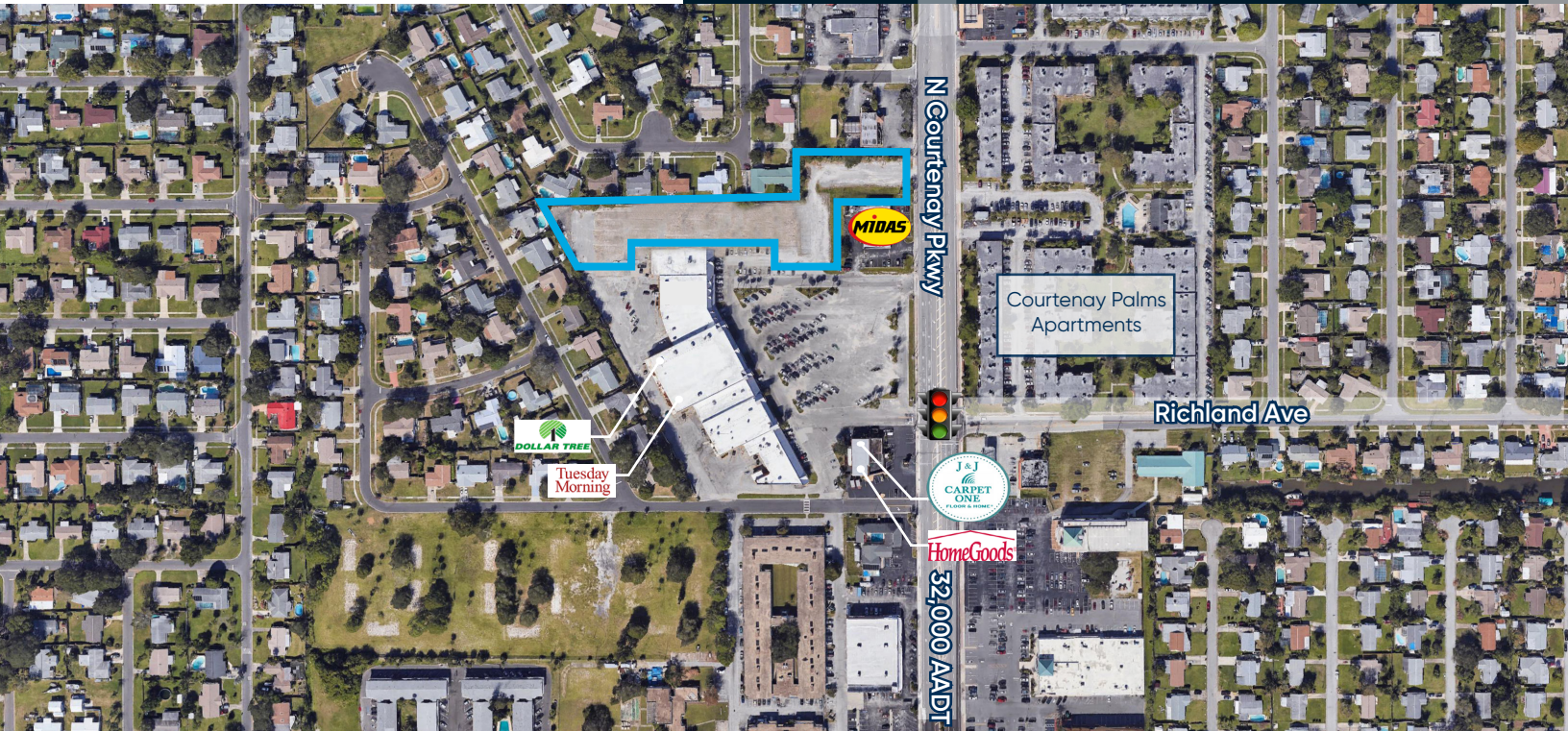




Bishop Beale Duncan
COMMERCIAL REAL ESTATE

785 North Courtenay Parkway
Merritt Island, FL 32953

PAD READY OUTPARCEL IN MERRIT ISLAND

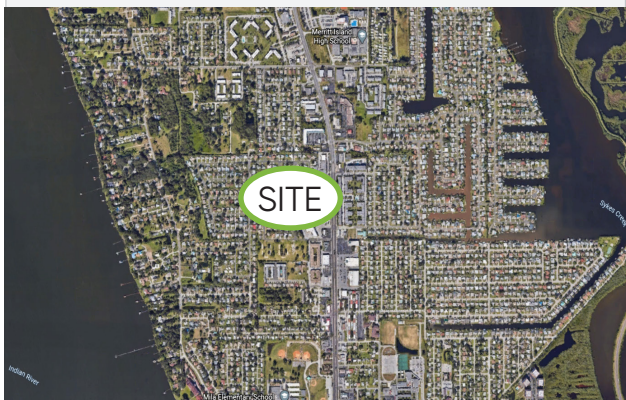


FOR SALE

- + Sale Price: \$875,000
- + Land Size: 2.55 AC
- + Zoning: C-1
- + Traffic Counts: 32,000 AADT

Highlights

- Pad Ready Outparcel Land
- High Traffic Counts at Over 32,000 AADT
- Adjacent to Big Box Retail Center (National Tenants Dollar Tree & Tuesday Morning)
- Excellent Demographics-Average Household Incomes are Over \$75,000 (5 Mile Radius)
- Traffic signals at points of ingress and egress
- Great Location for a Retail, Medical or Office Building



RUSSELL MAYS

Associate
(407) 734.7209
Russell@BBDRE.com

JONATHAN CLAYTON

Associate
(407) 734.7212
Jonathan@BBDRE.com



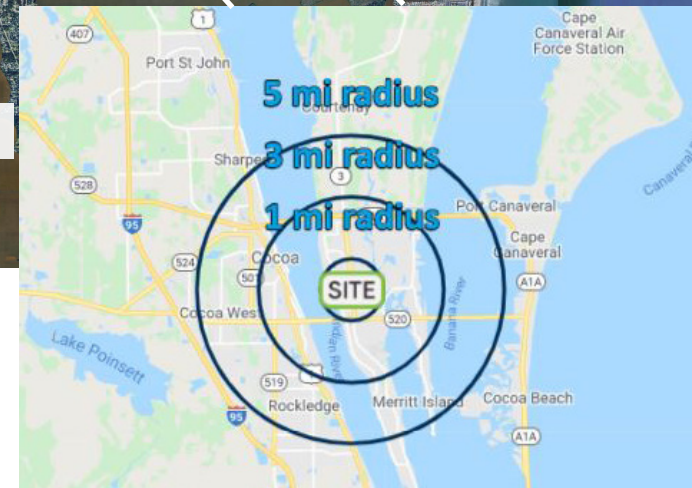
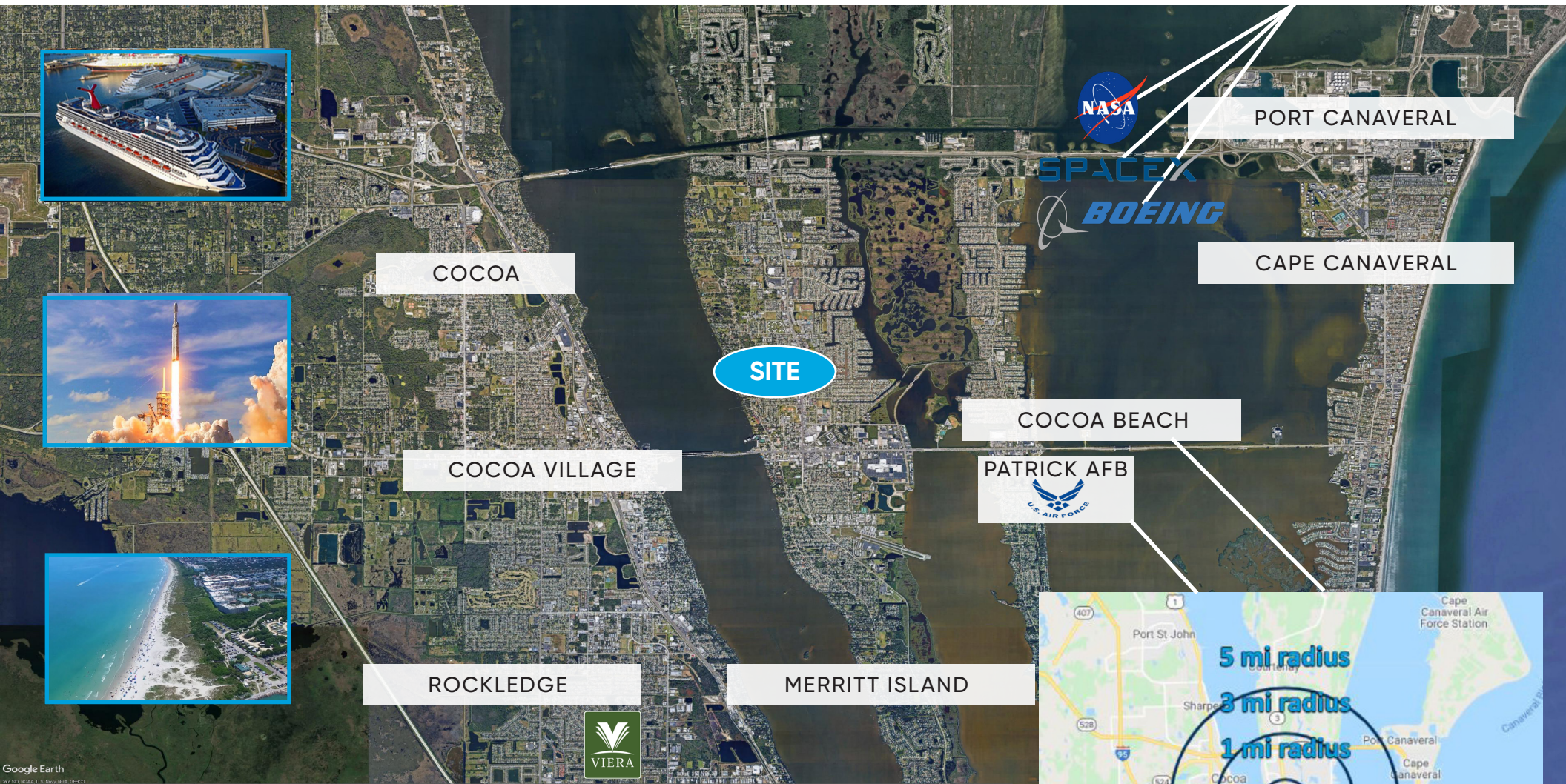
BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	9,930	\$60,630	635	4,413
3-Mile	42,701	\$75,786	3,315	22,422
5-Mile	85,670	\$76,457	5,103	40,816



Space Coast Snapshot

MAJOR EMPLOYERS



\$3.9 BILLION
DEFENSE CONTRACTS
BREVARD COUNTY



1.5%
ANNUAL GROWTH
FOR
THE SPACE COAST



NO. 5
MOST CONCENTRATED
HIGH-TECH WORKFORCE
IN THE US



43,795
EMPLOYEES IN A
15-MINUTE DRIVETIME



+80%
OF THE POPULATION IS
PROFESSIONAL