

Former Steward Medical Condos

On N Courtenay Pkwy!



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

\$995,000

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

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Cell: (321) 223-8845



Jay Pope

Sales Associate

Office: (321) 459-0000 ext. 12
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Summary

PRICE:	\$995,000
TYPE:	Concrete Building
ZONING:	AU
SIZE:	10,054 SF

Property Demographics

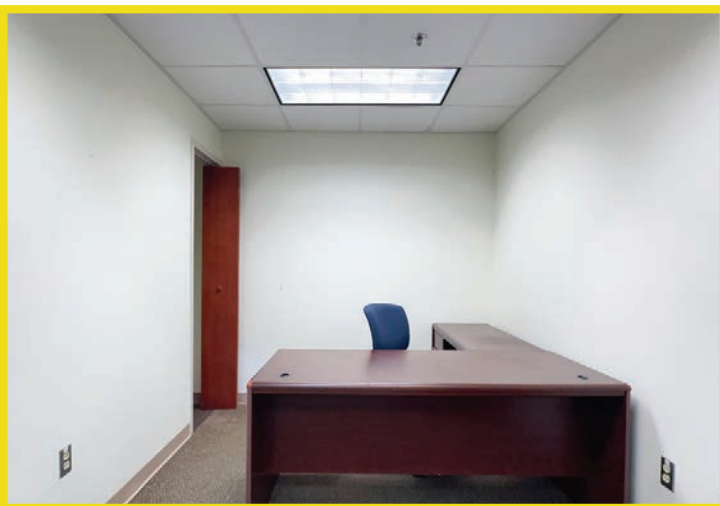
	2 MILE	5 MILE	10 MILE
2029 Population Projection:	15,268	78,459	206,275
Avg Household Income	\$102,727	\$84,105	\$92,215
2029 Household Projection:	6,377	33,670	90,673



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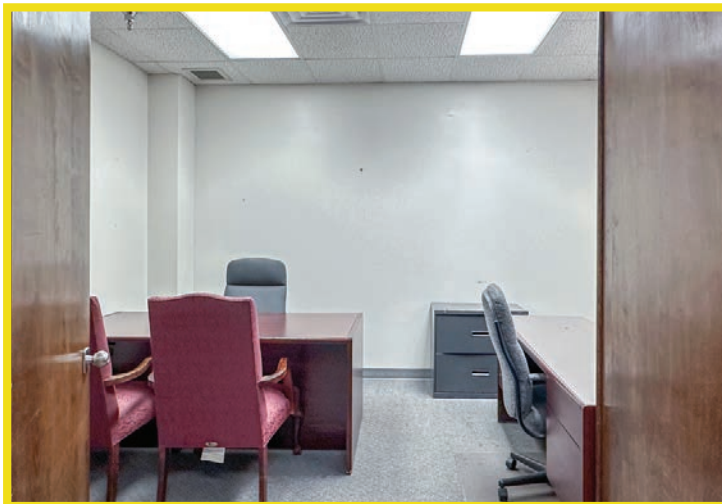
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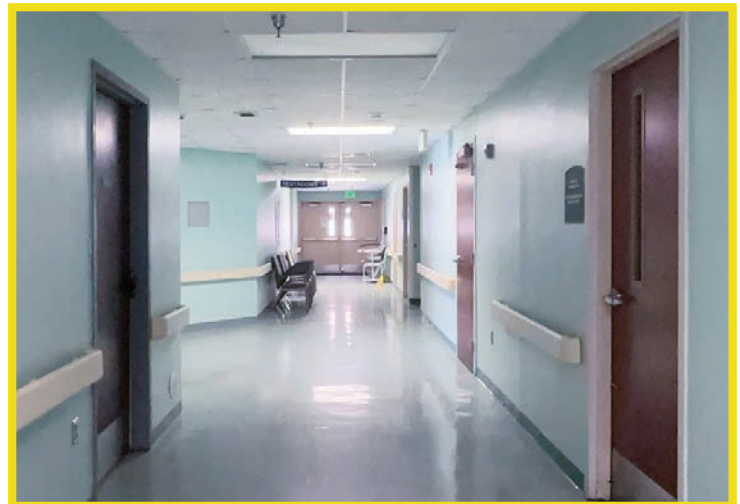
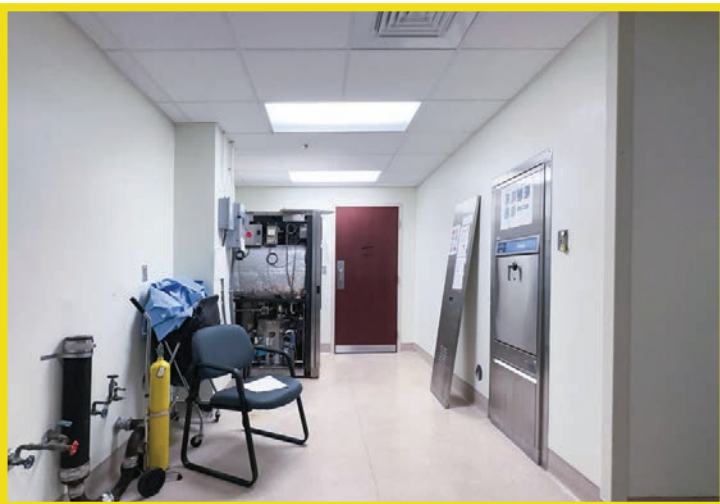
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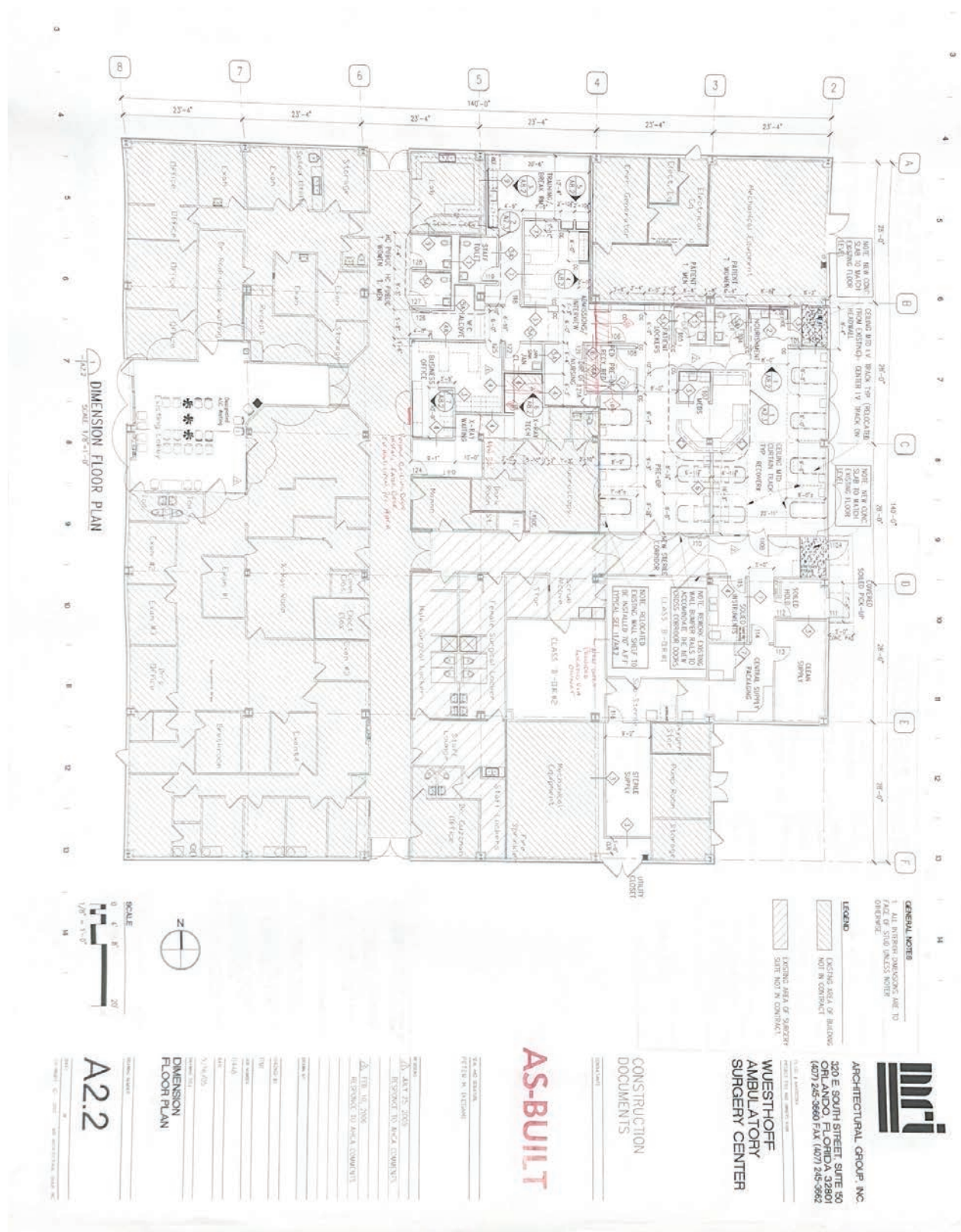


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2400 N Courtenay Pkwy, Merritt Island, FL 32953

Building Type: **Class C Office**
 Class: **C**
 RBA: **17,536 SF**
 Typical Floor: **17,536 SF**

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



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	5,932		30,846		82,515	
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	

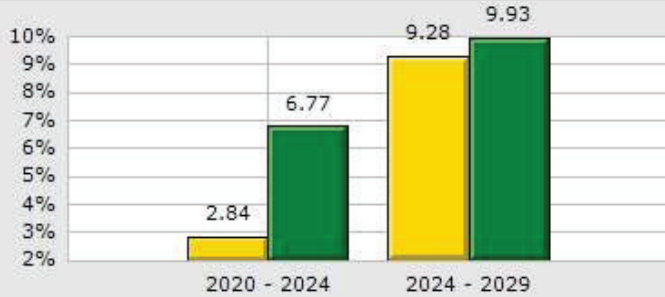
Demographic Market Comparison Report

2400 N Courtenay Pkwy, Merritt Island, FL 32953

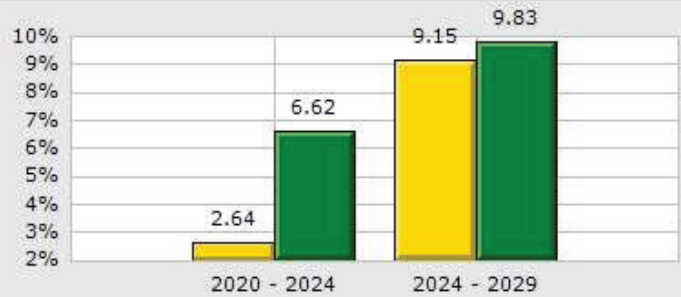
Type: **Class C Office/Medical**
County: **Brevard**

5 Mile
County

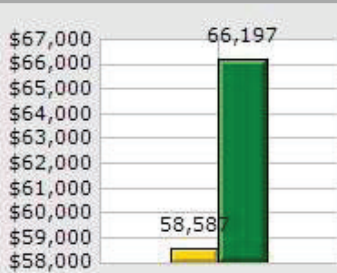
Population Growth



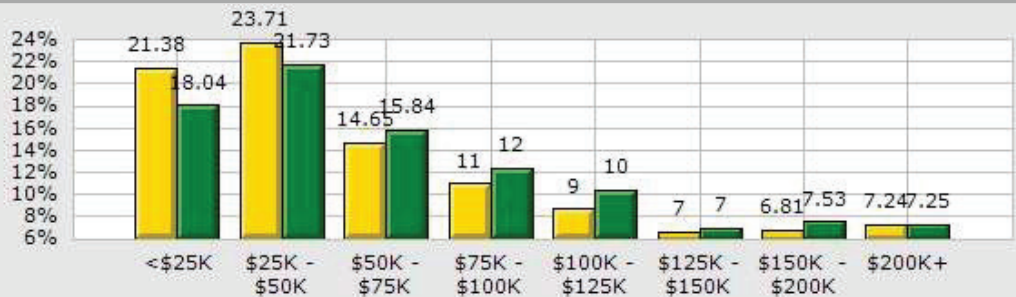
Household Growth



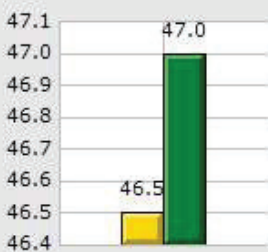
2024 Med Household Inc



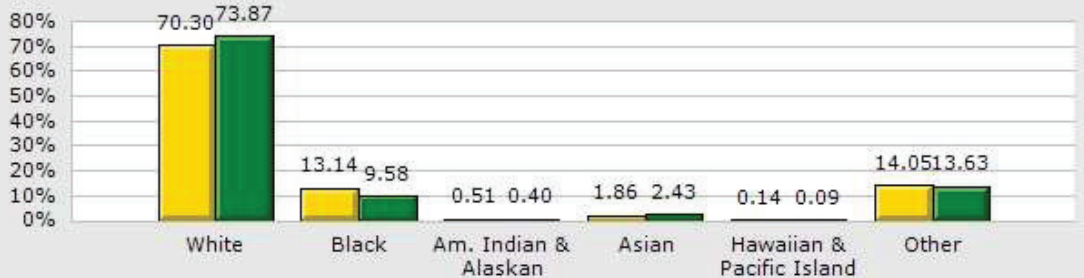
2024 Households by Household Income



2024 Median Age



2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed

