

This vacant land is included in the purchase



Former Mike Erdman Toyota

Across from the Walmart Supercenter, Merritt Island, Florida

7.73 Acres

1545 E Merritt Island Causeway,
Merritt Island, FL 32952

\$5,000,000

Includes all FF&E

Property Highlights:

- ✓ 320' frontage on SR-520
- ✓ 1061.25' frontage on New Found Harbor Drive
- ✓ Hard corner with traffic light
- ✓ Front portion 3.82 acres is zoned BU-2, with a 15,438 SF automotive sales and service building built in 1994. Back portion 3.92 acres is zoned BU-1
- ✓ Includes furniture, fixtures, and equipment

[CLICK HERE TO WATCH VIDEO](#)



Duane A. Watson
Broker

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335 S. Plumosa Street Merritt Island, FL 32952

Property Details

Price: \$5,000,000
 Lot Size: 7.73 Acres
 Property Type: Land & Building
 Zoning: BU-2
 Address: **1545 E Merritt Island Causeway**
Merritt Island, FL 32952



Demographics

	1 Miles	3 Miles	5 Miles
2018 Total Daytime Population	5,181	26,238	80,163
2018 Households	2,482	11,394	35,928
2018 Avg Household Income	\$67,779	\$69,511	\$74,402



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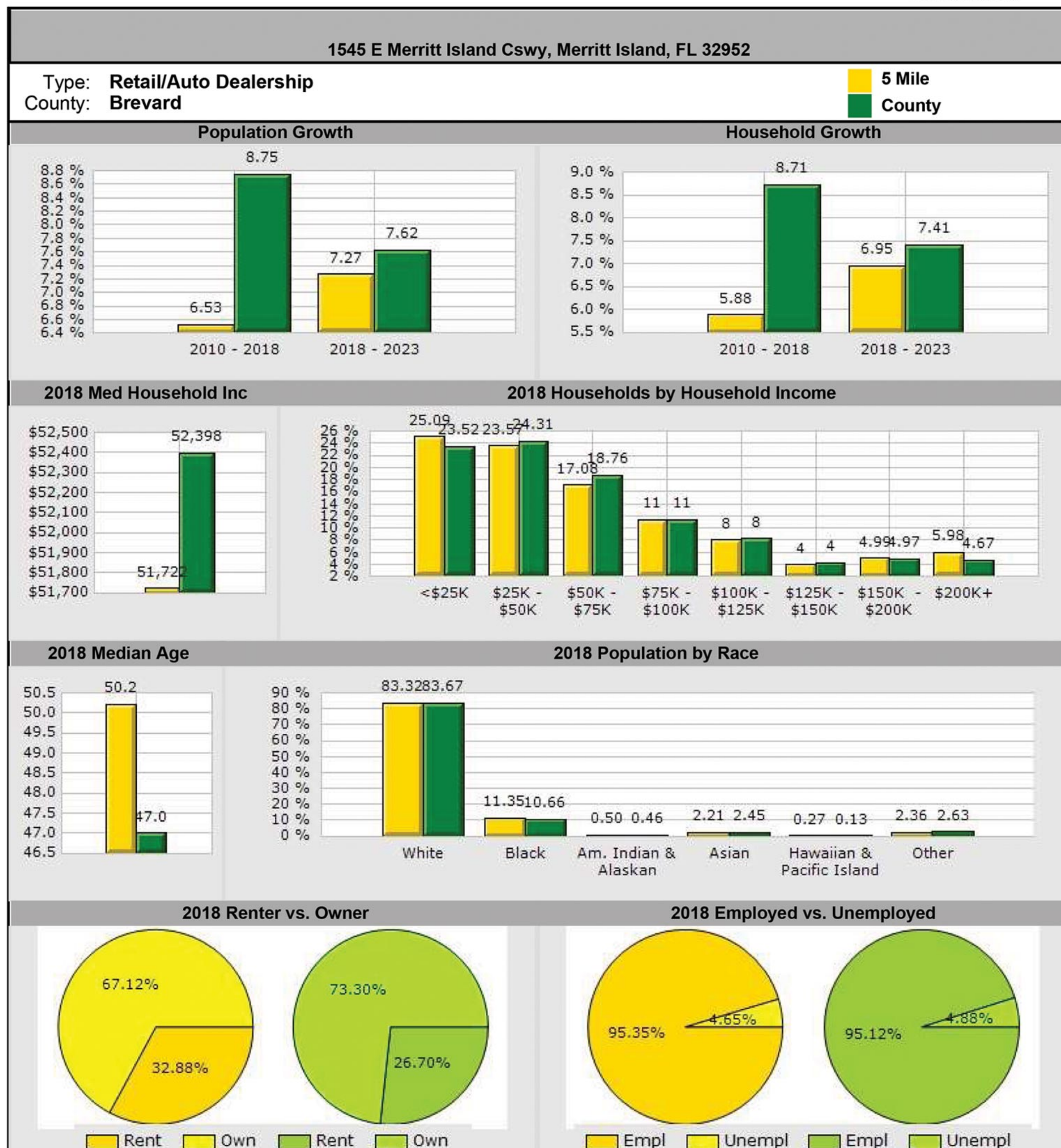


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Demographic Market Comparison Report

5 mile radius



Demographic Summary Report

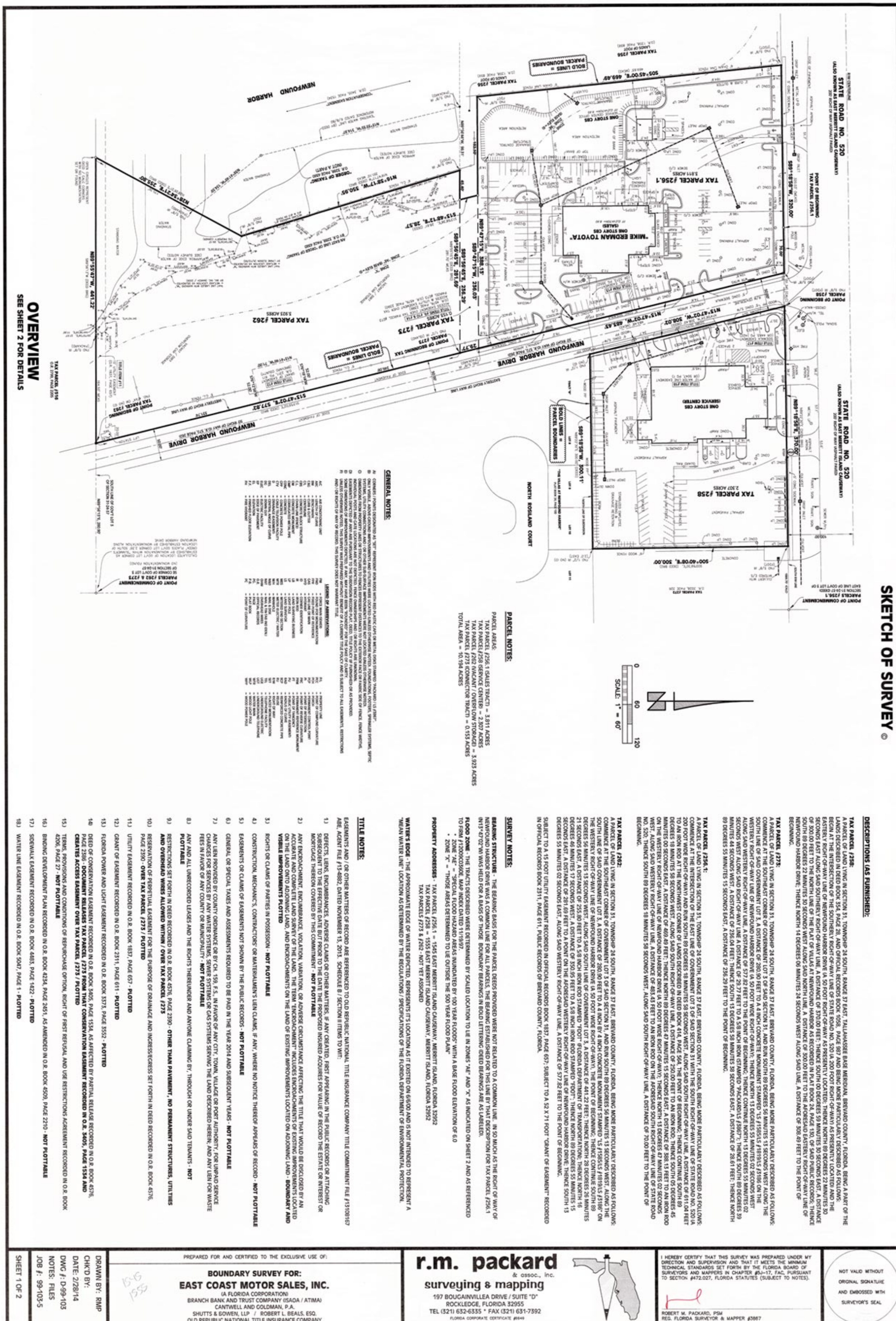
Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	5,644		28,113		85,989	
2018 Estimate	5,181		26,238		80,163	
2010 Census	4,390		24,809		75,251	
Growth 2018 - 2023	8.94%		7.15%		7.27%	
Growth 2010 - 2018	18.02%		5.76%		6.53%	
2018 Population by Hispanic Origin	385		2,059		6,051	
2018 Population	5,181		26,238		80,163	
White	4,755	91.78%	23,285	88.75%	66,792	83.32%
Black	124	2.39%	1,444	5.50%	9,095	11.35%
Am. Indian & Alaskan	19	0.37%	137	0.52%	398	0.50%
Asian	147	2.84%	619	2.36%	1,771	2.21%
Hawaiian & Pacific Island	3	0.06%	40	0.15%	213	0.27%
Other	133	2.57%	713	2.72%	1,894	2.36%
U.S. Armed Forces	10		89		232	
Households						
2023 Projection	2,699		12,179		38,426	
2018 Estimate	2,482		11,394		35,928	
2010 Census	2,099		10,805		33,933	
Growth 2018 - 2023	8.74%		6.89%		6.95%	
Growth 2010 - 2018	18.25%		5.45%		5.88%	
Owner Occupied	1,710	68.90%	8,089	70.99%	24,115	67.12%
Renter Occupied	772	31.10%	3,306	29.02%	11,813	32.88%
2018 Households by HH Income	2,482		11,395		35,925	
Income: <\$25,000	688	27.72%	2,948	25.87%	9,012	25.09%
Income: \$25,000 - \$50,000	671	27.03%	2,679	23.51%	8,466	23.57%
Income: \$50,000 - \$75,000	406	16.36%	2,066	18.13%	6,137	17.08%
Income: \$75,000 - \$100,000	308	12.41%	1,428	12.53%	4,073	11.34%
Income: \$100,000 - \$125,000	132	5.32%	888	7.79%	2,886	8.03%
Income: \$125,000 - \$150,000	36	1.45%	239	2.10%	1,411	3.93%
Income: \$150,000 - \$200,000	80	3.22%	641	5.63%	1,791	4.99%
Income: \$200,000+	161	6.49%	506	4.44%	2,149	5.98%
2018 Avg Household Income	\$67,779		\$69,511		\$74,402	
2018 Med Household Income	\$43,728		\$50,708		\$51,722	



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Traffic Count:

1545 E Merritt Island Causeway, Merritt Island, FL 32952

5 Mile Information



45,415

Employees



\$51,722

Median Income



5,347

Businesses

