

# EXECUTIVE SUMMARY

• 2125 Dolphin Rd Titusville, FL 32780



## OFFERING SUMMARY

**Sale Price:** \$115,000

**Price / Acre:** \$191,667

**Lot Size:** 0.6 Acres

**Zoning:** R-1B

**APN#:** 22-35-09-50-1-1

## PROPERTY OVERVIEW

Fantastic opportunity to acquire +/-0.60 acres at the SE lighted corner of Harrison St and S Park Ave. Surrounded by high density R-3 zoned land. This parcel is zoned R-1-B but has the possibility to be re-zoned.

Traffic Counts:

Harrison St. - 6,400 AADT

S. Park Ave - 4,700 AAD

## LOCATION OVERVIEW

SE Corner of Harrison Street and S Park Ave

### JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.

# ADDITIONAL PHOTOS

• 2125 Dolphin Rd Titusville, FL 32780



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.

# ADDITIONAL PHOTOS

• 2125 Dolphin Rd Titusville, FL 32780



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

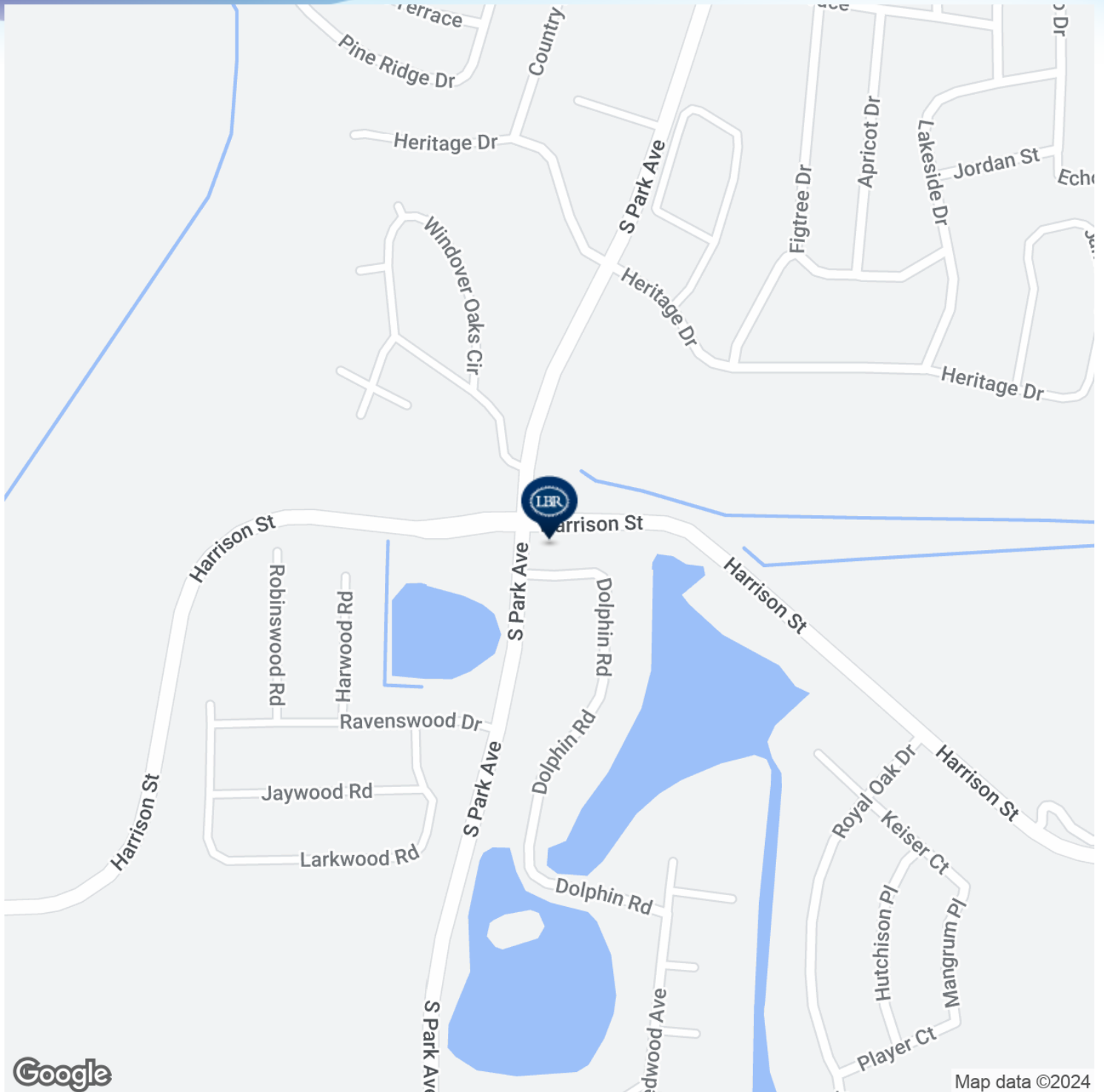
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

# LOCATION MAP

• 2125 Dolphin Rd Titusville, FL 32780



## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

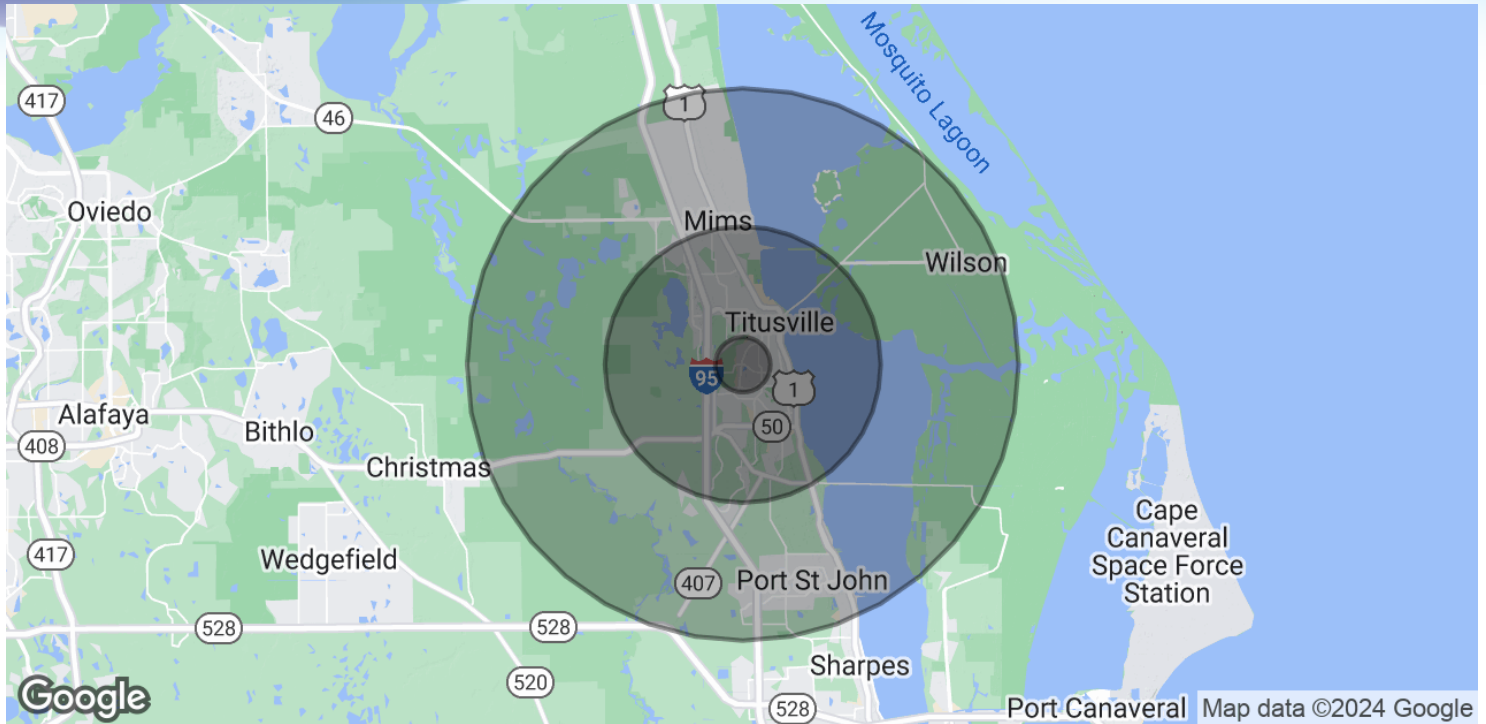
Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements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

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

# DEMOGRAPHICS MAP & REPORT

• 2125 Dolphin Rd Titusville, FL 32780



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,987	53,619	90,458
Average Age	45.6	46.3	46.2
Average Age (Male)	42.5	46.1	45.8
Average Age (Female)	53.4	47.7	47.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,378	27,446	44,295
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$46,090	\$52,836	\$59,226
Average House Value	\$142,003	\$178,914	\$188,685

2020 American Community Survey (ACS)

## JEFFERY T. ROBISON, CCIM

President | Broker  
321.722.0707 X13  
jeff@teamlbr.com

## Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
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.