

# EXECUTIVE SUMMARY

• 4 Main Street Titusville, FL 32796



## OFFERING SUMMARY

**Available SF:** 2,408 SF

**Lease Rate:** \$18.50 SF/yr (NNN)  
\$1.86/sf

**Lot Size:** 0.18 Acres

**Year Built:** 1958

**Building Size:** 2,408 SF

**Zoning:** DMU

## PROPERTY OVERVIEW

Excellent corner property in downtown Titusville.  
Perfect space for small retail business looking to capitalize on the abundant downtown foot traffic.  
The neighboring Indian River RV Park provides a strong customer base as well.

## LOCATION OVERVIEW

Property is adjacent to the Indian River close to Space View Park.  
Conveniently located between S Washington Ave and Indian River Ave.  
Nestled within Titusville downtown retailers.

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
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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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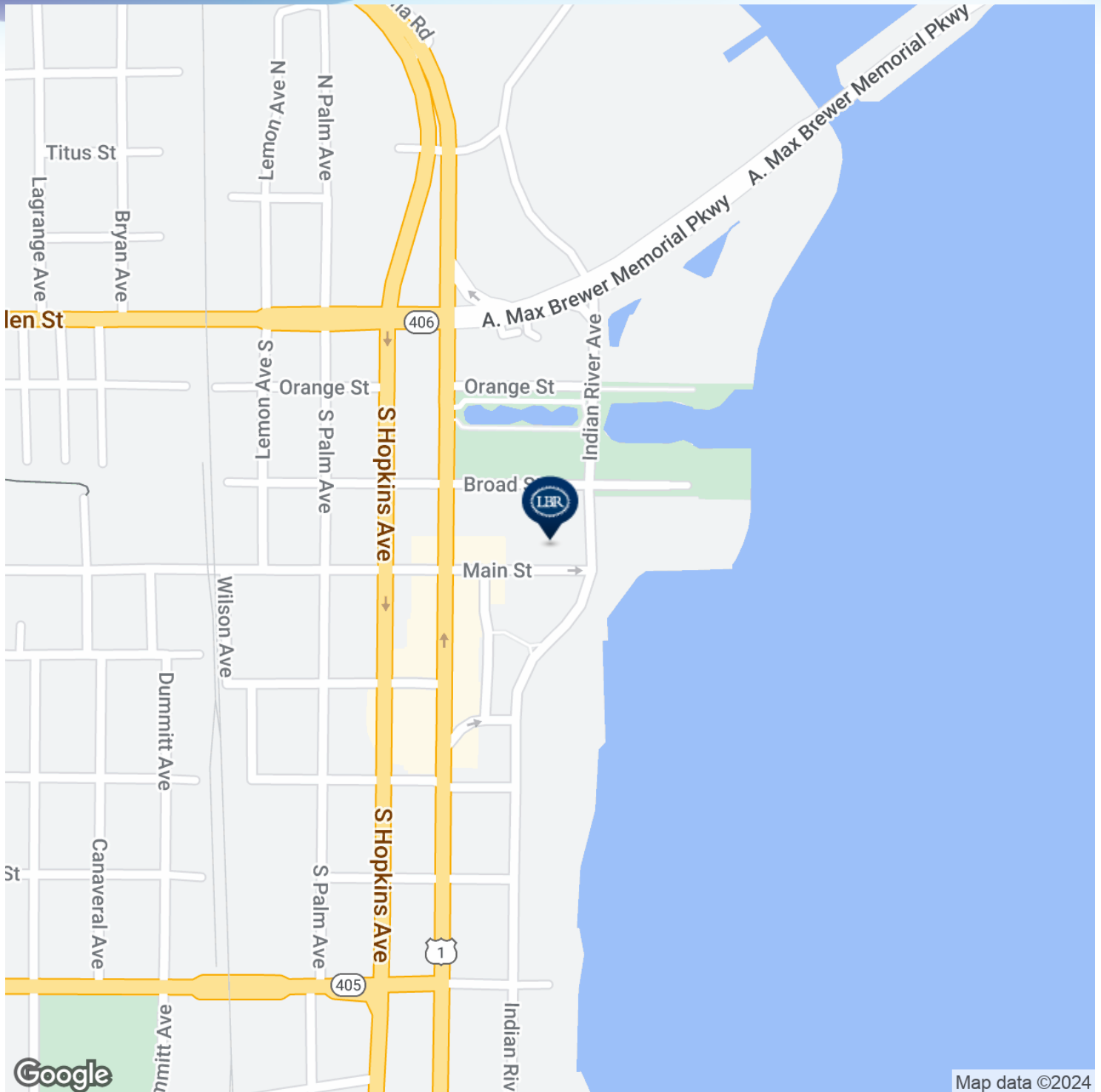
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# LOCATION MAP

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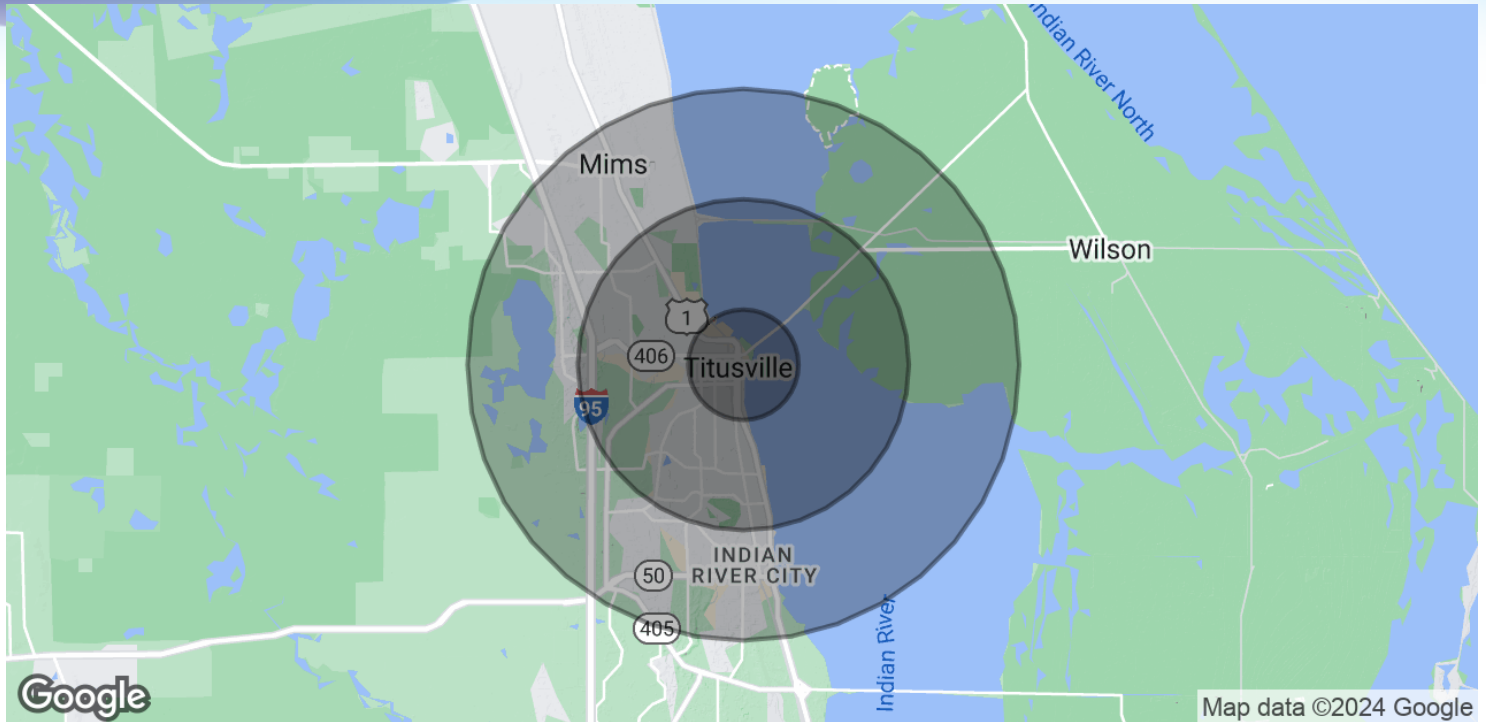
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,752	25,794	50,496
Average Age	42.5	46.9	46.0
Average Age (Male)	45.5	46.4	45.8
Average Age (Female)	43.7	49.4	47.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,301	14,550	25,705
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$41,721	\$44,536	\$50,990
Average House Value	\$126,197	\$169,330	\$172,010

\* Demographic data derived from 2020 ACS - US Census

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