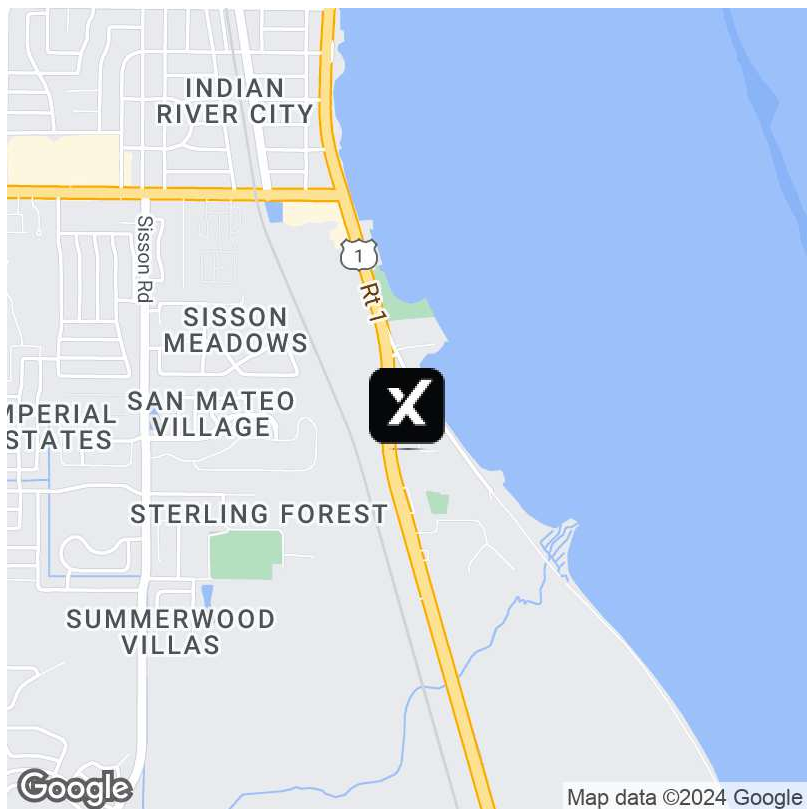


FOR SALE

# Prime Real Estate with Direct US-1 Frontage

5195 S. Washington Ave., Titusville, FL 32780



## Offering Summary

Sale Price:	\$2,500,000
Building Size:	10,940 SF
Available SF:	10,940 SF
Lot Size:	1.54 Acres
Price / SF:	\$228.52
Year Built:	1984
Zoning:	CC

## Property Overview

Prime real estate with direct frontage on US-1, situated opposite Playalinda Brewery Brix Project, and adjacent to a new upscale housing development, Tranquility Shores. Formally occupied by a vibrant church, this property boasts Community/Commercial zoning, making it perfect for a diverse range of business ventures. Become part of a thriving community with major employers including Kennedy Space Center/NASA, SpaceX, Blue Origin, L3-Harris Technologies, Cape Canaveral Cruises, Northrop Grumman, and Parrish Medical Center.

## Property Highlights

- Prime Real Estate with Direct US-1 Frontage
- AADT: Traffic Count-26,000
- 76 Parking Spaces

**Holly Carver**321.243.8967  
Holly@RocketCityRE.com**Lisa Earnhardt**321.291.6601  
Lisa@RocketCityRE.com

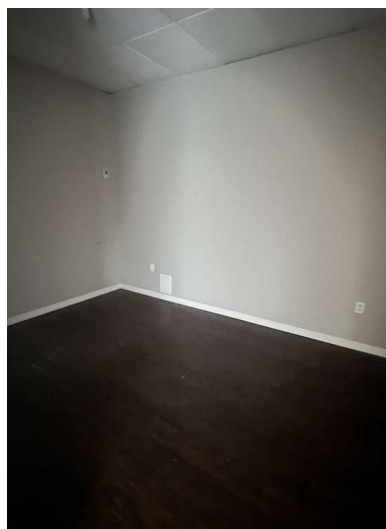
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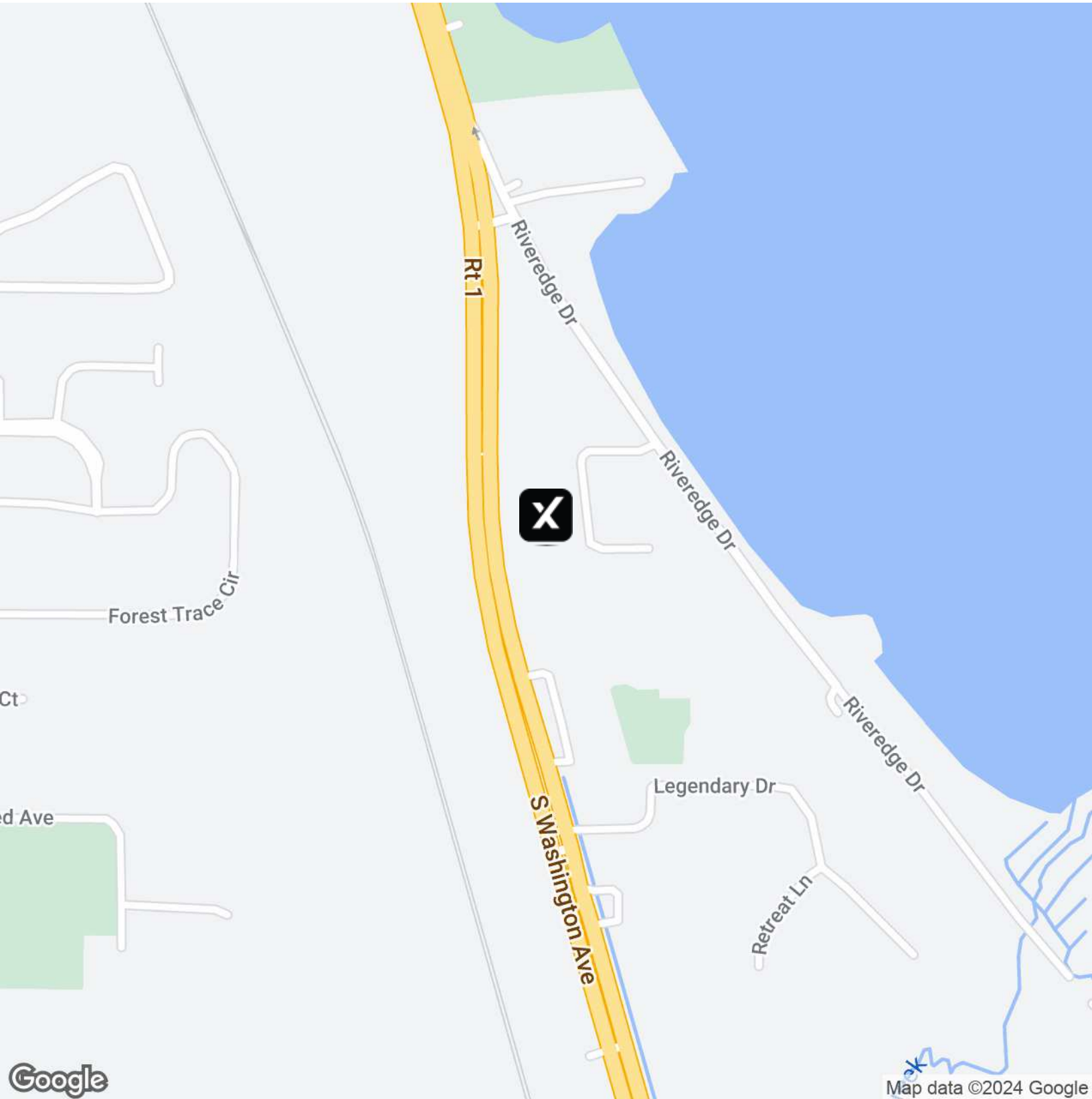
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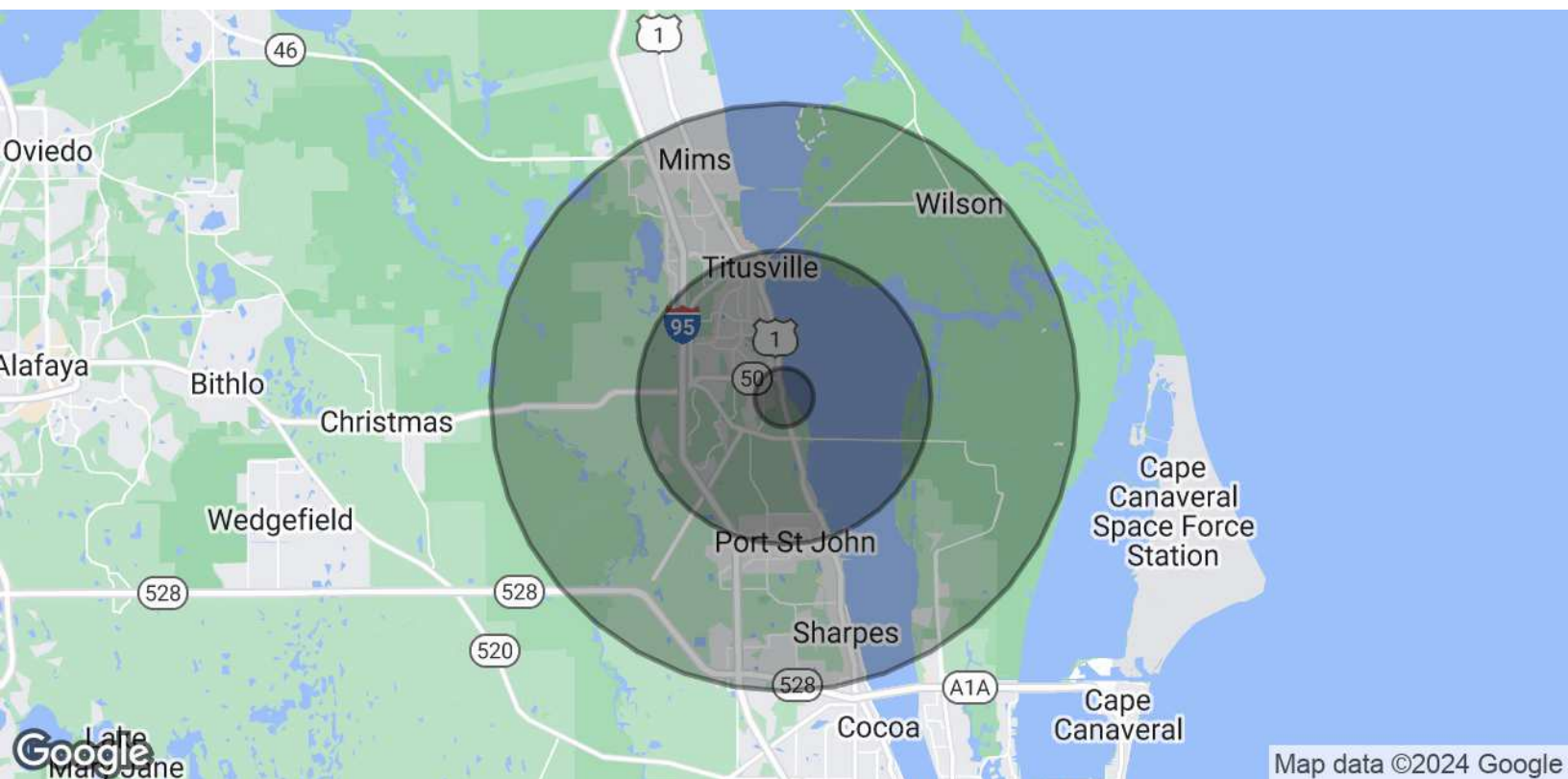
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FOR SALE

# Prime Real Estate with Direct US-1 Frontage

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Population	1 Mile	5 Miles	10 Miles
Total Population	2,520	49,918	110,568
Average Age	42.9	43.1	42.6
Average Age (Male)	42.5	42.1	41.4
Average Age (Female)	43.3	44.2	44.0
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,100	20,566	43,157
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$62,814	\$61,176	\$62,400
Average House Value	\$232,804	\$216,116	\$213,468

2020 American Community Survey (ACS)

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