

FOR SALE | 2600-2690 S Hopkins Ave - Rivertowne Plaza

2600-2690 S. Hopkins Ave, Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	10,059 SF
Lot Size:	0.95 Acres
Number of Units:	5
Price / SF:	\$178.94
Year Built:	1964
Renovated:	2021
Zoning:	CC
Traffic Count:	10,200

PROPERTY OVERVIEW

Two buildings
2600/2650: Auto Repair Business for more than 10 years
2690: Well Maintained 4 UNIT Multi-Tenant Plaza

Located at the busy intersection of S. Hopkins Avenue and Harrison Street, right behind Titus Landing and across from Parrish Healthcare. Well-maintained brick Plaza with a history of reliable, long-term tenants. Some leases expiring in 2024, providing an opportunity for value add.

* Diverse tenant mix, including Pizza Hut, Atlantic Hearing & Balance Center, family martial arts center, reputable gun and rifle store, and long-standing auto repair business.

*New trusses installed in 1989; new roof in 2015.

Don't miss the chance to own a thriving retail space in a strategic location with potential for further growth contact us for more details and to schedule a tour.

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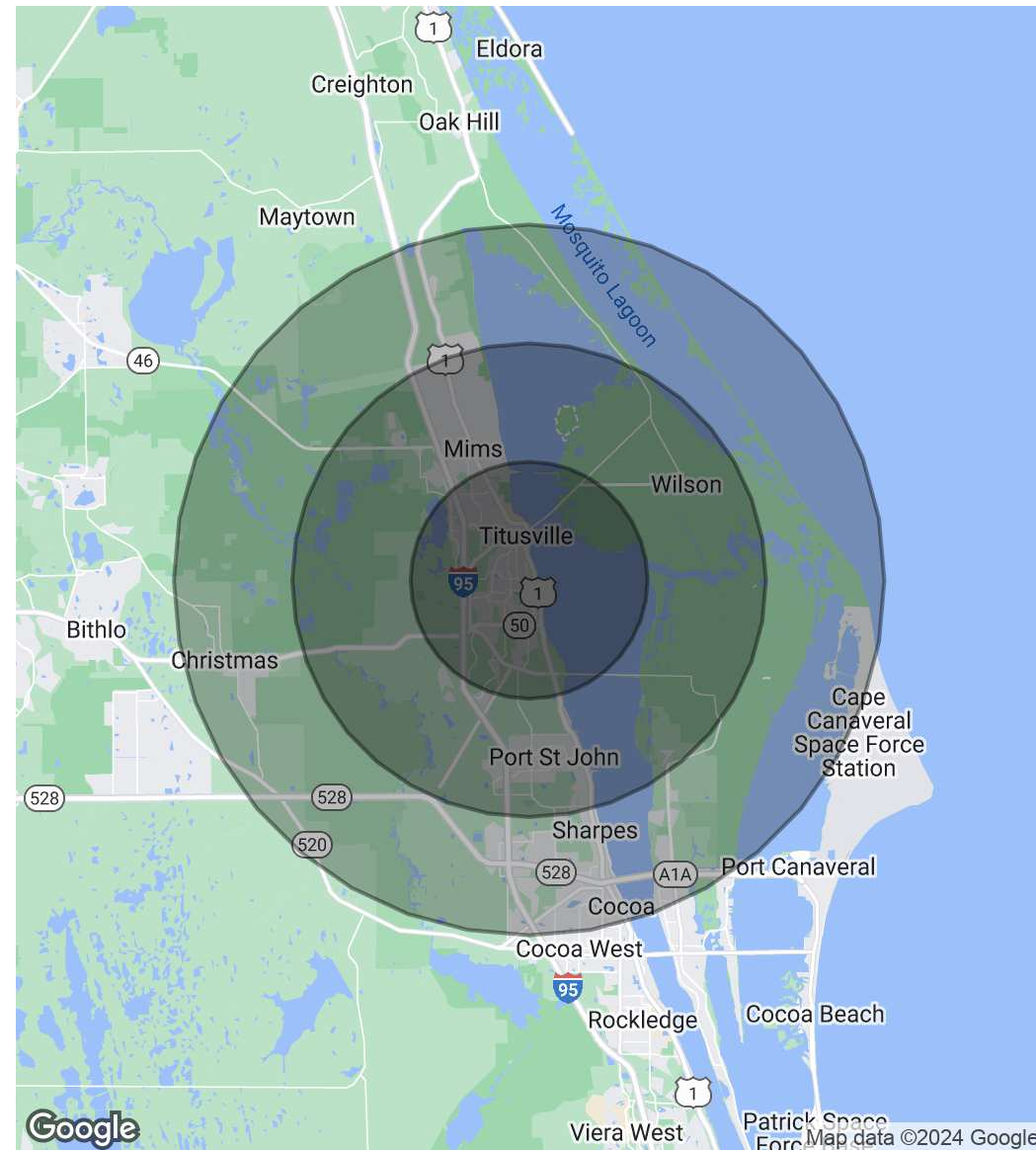
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	49,464	91,676	133,093
Average Age	46.0	46.1	47.0
Average Age (Male)	45.7	45.7	46.5
Average Age (Female)	47.7	47.1	48.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	25,653	44,620	63,655
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$52,021	\$58,996	\$62,745
Average House Value	\$178,055	\$188,343	\$206,142

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



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