



5030 N. Courtenay Parkway, Merrit Island, FL

**FOR SALE**



# EXECUTIVE SUMMARY

5030 N. Courtenay Parkway is a high-visibility commercial property located on one of Merritt Island's primary north-south corridors. The offering consists of a 1.70-acre parcel improved with an approximately 3,500 SF office/warehouse building, originally constructed in 1982.

The property is owner-operated and will be delivered vacant, providing immediate flexibility for an owner-user, investor, or developer. Zoned BU-1 (General Retail Commercial), the site supports a wide range of commercial, service, and retail uses, with additional upside for reconfiguration or future redevelopment due to the low building coverage relative to land size.

With significant frontage along North Courtenay Parkway (SR-3), the property benefits from strong daily traffic counts, excellent exposure, and convenient access to the broader Space Coast via SR-528 (Beachline Expressway). The combination of zoning flexibility, visibility, and excess land positions this asset as a compelling long-term investment or owner-user opportunity in a supply-constrained submarket.

## PROPERTY OVERVIEW

ADDRESS	5030 N Courtenay Parkway, Merritt Island, FL
LOT SIZE	±1.70 Acres
BUILDING SIZE	±3,500 SF
YEAR BUILT	1982
ZONING	BU-1 – General Retail Commercial
CURRENT USE	Owner-Operated Office / Warehouse
OCCUPANCY	Owner-Occupied (to be delivered vacant)

**ASKING PRICE**

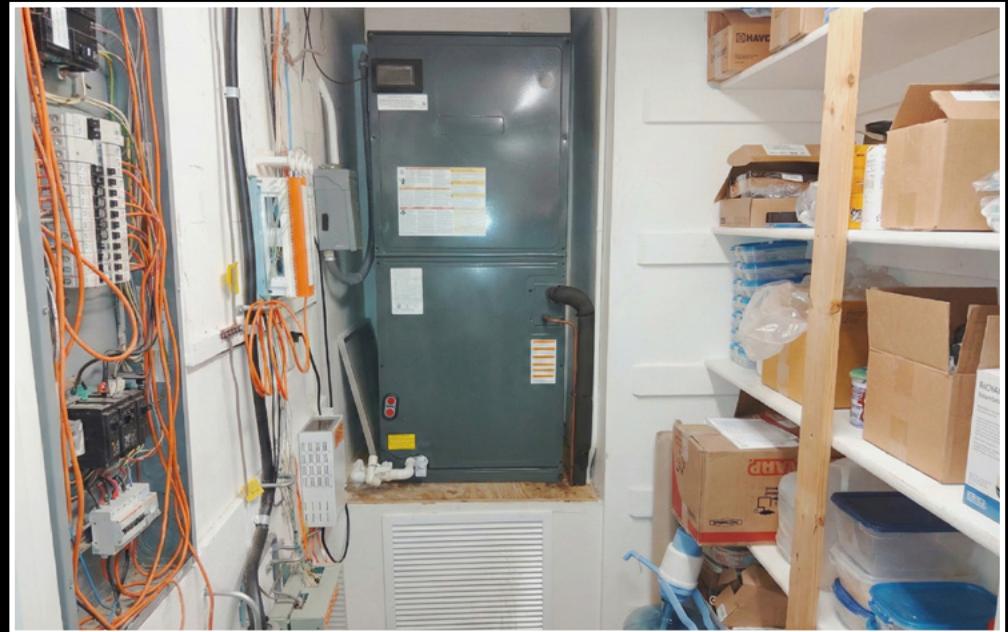
**\$1,050,000**



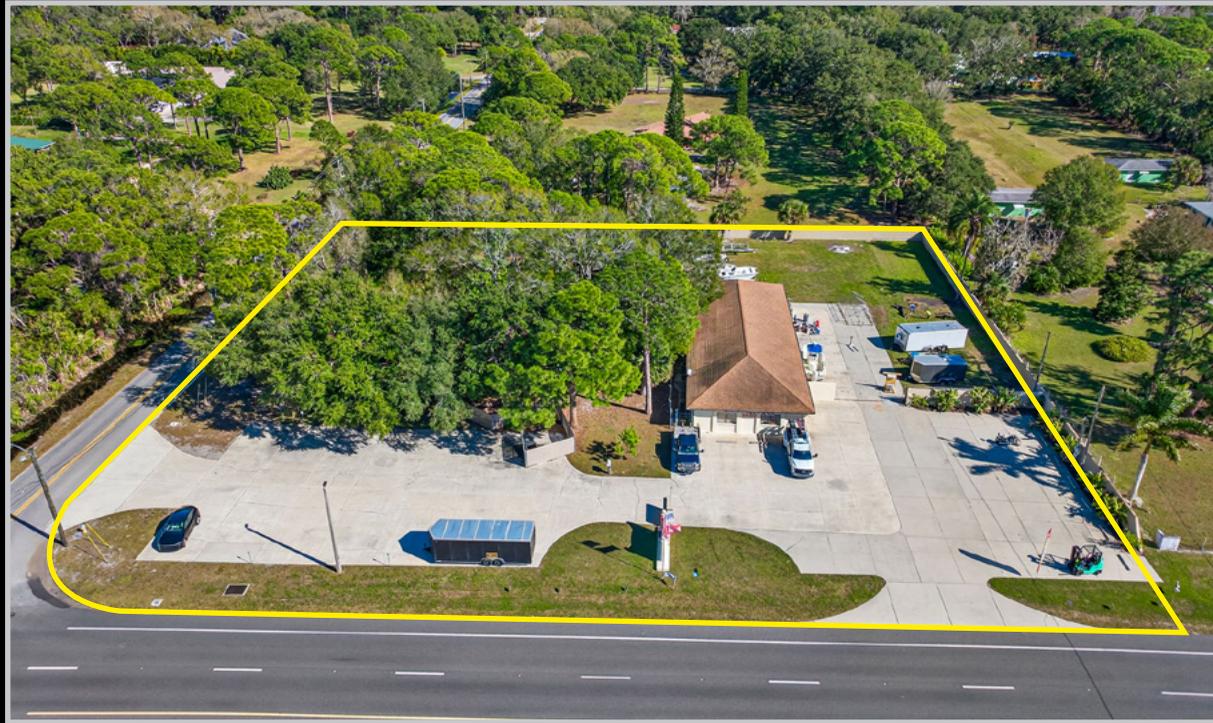
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# LOCATION OVERVIEW



Merritt Island serves as a central connector between mainland Brevard County and the barrier-island beach communities, benefiting from consistent local and commuter traffic. North Courtenay Parkway (SR-3) is the island's primary commercial corridor, providing direct north-south connectivity and serving as a main artery for both residents and businesses.

The property is strategically positioned with proximity to SR-528 (Beachline Expressway), offering efficient access west to Orlando and east to Port Canaveral and Cocoa Beach. The surrounding area is characterized by a mix of commercial, service, marine-oriented, and residential uses, supporting strong demand for flexible commercial sites with outdoor storage and expansion potential.

# ZONING & ALLOWABLE USES

## BU-1 – General Retail Commercial (Brevard County)

The BU-1 zoning district is intended to accommodate a broad range of commercial and service-oriented uses that serve the surrounding community. Permitted and conditional uses include, but are not limited to, the following:

### PERMITTED USES (BY-RIGHT)

- Professional and general office
- Retail stores and showrooms
- Restaurants
- Service and personal service establishments
- Hardware and specialty retail
- Auto parts sales
- Boat sales and marine-oriented retail
- Public storage
- Hotels and motels
- Single-family residential use

### PERMITTED WITH CONDITIONS / CONDITIONAL USES

- Auto repair and service facilities
- Car wash
- Gas station / convenience store
- Animal hospital or veterinary clinic
- Day care or adult care facilities
- Places of worship
- Marinas (commercial or recreational)
- Mini-warehouse / self-storage facilities

*Certain uses, including mobile homes and adult-oriented businesses, are expressly prohibited under BU-1 zoning.*



# DEVELOPMENT & REDEVELOPMENT CONSIDERATIONS



The existing  $\pm 3,500$  SF building represents low site coverage relative to the 1.70-acre land area, creating meaningful upside for expansion, reconfiguration, or future redevelopment. The BU-1 zoning allows for continued commercial use or repositioning into higher-intensity retail, service, or mixed commercial formats, subject to county review and applicable Future Land Use regulations.

BU-1 zoning also permits single-family residential use, offering a potential residential component or live/work scenario. Any higher-density residential or mixed-use redevelopment would require further zoning analysis, potential conditional approvals, or Future Land Use alignment, providing an attractive value-add angle for developers with a longer-term horizon.



**561 NE 79 ST - SUITE 420**  
Miami, FL 33138  
[www.APEXCAPITALREALTY.com](http://www.APEXCAPITALREALTY.com)

**ADRIANO SALUCCI**  
VICE PRESIDENT, INVESTMENT SALES  
(305) 308-9411  
[ADRIANO@APEXCAPITALREALTY.COM](mailto:ADRIANO@APEXCAPITALREALTY.COM)

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