

GROUND LEASE OR BTS

• 3480 Garden St. Titusville, FL 32796



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

4.7 Acres

Building Size:

36,672 SF

Zoning:

RC

PROPERTY OVERVIEW

Re-development opportunity of former hotel
Large lot in prime location
Ground Lease or Build to Suit

LOCATION OVERVIEW

NEC of I-95 and Garden Street (SR 406)
Cross easement with neighboring BP c-store

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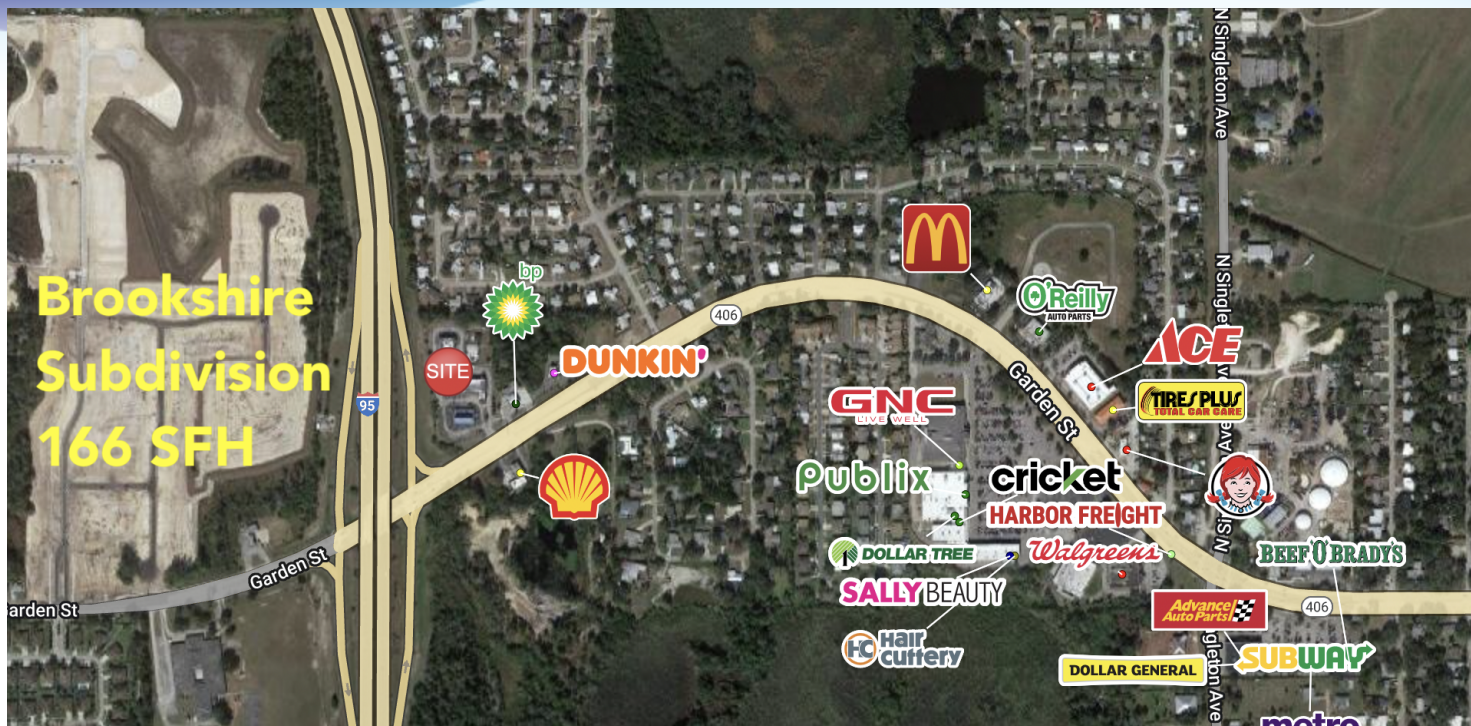
Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

RETAILERS

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AERIAL

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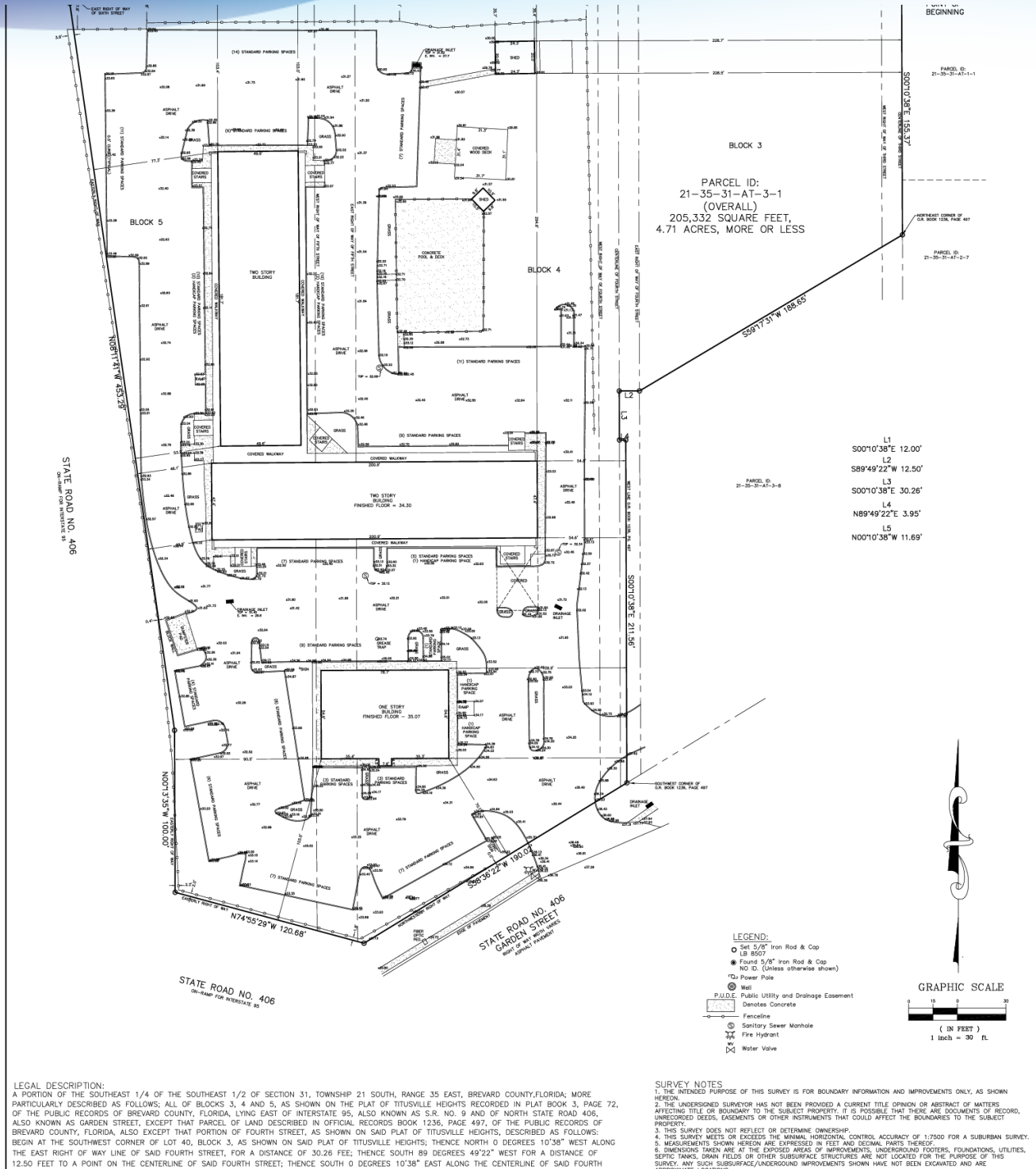
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SURVEY

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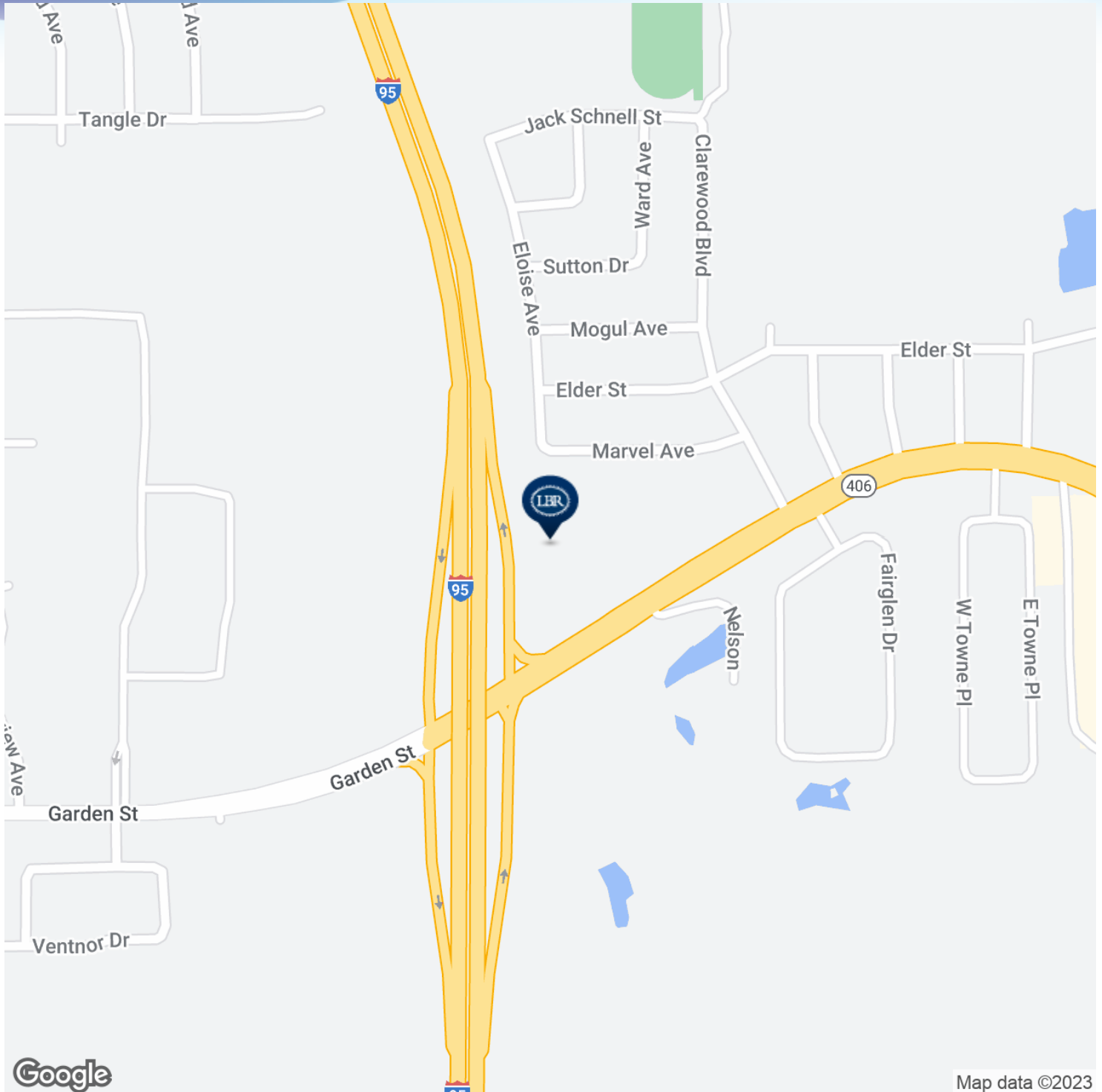
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LOCATION MAP

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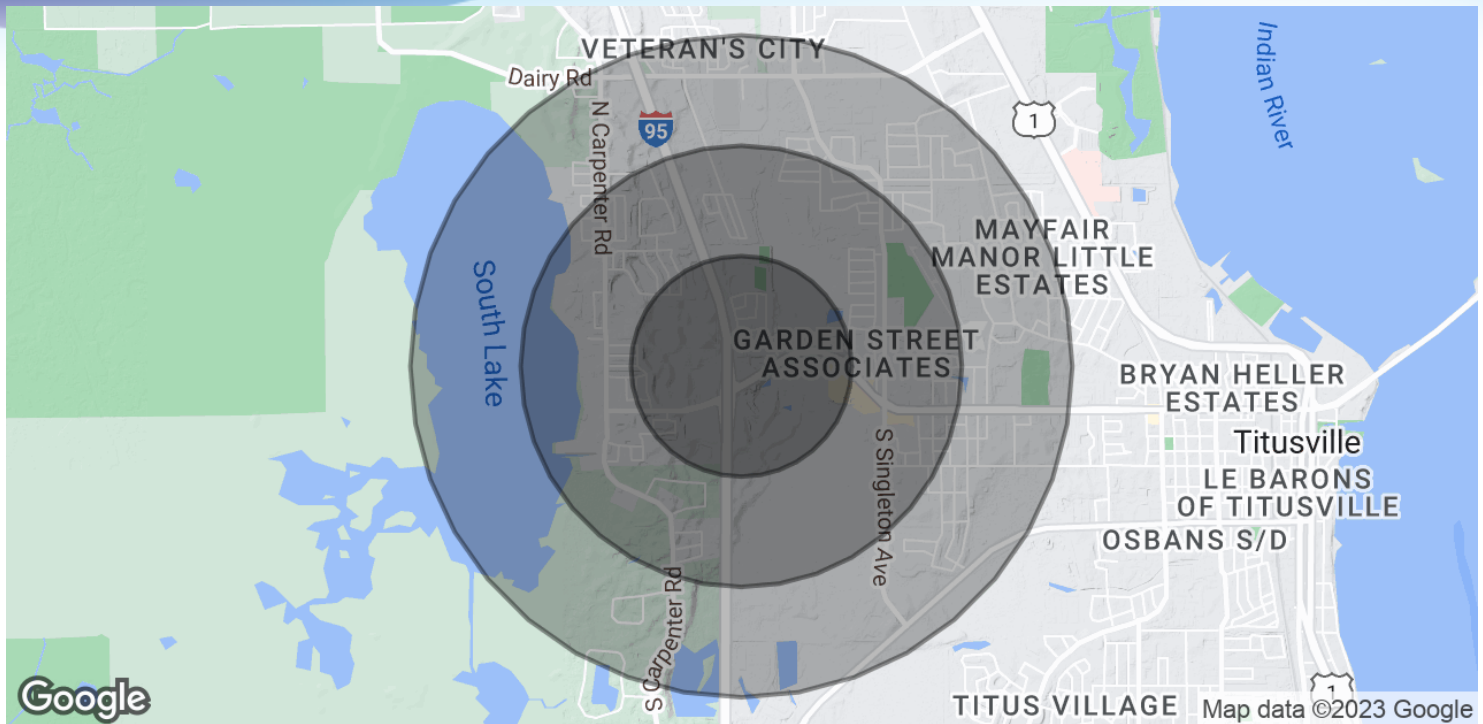
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	854	3,624	8,293
Average Age	52.6	50.0	47.5
Average Age (Male)	51.8	49.7	48.0
Average Age (Female)	52.0	49.1	46.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	402	1,691	3,799
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,041	\$59,774	\$58,788
Average House Value	\$855,048	\$339,832	\$255,760

* Demographic data derived from 2020 ACS - US Census

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