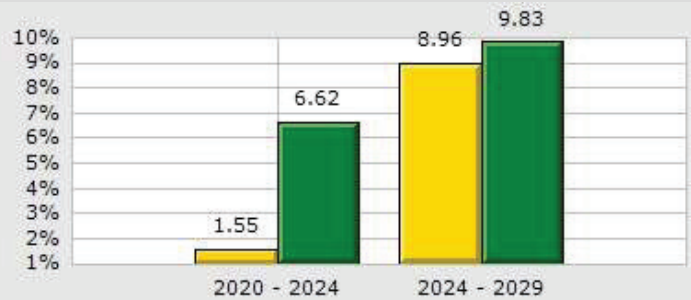
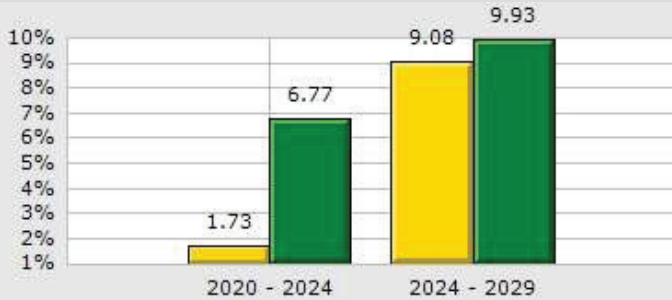
## Fortenberry Professional Building 255 Fortenberry Rd, Merritt Island, FL 32952

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

**5 Mile**  
**County**

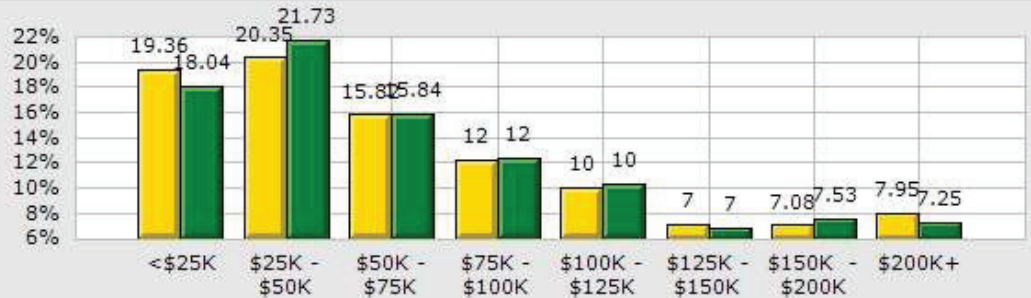
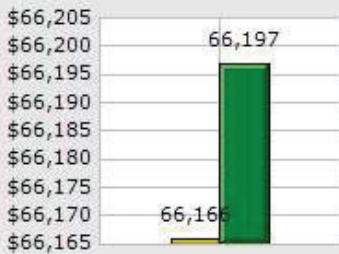
**Population Growth**

**Household Growth**



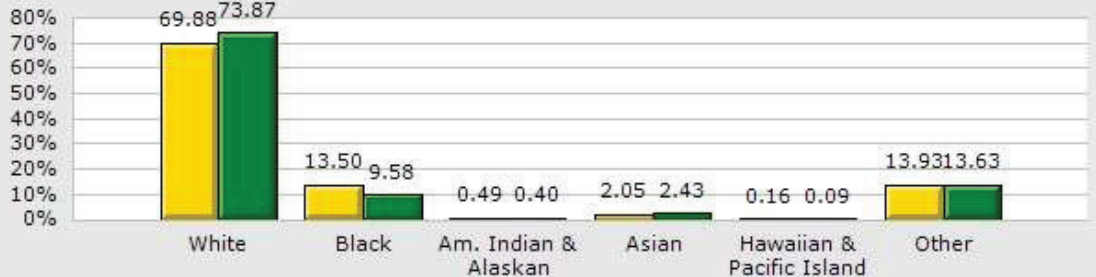
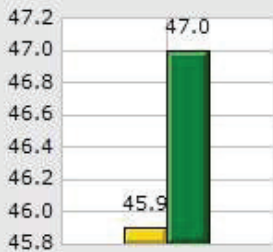
**2024 Med Household Inc**

**2024 Households by Household Income**



**2024 Median Age**

**2024 Population by Race**



**2024 Renter vs. Owner**

**2024 Employed vs. Unemployed**

