



# TITUSVILLE RETAIL BUILDING FOR SALE OR LEASE-12,193 SF

1809 CHENEY HIGHWAY  
TITUSVILLE, FL 32780

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,650,000
Lease Price:	\$14.50 - NNN
Lot Size:	1.64 Acres
Year Built:	1999
Building Size:	12,193 SF
Zoning:	CC Community Commercial-Titusville
Traffic Count:	23,000

## PROPERTY OVERVIEW

Sitting at the South West corner of the signalized intersection of Cheney Highway[SR 50] and Barna Avenue, this property is 12,193 square feet of retail space on 1.64 acres. 200 feet of frontage on Cheney Highway with 370 feet on Barna Avenue, this property is now vacant and immediately available to a new tenant or owner. It can be used as a redevelopment or the building can be repurposed for another retail use. The building is fully operational with up to date HVAC system, electric, plumbing and lighting. There is ample parking with 50 spaces[4.2/100SF] with property access from both Cheney Highway and Barna Avenue. CC Community Commercial Zoning allows for a variety of uses. NNN Expenses anticipated to be \$2.50/SF/Year.

## PROPERTY HIGHLIGHTS

- 12,193 Square Feet Retail Building-For Sale or Lease
- Signalized Intersection-200 Feet on Cheney Highway
- Easy Access to I-95
- CC Community Commercial Zoning



# Aerial Photo



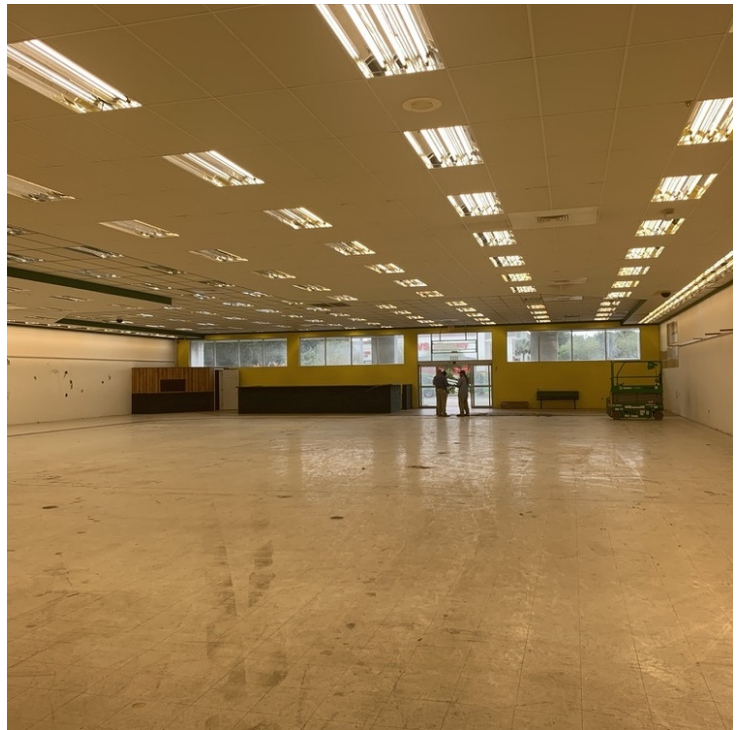


# Exterior Photos

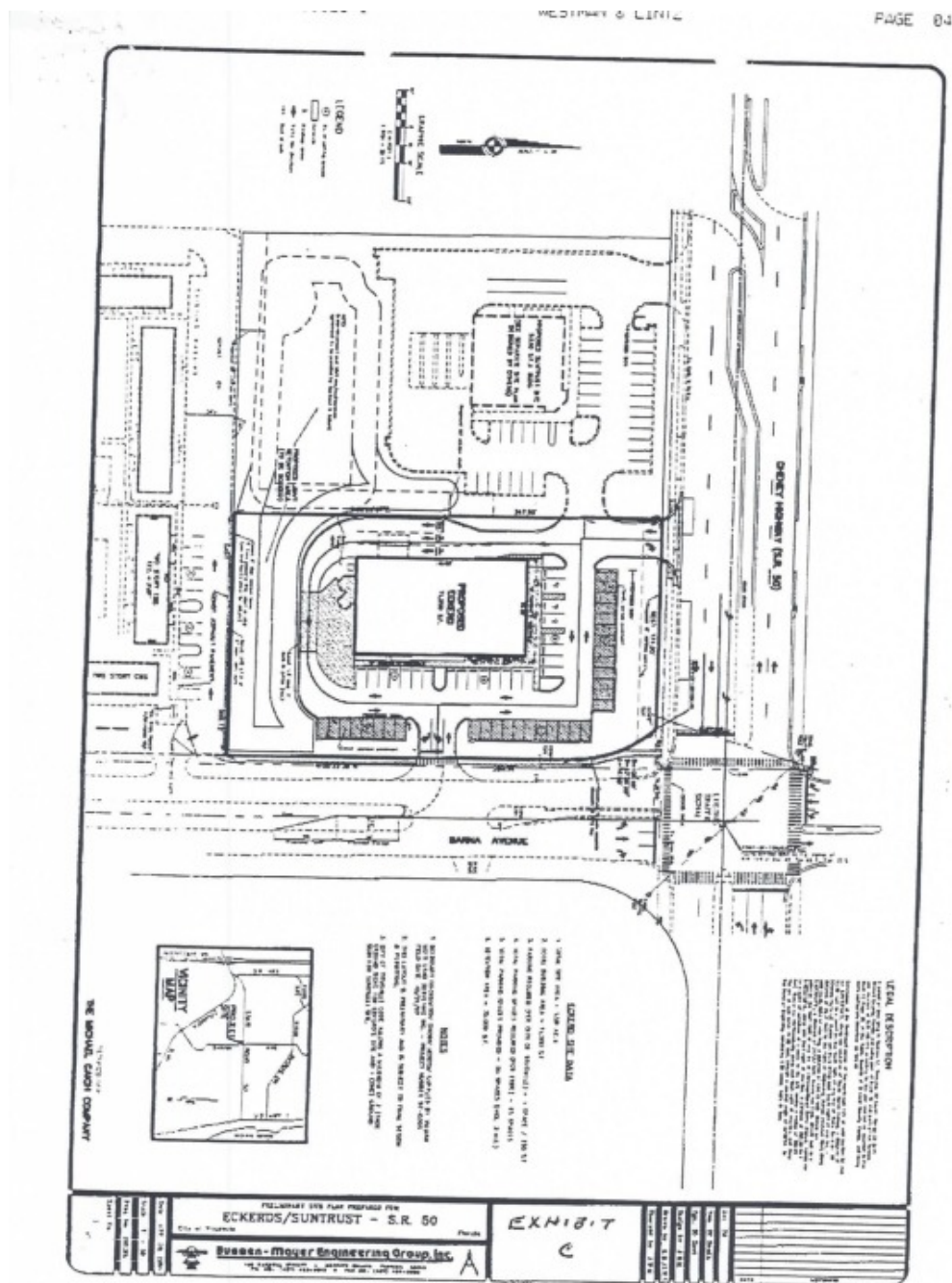




# Interior Photos



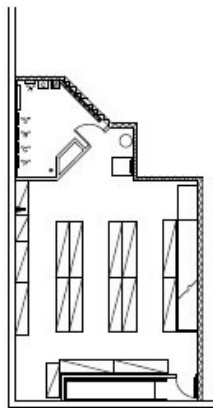
# Site Plan



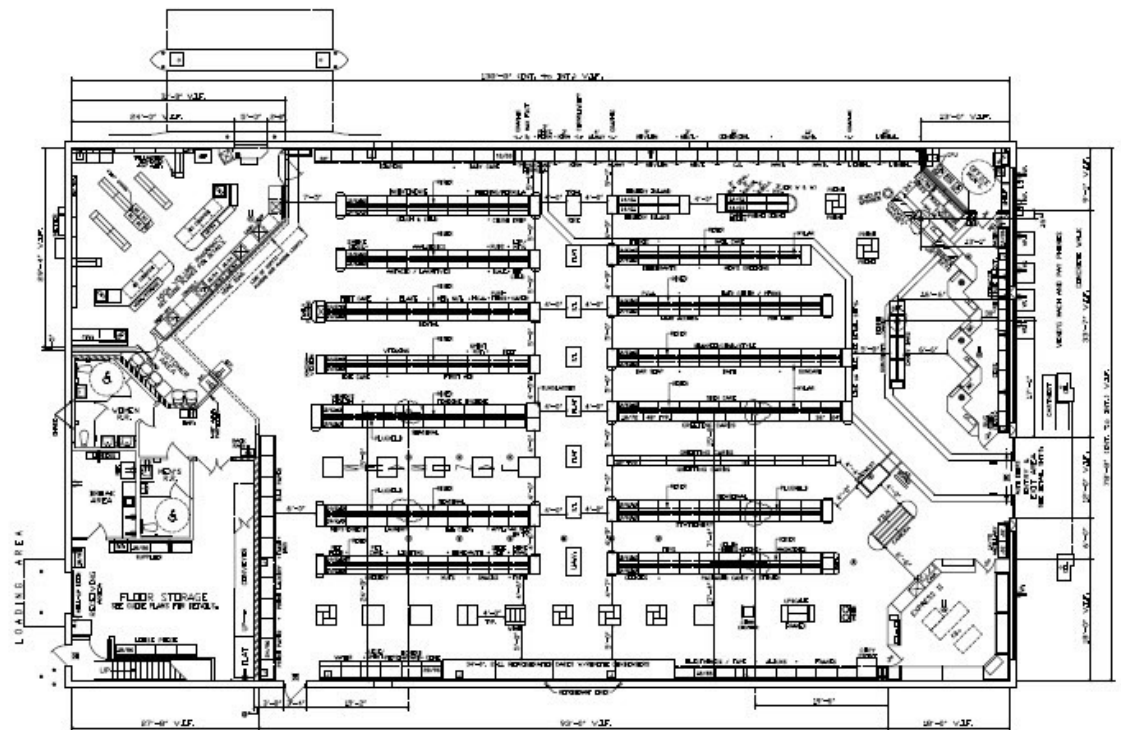
# Building Sketch

APPRaiser NAME    SXJ						
IMPROVEMENTS SKETCH	<p style="font-size: small; margin-top: 10px;">Scale: 1" = 12'</p>					
AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	B1	B1	1.00	11200	440	11200
	OP	Open Porch	1.00	1037	282	
		Open Porch	1.00	60	32	1097
	UT	Utility Room	1.00	993	138	993
	CANOPY	Canopy	1.00	408	82	408
Comment Table 1						
Comment Table 2			Comment Table 3			



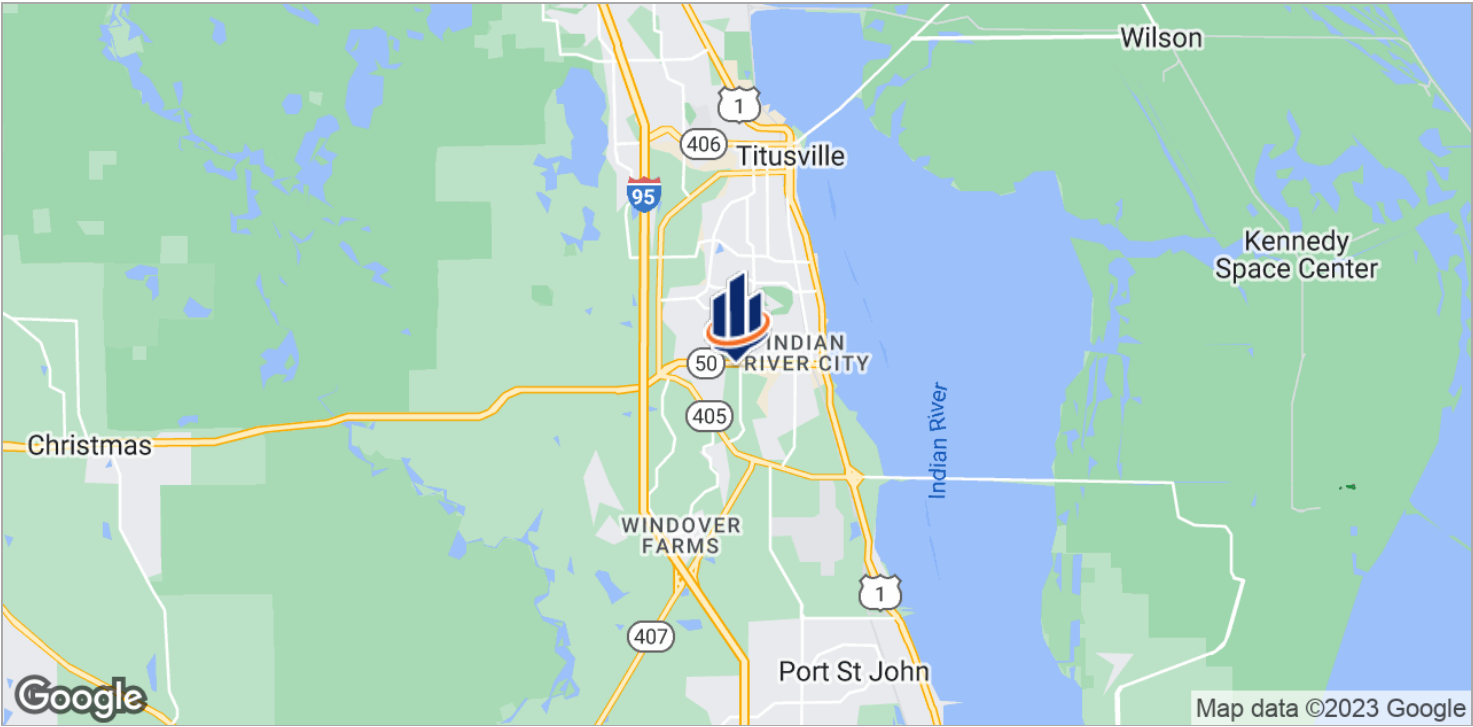
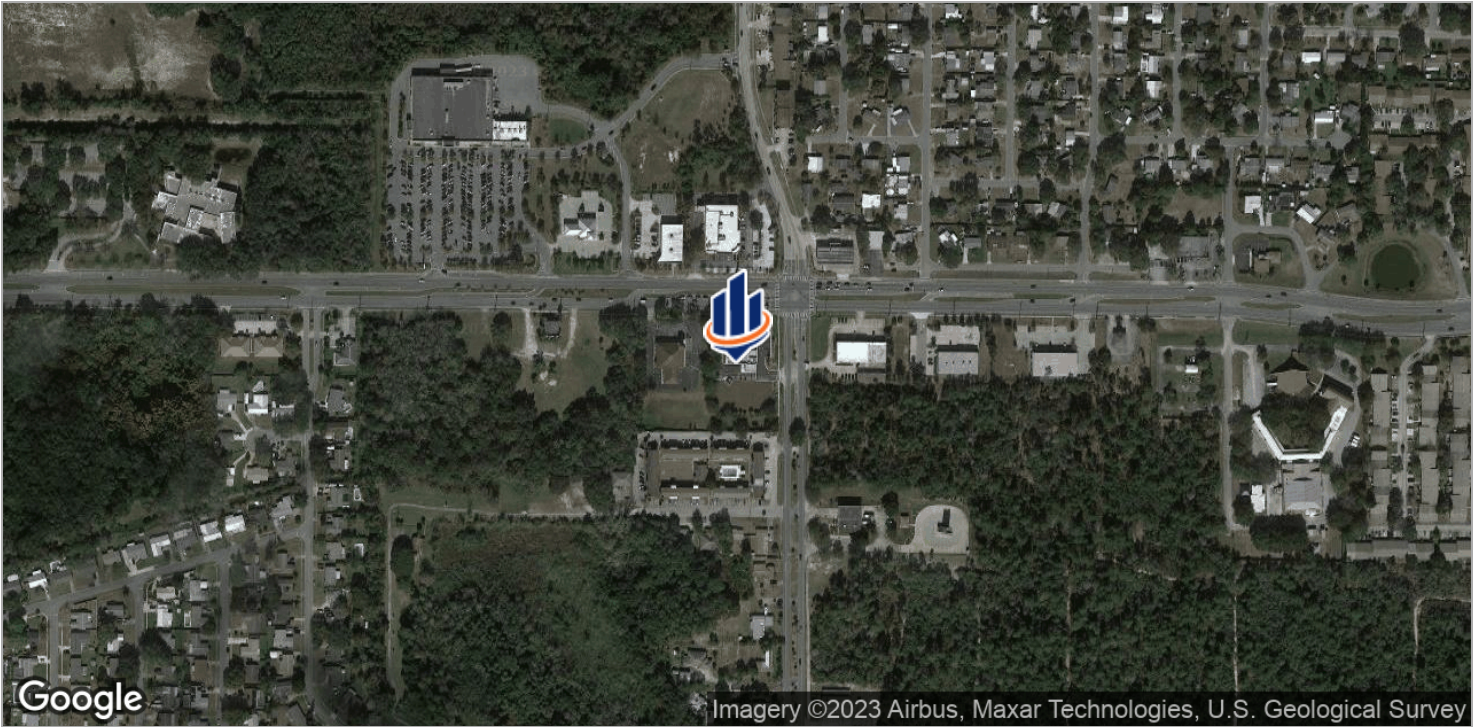


MEZZANINE PLAN





# Location Maps



# Demographics

## DEMOGRAPHICS

Drive Times 5 Minutes - 10 Minutes - 15 Minutes

### MAP



### INFOGRAPHIC - 5 MINUTE DRIVE TIME



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### INFOGRAPHIC - 10 MINUTE DRIVE TIME



# Advisor Bio

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## PROFESSIONAL BACKGROUND

Carl W. Lentz IV, MBA, CCIM is the Managing Director at SVN | Alliance with 20+ years of experience in the commercial real estate industry. He manages operations at the areas largest commercial real estate brokerage firm covering Volusia and Flagler Counties as well as the Greater Jacksonville market. He has a long history of success in assisting clients in the sale, lease or acquisition of commercial real estate across Central and North Florida. For the past 20+ years, he has represented local, regional and national clients for their retail, office, industrial and investment needs.

Carl is actively involved in the local community and is a former Daytona Beach City Commissioner, former member of the Daytona Beach Economic Development Advisory Board, Past President of the SMA Healthcare Foundation, Crime Stoppers of Northeast Florida, Tiger Bay of Volusia County and and is an active member of the Civic League of Volusia County.

The SVN organization is comprised of over 1,600 Advisors and staff in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. Geographic coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants is the only way to achieve maximum value for our clients. This is why we proactively promote properties and share fees with the entire industry. This is our unique Shared Value Network and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

SVN | Alliance is located in Ormond Beach, FL and provides sales, leasing, tenant representation and corporate real estate services in the Greater Daytona Beach Area. SVN advisors represent clients in billions of dollars annually in auction, distressed assets, golf and resorts, hospitality, industrial, institutional capital markets, land and development, medical office, multifamily, office, restaurant, retail self storage, single family rental portfolios and single tenant investments. All SVN offices are independently owned and operated.

## EDUCATION

MBA- University of Central Florida- 2008  
BA- Emory University- 1997  
Phillips Exeter Academy- 1993

## MEMBERSHIPS & AFFILIATIONS

CCIM- Certified Commercial Investment Member