EXECUTIVE SUMMARY

• 2625 N Courtenay Pkwy Merritt Island, FL 32953

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.95 Acres
Year Built:	1968
Building Size:	4,539 SF
Zoning:	BU-1
APN#:	24-36-14-00-261

PROPERTY OVERVIEW

Corner lot with freestanding retail building
Great access off SR-528
Located on the main through-fare of Merritt Island
Traffic Count: 34,000 AADT

LOCATION OVERVIEW

Corner property directly off SR-528
NWC of N Courtenay Pkwy and Heidi Ln

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ADDITIONAL PHOTOS

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LOCATION MAP

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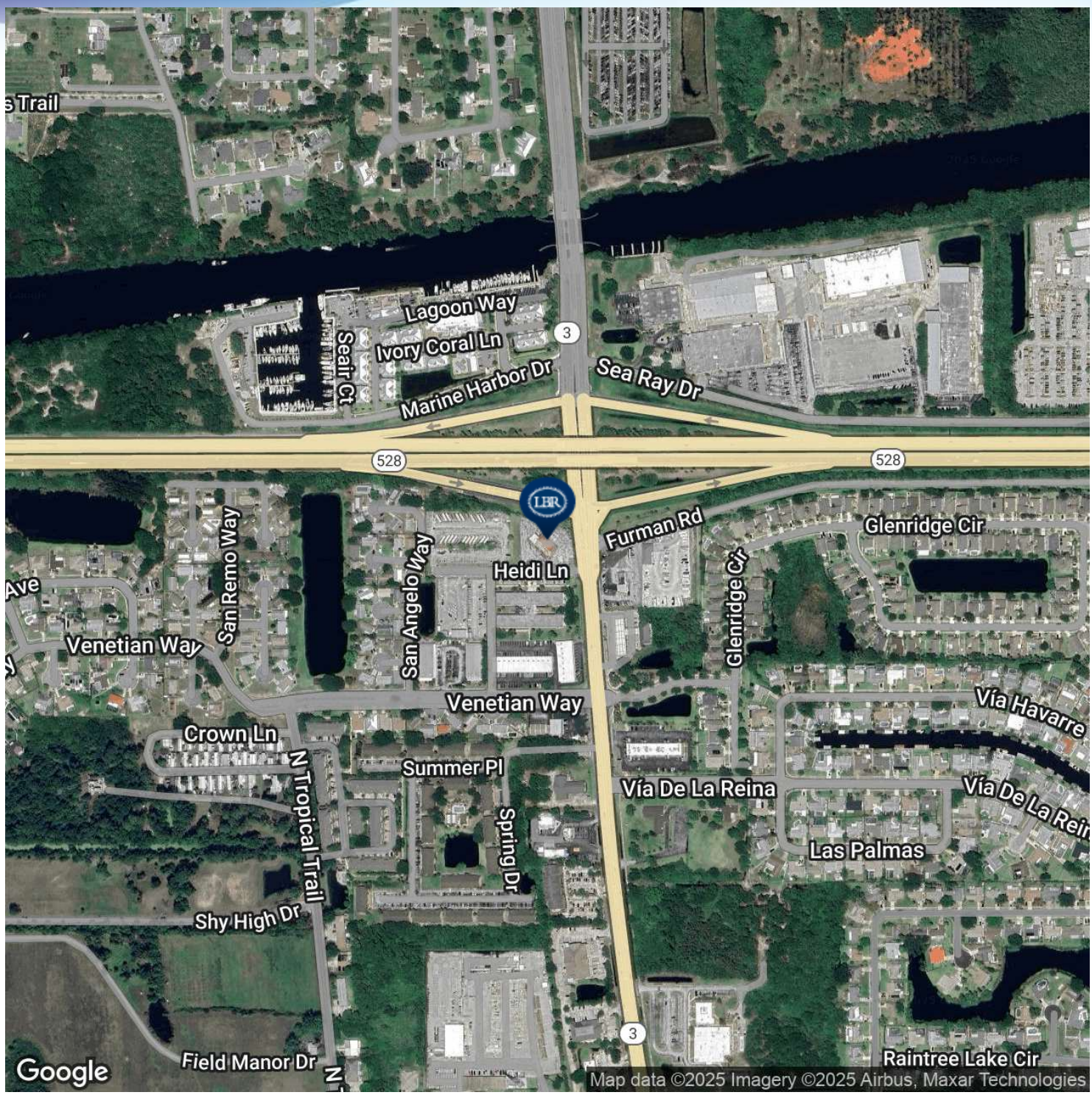

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DEMOGRAPHICS MAP & REPORT

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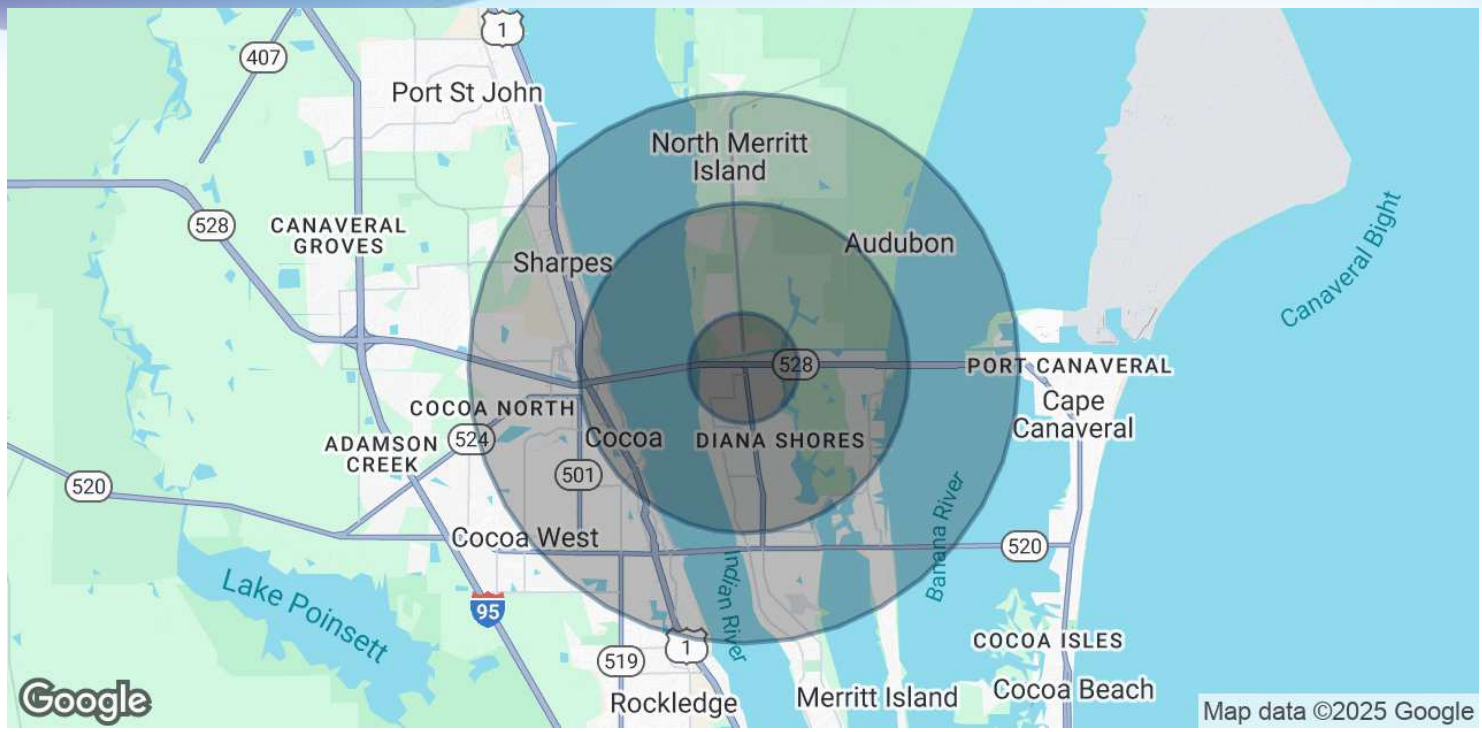

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,071	20,363	56,897
Average Age	48.2	46.0	43.3
Average Age (Male)	47.1	45.0	42.1
Average Age (Female)	49.8	46.2	44.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,327	8,787	24,744
# of Persons per HH	2.3	2.3	2.3
Average HH Income	$80,936	$67,674	$58,615
Average House Value	$322,189	$271,639	$241,931

** Demographic data derived from 2020 ACS - US Census*

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