

# EXECUTIVE SUMMARY

• 1514 Garden St Titusville, FL 32796



## OFFERING SUMMARY

**Available SF:** 1,629 SF

**Lease Rate:** \$19.00 SF/yr (MG)

**Lot Size:** 0.15 Acres

**Year Built:** 1959

**Building Size:** 1,629 SF

**Zoning:** OP

## PROPERTY OVERVIEW

The building offers 1,629 sq. ft. of space with new vinyl plank flooring, fresh paint, open reception area, spacious conference room, five (5) individual offices, two (2) restrooms, one (1) restroom with shower, a sizable kitchenette and four (4) separate entrances.

Ideal for medical or office professionals seeking a modern workspace in a prime location.

Ready for immediate occupancy.

## LOCATION OVERVIEW

Newly renovated office building located on Garden Street in Titusville, FL.  
Close to Downtown Titusville and across the street from busy Dixie Crossroads restaurant.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVAL

Office Sales & Leasing  
321.722.0707 X19  
charles@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

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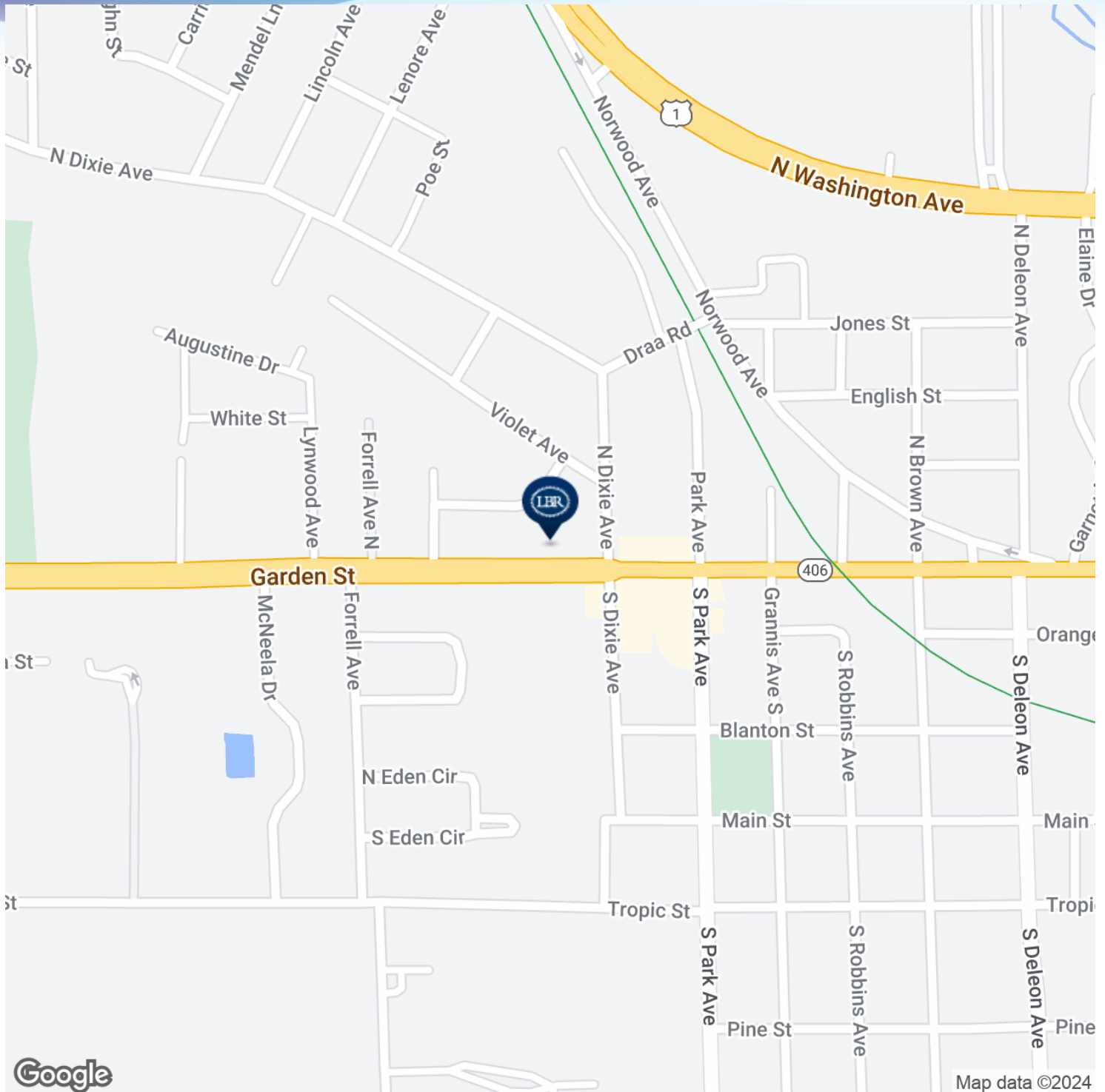
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# LOCATION MAP

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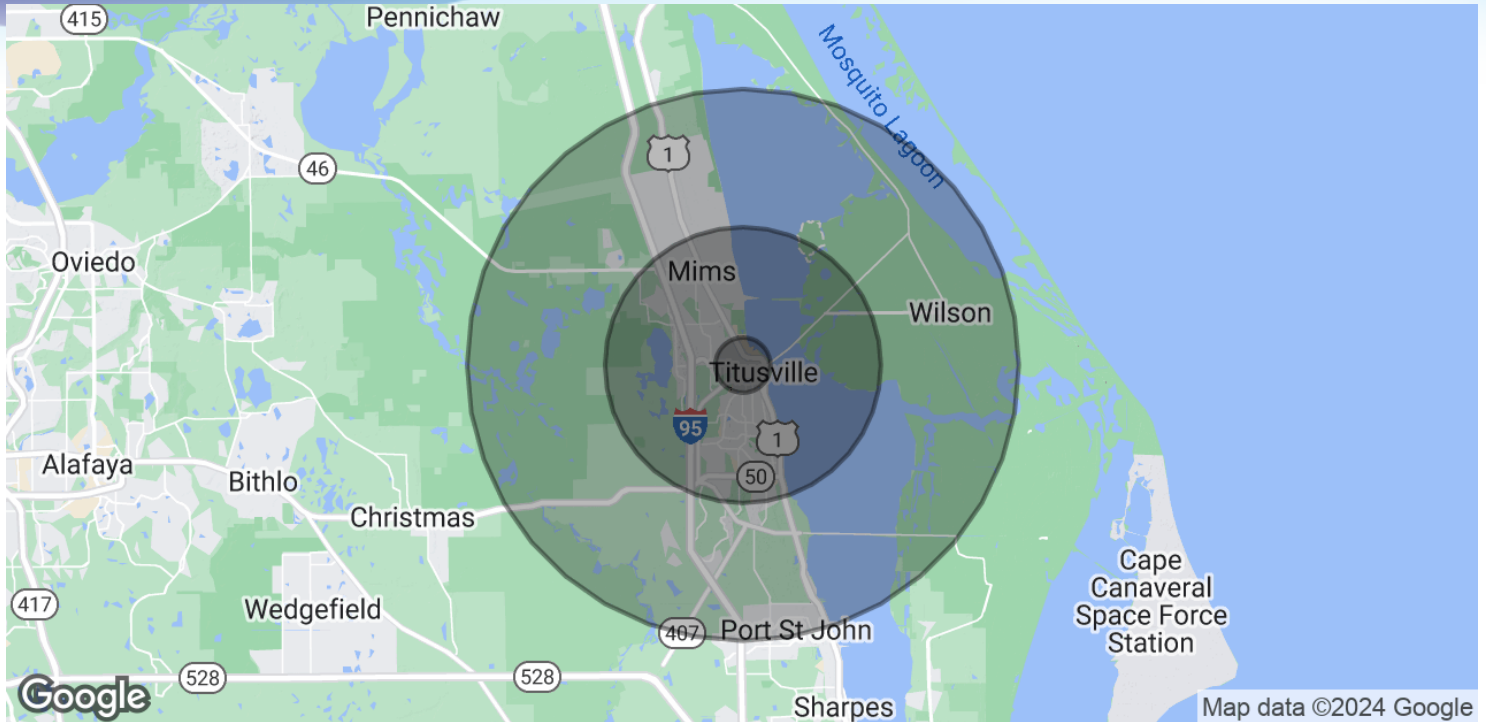
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,155	51,478	79,129
Average Age	42.9	46.2	47.0
Average Age (Male)	44.7	46.1	46.6
Average Age (Female)	44.0	47.8	48.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,811	26,209	39,337
# of Persons per HH	1.8	2.0	2.0
Average HH Income	\$40,919	\$51,040	\$56,455
Average House Value	\$123,212	\$172,457	\$187,050

2020 American Community Survey (ACS)

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