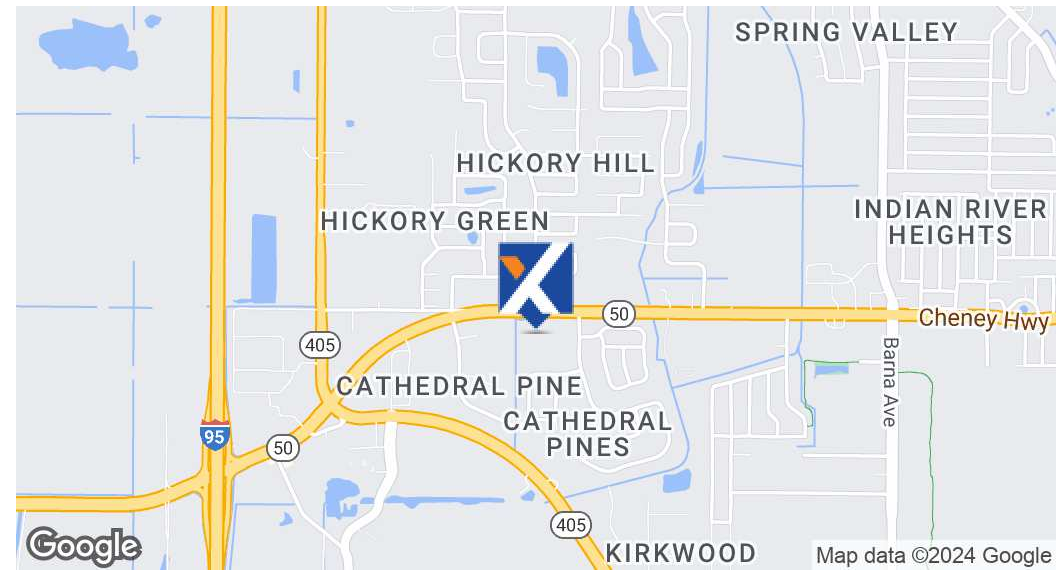
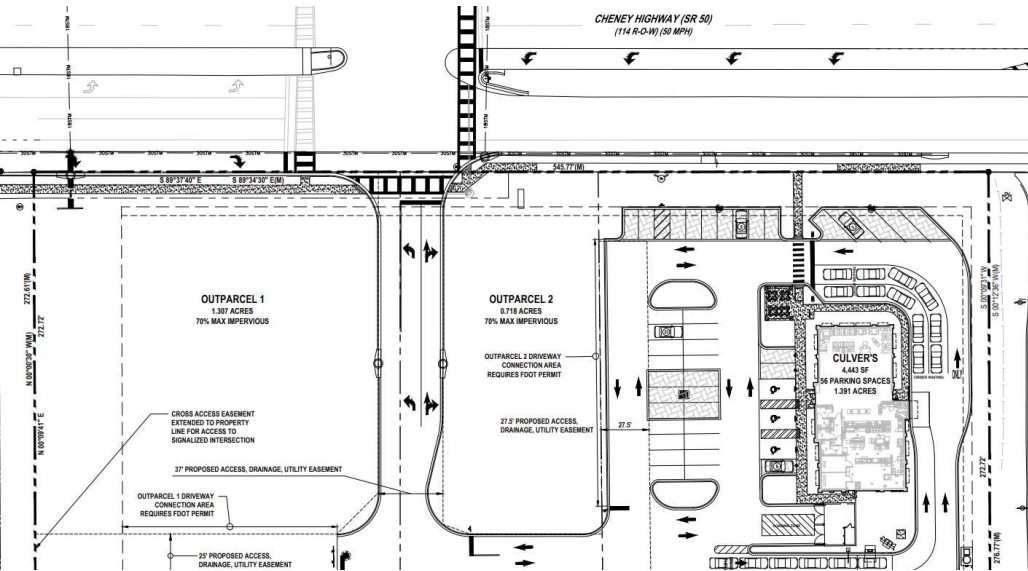


# FOR SALE | 2 Outparcels

2805 Cheney Hwy, Titusville, FL 32780



## OFFERING SUMMARY

Sale Price:	\$995,000 - \$1,800,000
Lot Size:	0.718 Acres
Price / Acre:	\$1,385,794
Zoning:	CC
Traffic Count:	20,000

## PROPERTY OVERVIEW

TWO OUTPARCELS AVAILABLE. CLOSE TO I-95.

0.718 Acres - \$995,000

1.3 Acres - \$1.8 M

Less than 1 mile from the I-95 interchange.

Pad-ready sites.

Four-way traffic signal.

Direct Highway 50 frontage.

NOW OPEN: Culver's on the parent parcel.

**Holly Carver**

321.243.8967  
Holly@RocketCityRE.com

**Lisa Earnhardt**

321.291.6601  
Lisa@RocketCityRE.com

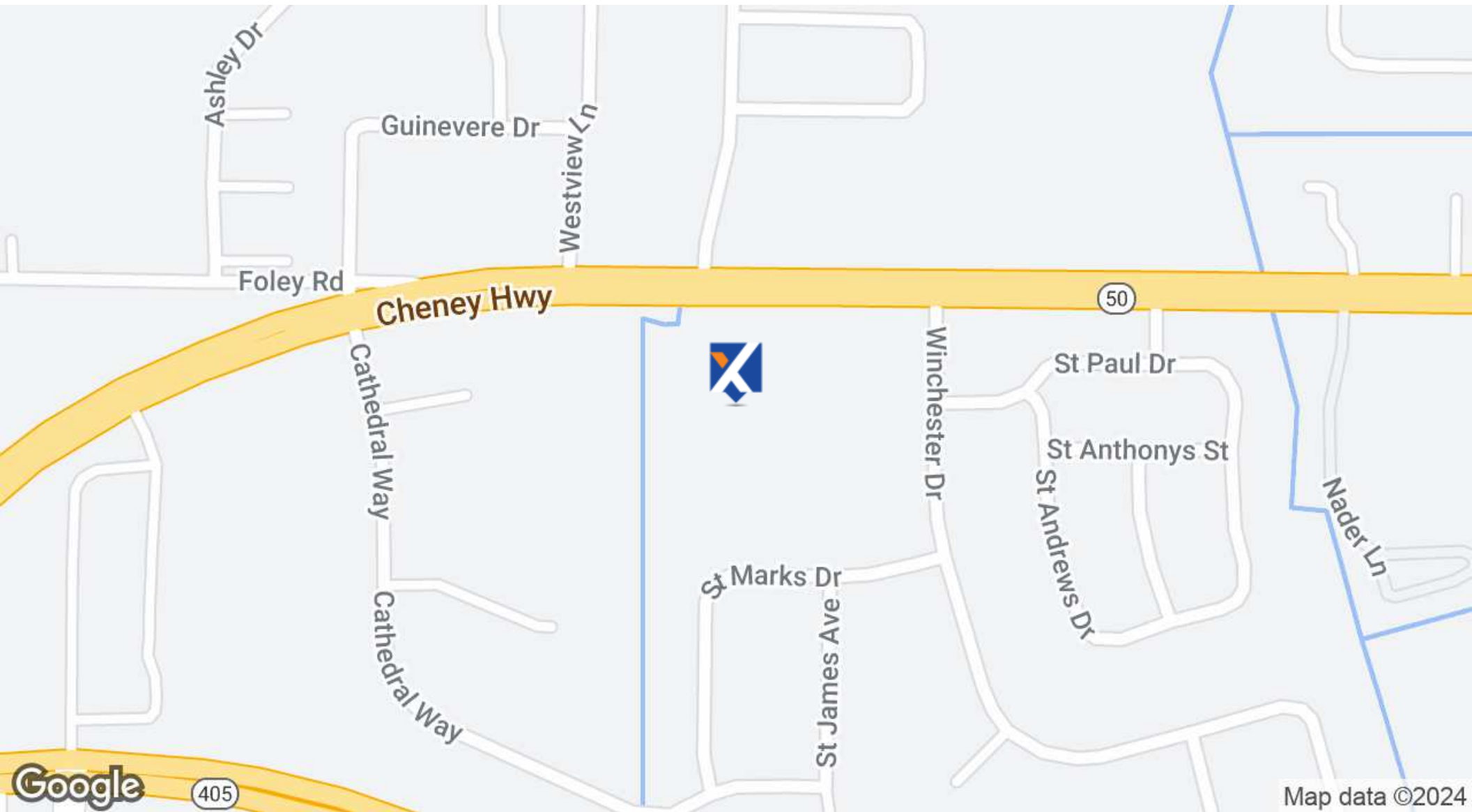
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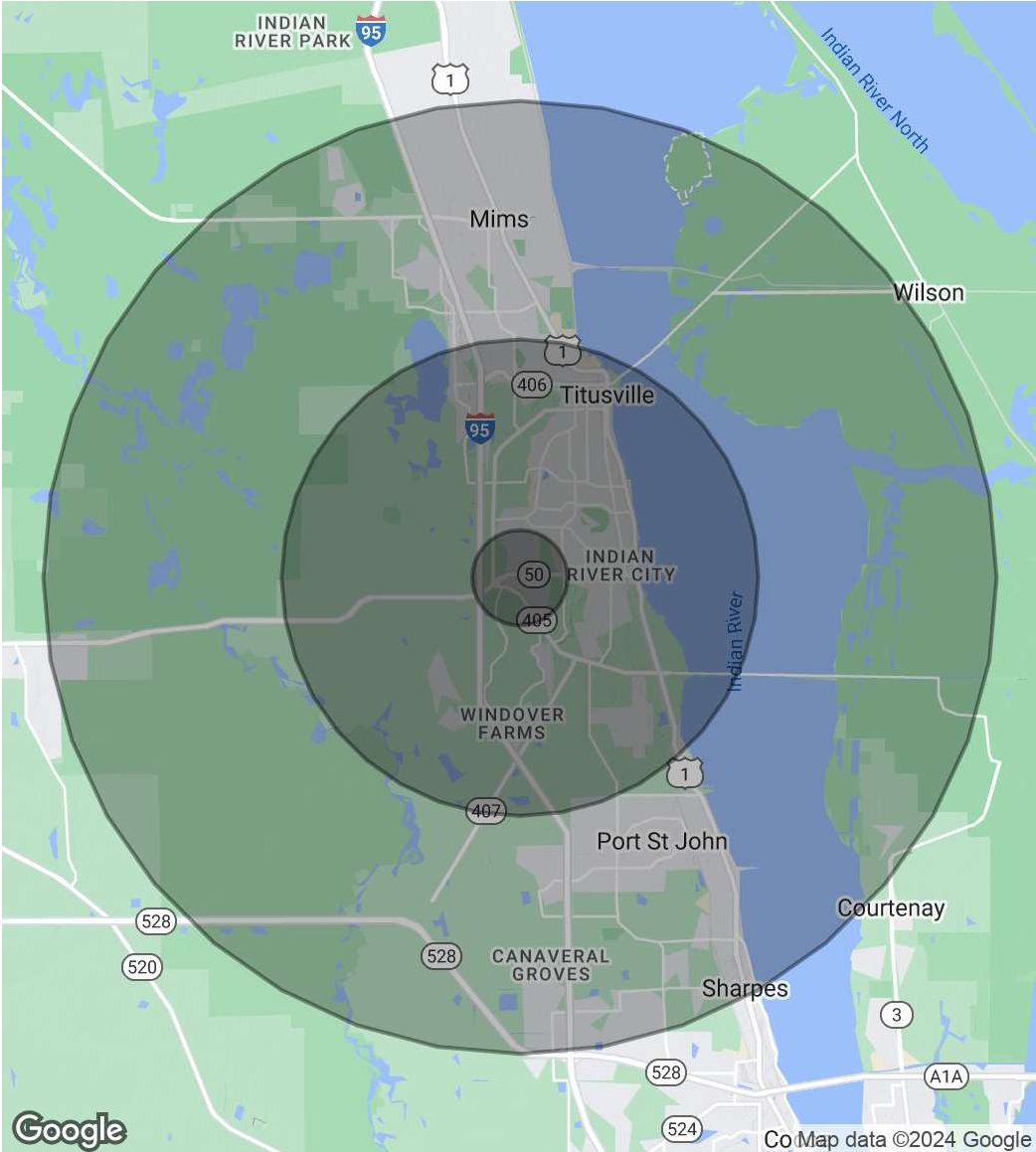
# FOR SALE | 2 Outparcels

2805 Cheney Hwy, Titusville, FL 32780

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	37	855	3,114
Average Age	64.1	62.8	55.8
Average Age (Male)	70.0	68.3	58.7
Average Age (Female)	63.2	61.9	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	42	989	2,608
# of Persons per HH	0.9	0.9	1.2
Average HH Income	\$26,750	\$26,148	\$39,294
Average House Value	\$289,626	\$280,626	\$385,885

\* Demographic data derived from 2020 ACS - US Census



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