

RETAIL / OFFICE SPACE FOR LEASE

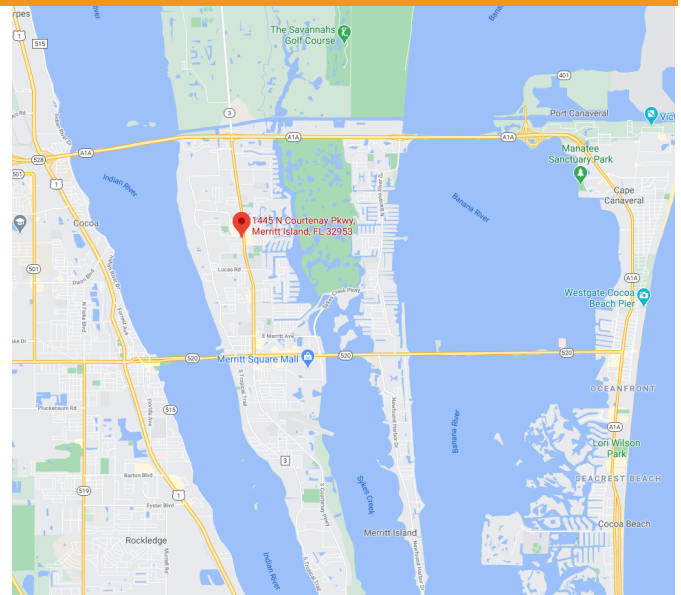
# 1445 N. COURTENAY PARKWAY

Merritt Island, FL 32953

FOR LEASE



- Retail/Office/Professional Services/Restaurant
- High Traffic and High Visibility on Merritt Island's Courtenay Parkway
- 1,875 SF, Well Appointed Space with Private Offices, a Kitchen, Two Restrooms, Utility Closet, and Storage
- Front Former Space Coast Credit Union Suite
- Excellent Prominent Signage
- Located on Courtenay Between 520 & 528
- Across From Aldi and Within 2 Miles of Two High Schools and One Elementary School
- Strip Center Zoned BU1
- \$26/SF/YR Plus \$8.50/SF/YR NNN



[JMREALESTATE.COM](http://JMREALESTATE.COM)

**Courtney Smith**  
JM Real Estate, Inc.  
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Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser, agent, or lessee is expected to verify all information to their satisfaction. We make no guarantee, warranty, or representations herein. Licensed Real Estate Broker.

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DEMOGRAPHICS	1 mile	3 miles	5 miles
2024 Population	8,495	38,262	79,324
2029 Pop Projection	9,164	41,633	86,635
Growth 2024-2029	1.6%	1.8%	1.8%
Median Age	48.1	48	46.3
Bachelor's or Higher	30%	31%	28%
U.S. Armed Forces	27	92	223



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