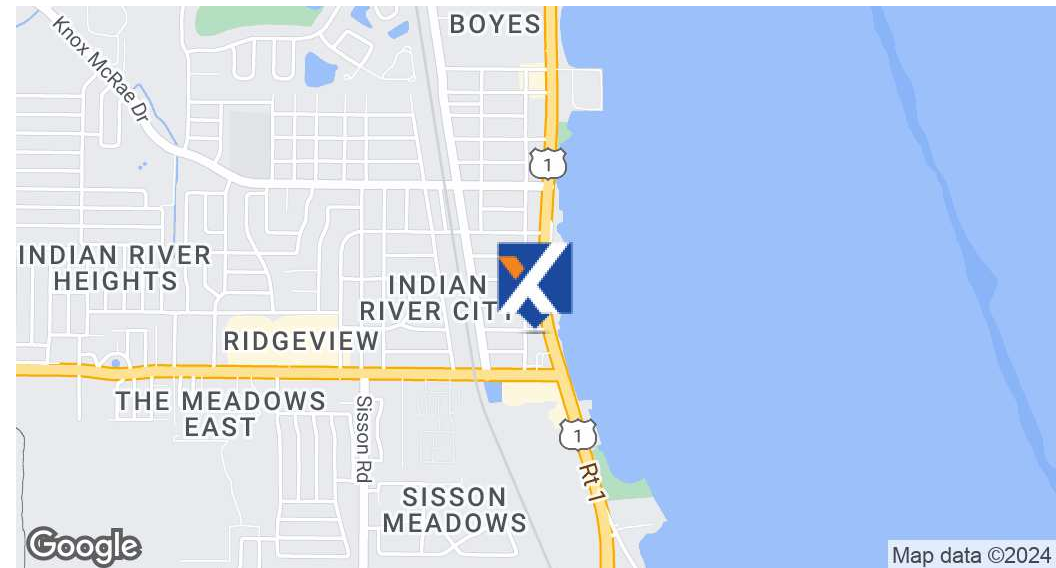


FOR SALE | 137 Birch St

Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	5,622 SF
Lot Size:	1.6 Acres
Number of Units:	1
Price / SF:	\$284.60
Year Built:	1952
Zoning:	IRC-N-C
Traffic Count:	28,000

PROPERTY OVERVIEW

This commercial building stands out with its unique architectural design, making it a landmark in the area. Its striking façade and attention-grabbing presence ensure maximum visibility and brand recognition for any business.

Situated on an expansive lot, this property provides ample space, allowing businesses to thrive and grow in a prime location with endless possibilities.

Benefit from maximum exposure and visibility with frontage directly on the high-traffic US 1 corridor, ensuring a steady flow of potential customers passing by daily. Take advantage of this strategic location.

Enjoy breathtaking views of the tranquil river from various vantage points within the property, creating a serene and inviting atmosphere for customers and employees alike. Enhance your business environment with a view of space launches as your backdrop.

Inside, discover versatile interior spaces, that can be customized to suit a wide range of business needs. Whether you're planning a retail storefront, restaurant or showroom, this building offers the flexibility and functionality to accommodate your vision.

Holly Carver

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FL #3351454

Lisa Earnhardt

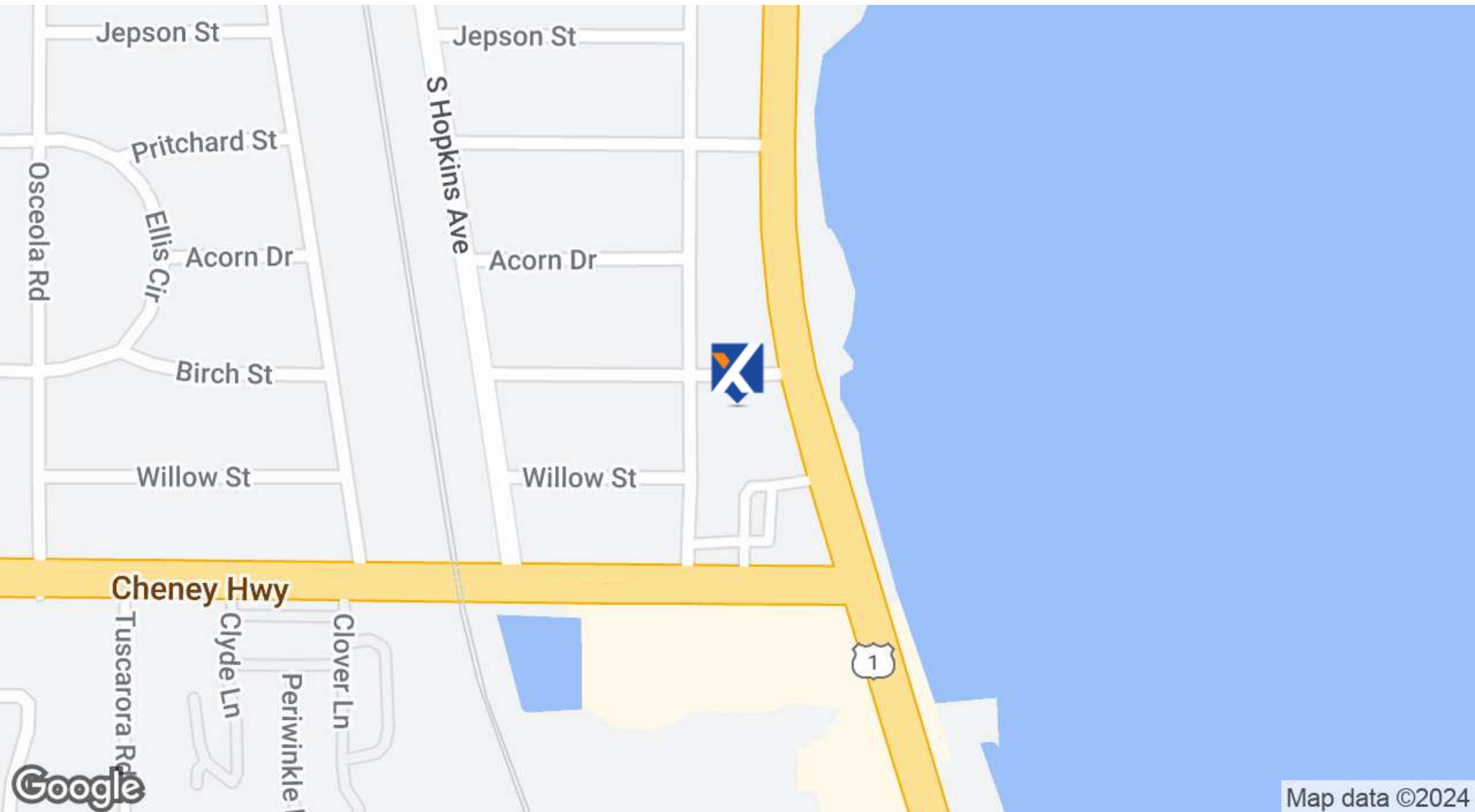
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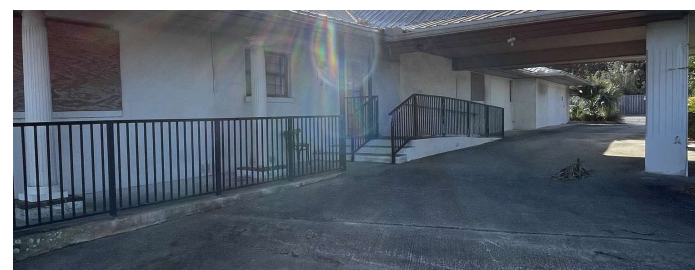
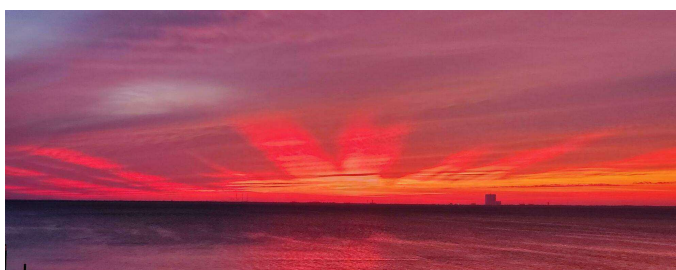
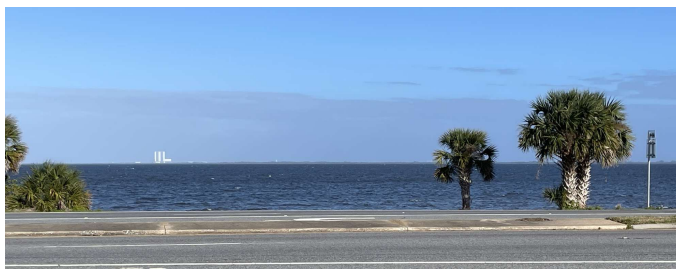
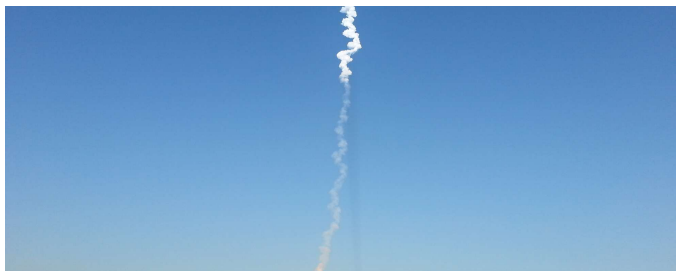
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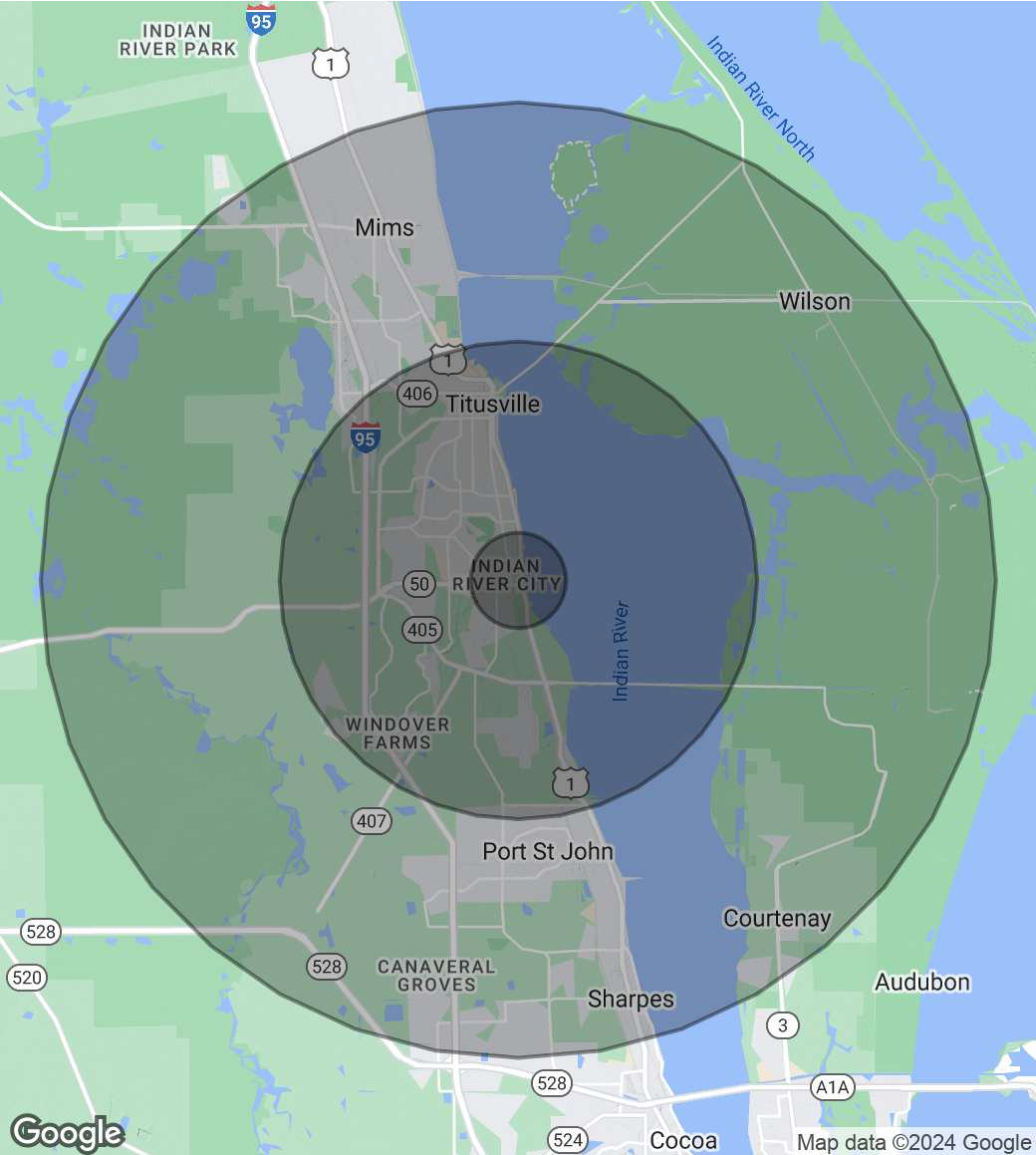
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,749	43,495	98,264
Average Age	39.9	45.5	46.4
Average Age (Male)	44.6	45.2	46.1
Average Age (Female)	40.2	47.4	47.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,377	22,920	47,376
# of Persons per HH	2.0	1.9	2.1
Average HH Income	\$51,509	\$52,907	\$61,546
Average House Value	\$184,230	\$180,962	\$197,782

2020 American Community Survey (ACS)



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