



PRIME OFFICE SPACE WITH STORAGE BAYS ONLY 7 MILES FROM NASA SPACE CENTER

6,600 SF

6141 N Courtenay Pkwy
Merritt Island, FL 32953

\$680,000

Property Highlights:

- ✓ BU-2 zoning
- ✓ 3600 SF, 4 offices suites and 3,000 SF of storage
- ✓ 15,000 ADT
- ✓ 7 miles from Nasa Space Center



Duane A. Watson
Broker

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335 S. Plumosa Street Merritt Island, FL. 32952

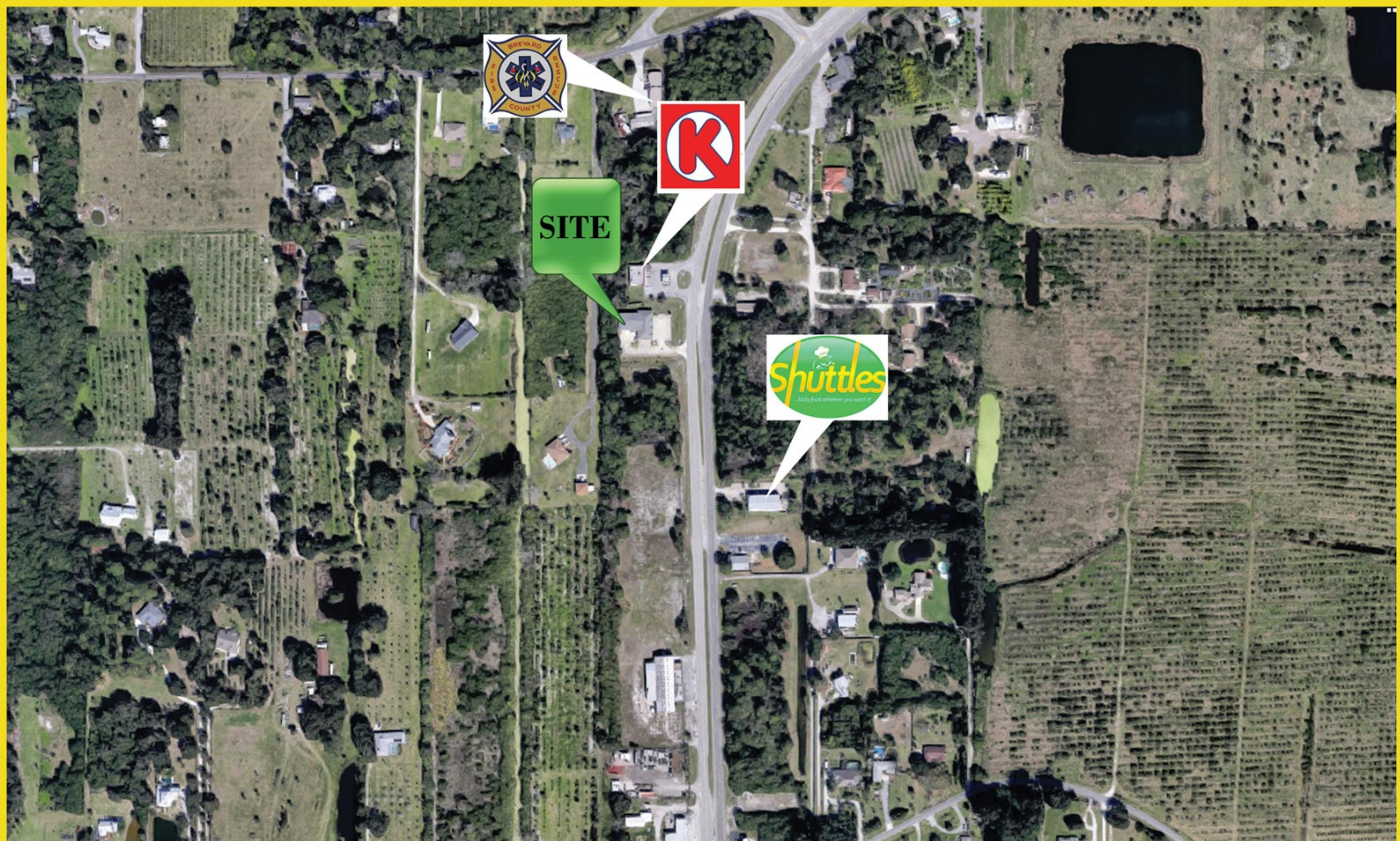
Property Details

Price: \$680,000
 Lot Size: 0.97 Acres
 Property Type: Land & Building
 Zoning: BU-2
 Address: **6141 N Courtenay Pkwy**
Merritt Island, FL 32953

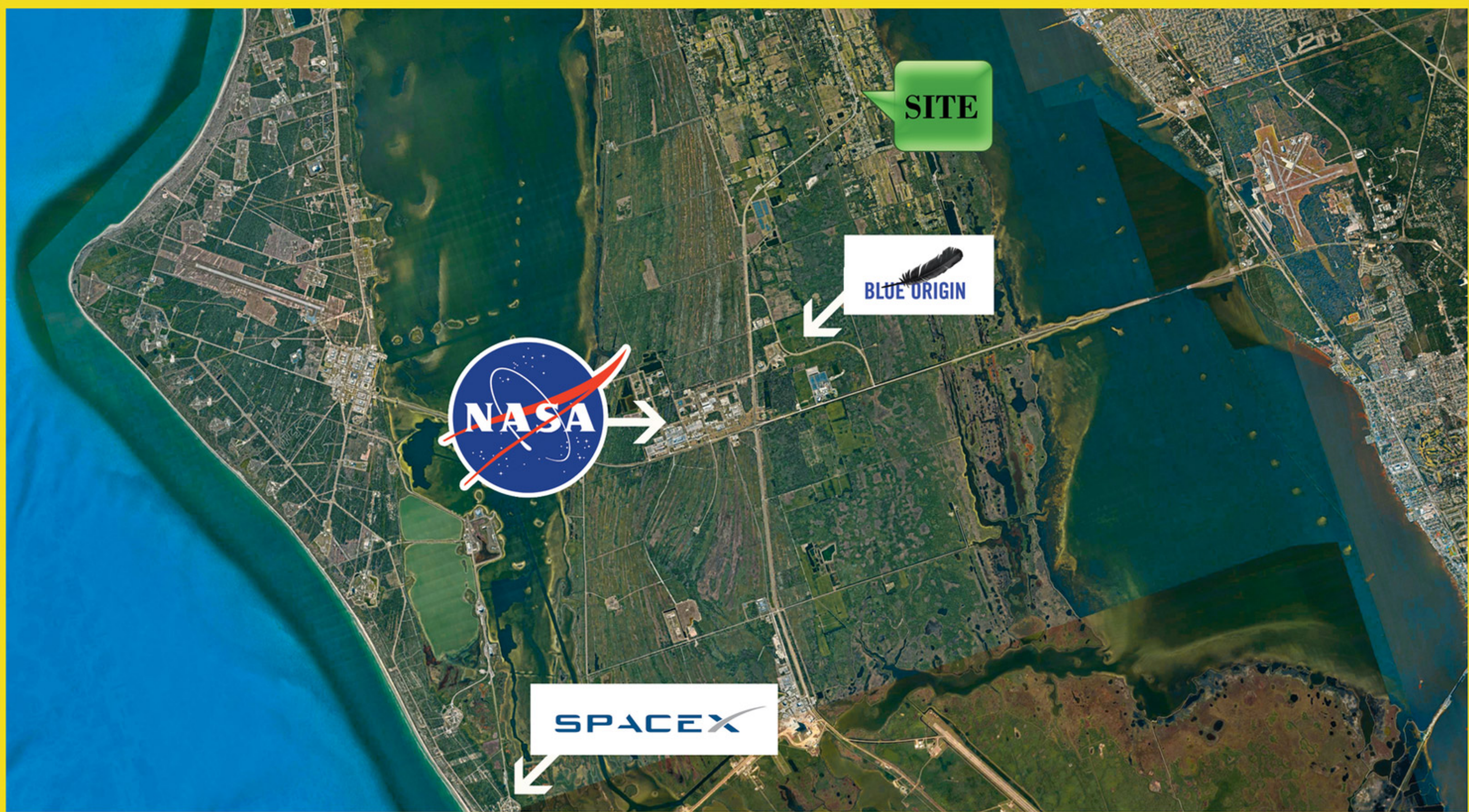


Demographics

	1 Miles	3 Miles	5 Miles
2018 Total Daytime Population	2,381	5,076	24,176
2018 Households	951	2,038	8,841
2018 Avg Household Income	\$78,477	\$92,756	\$76,217



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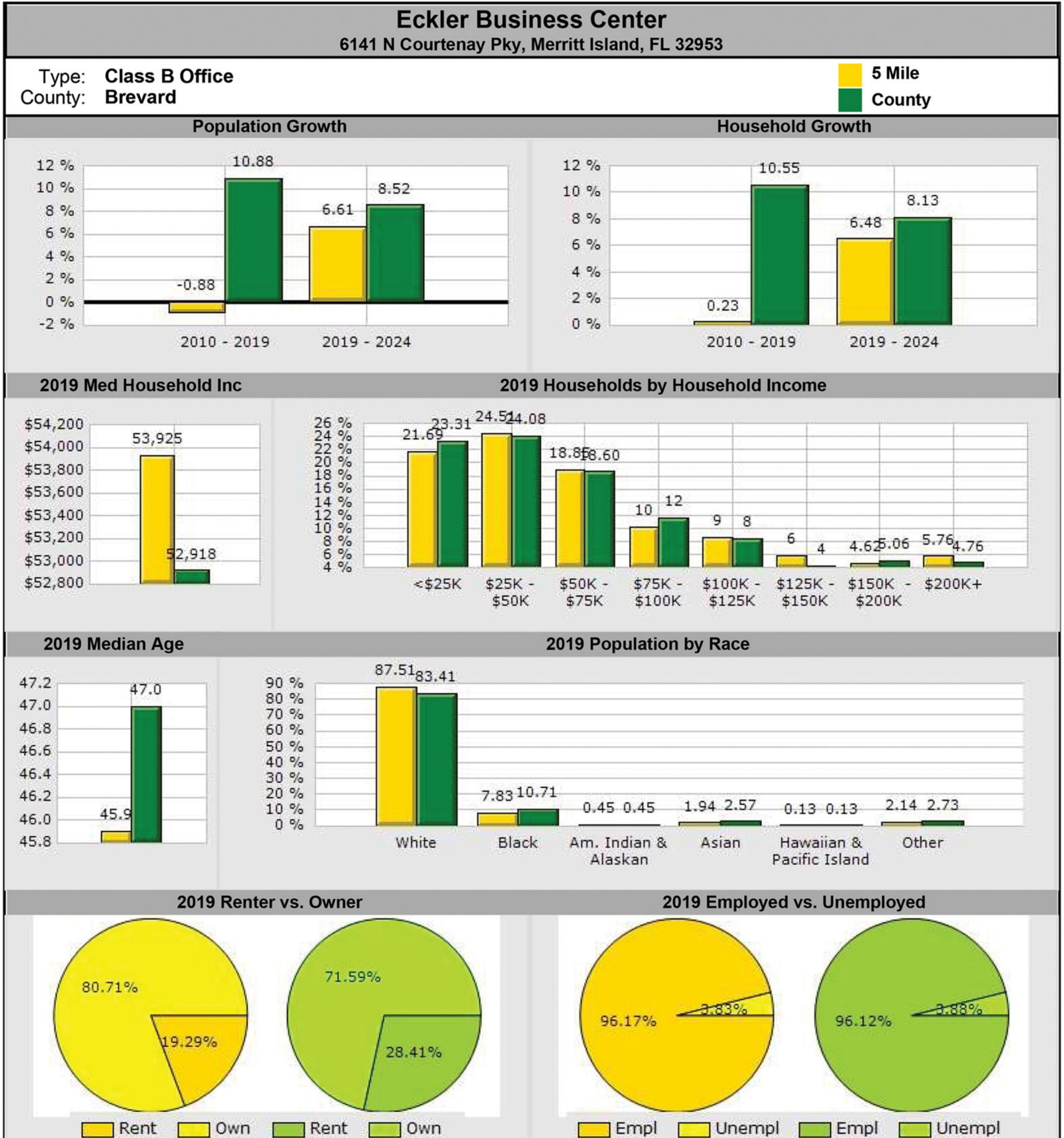
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Demographic Market Comparison Report



Demographic Summary Report

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	2,584		5,446		25,774	
2019 Estimate	2,381		5,076		24,176	
2010 Census	2,147		4,930		24,390	
Growth 2019 - 2024	8.53%		7.29%		6.61%	
Growth 2010 - 2019	10.90%		2.96%		-0.88%	
2019 Population by Hispanic Origin						
	132		318		1,717	
2019 Population						
	2,381		5,076		24,176	
White	2,217	93.11%	4,721	93.01%	21,156	87.51%
Black	32	1.34%	73	1.44%	1,892	7.83%
Am. Indian & Alaskan	13	0.55%	20	0.39%	109	0.45%
Asian	60	2.52%	150	2.96%	470	1.94%
Hawaiian & Pacific Island	1	0.04%	4	0.08%	31	0.13%
Other	58	2.44%	109	2.15%	518	2.14%
U.S. Armed Forces	0		0		6	
Households						
2024 Projection	1,027		2,176		9,414	
2019 Estimate	951		2,038		8,841	
2010 Census	866		1,997		8,821	
Growth 2019 - 2024	7.99%		6.77%		6.48%	
Growth 2010 - 2019	9.82%		2.05%		0.23%	
Owner Occupied	748	78.65%	1,674	82.14%	7,135	80.70%
Renter Occupied	203	21.35%	363	17.81%	1,705	19.29%
2019 Households by HH Income						
	949		2,036		8,840	
Income: <\$25,000	234	24.66%	390	19.16%	1,917	21.69%
Income: \$25,000 - \$50,000	183	19.28%	381	18.71%	2,167	24.51%
Income: \$50,000 - \$75,000	126	13.28%	268	13.16%	1,666	18.85%
Income: \$75,000 - \$100,000	131	13.80%	244	11.98%	898	10.16%
Income: \$100,000 - \$125,000	71	7.48%	219	10.76%	757	8.56%
Income: \$125,000 - \$150,000	68	7.17%	175	8.60%	518	5.86%
Income: \$150,000 - \$200,000	100	10.54%	205	10.07%	408	4.62%
Income: \$200,000+	36	3.79%	154	7.56%	509	5.76%
2019 Avg Household Income	\$78,477		\$92,756		\$76,217	
2019 Med Household Income	\$64,926		\$73,135		\$53,925	



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Traffic Count:

6141 N Courtenay Pkwy Merritt Island, FL 32953

5 Mile Information



8,399

Employees



\$76,217

Median Income



892

Businesses

