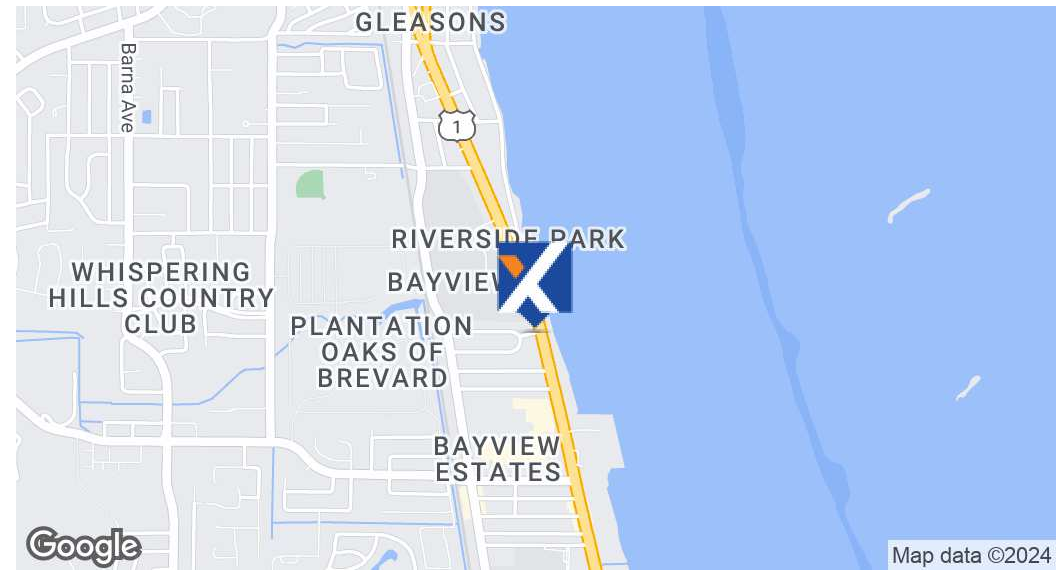


# FOR SALE | .77+/- Acre Retail Corner on US1

2110 S Washington Ave, Titusville, FL 32780



## OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	3,256 SF
Available SF:	
Lot Size:	0.77 Acres
Price / SF:	\$368.55
Year Built:	1964
Zoning:	CC
Traffic Count:	25,500

## PROPERTY OVERVIEW

Check out this opportunity for a 3200 +/- SF commercial building directly on US 1 in the center of town! Though currently configured for multiple tenants, this space's versatile layout and plentiful windows spanning the front half of the building could easily be converted to your desires! OR Redevelop this site for QSR

## PROPERTY HIGHLIGHTS

- 960 SF Oversized Vehicle Storage
- Direct Frontage on US 1
- Currently Configured for Multi-Tenant
- REDEVELOP FOR QSR

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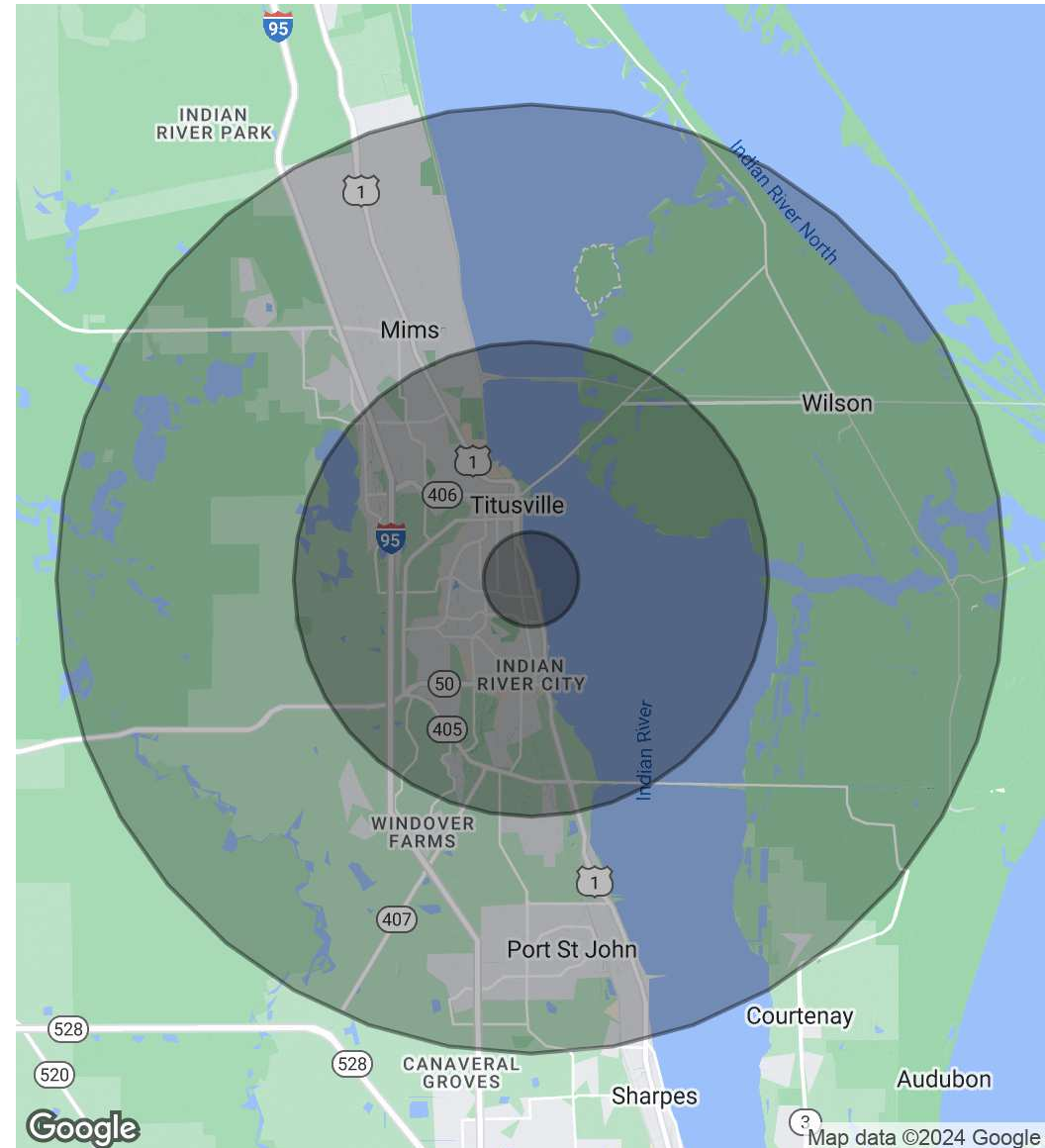
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,914	54,954	97,685
Average age	42.9	43.9	43.0
Average age (Male)	40.8	43.0	42.0
Average age (Female)	44.4	44.7	44.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,686	22,736	38,376
# of persons per HH	2.3	2.4	2.5
Average HH income	\$54,835	\$57,849	\$61,497
Average house value	\$225,891	\$212,085	\$215,139

*\* Demographic data derived from 2020 ACS - US Census*



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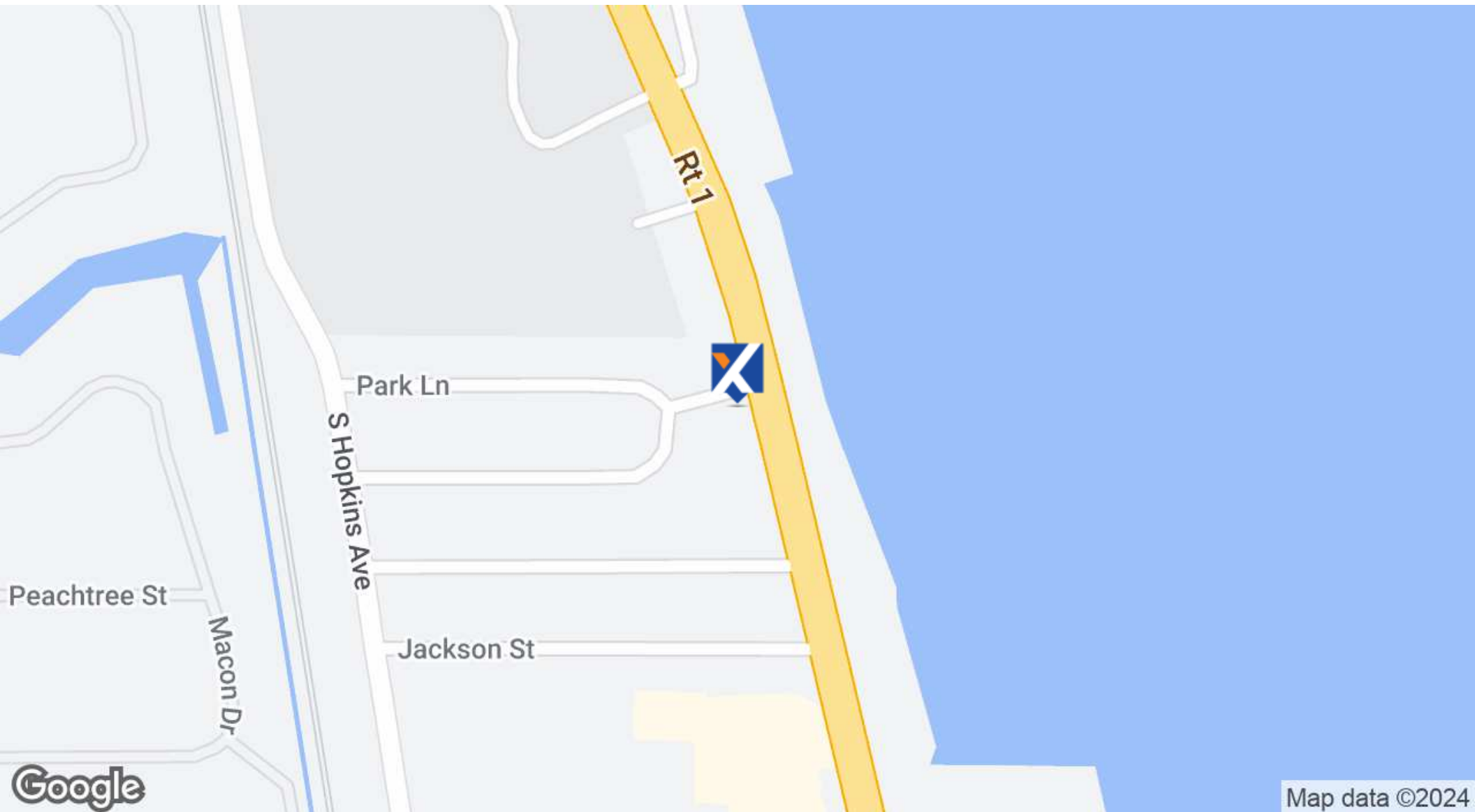
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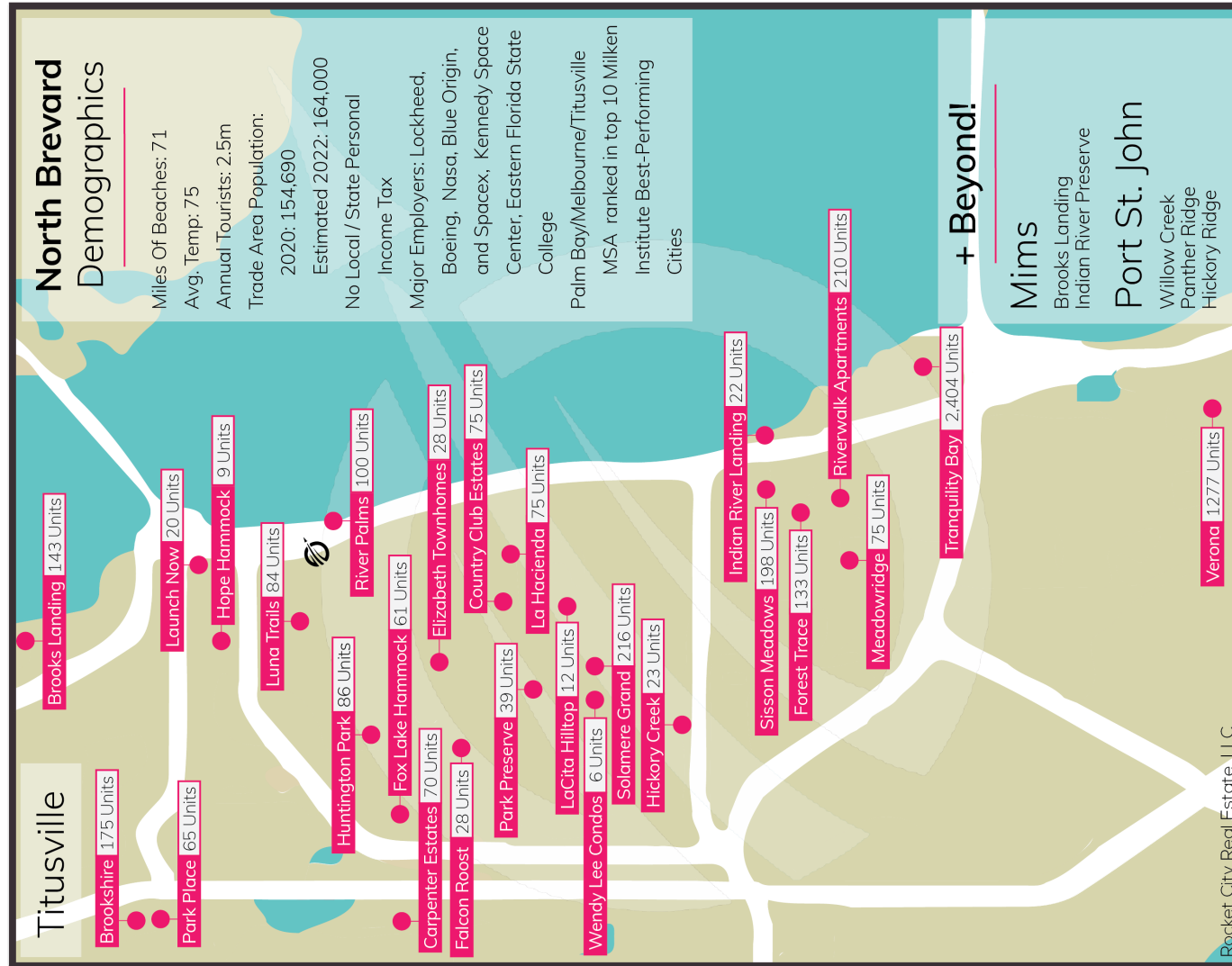
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