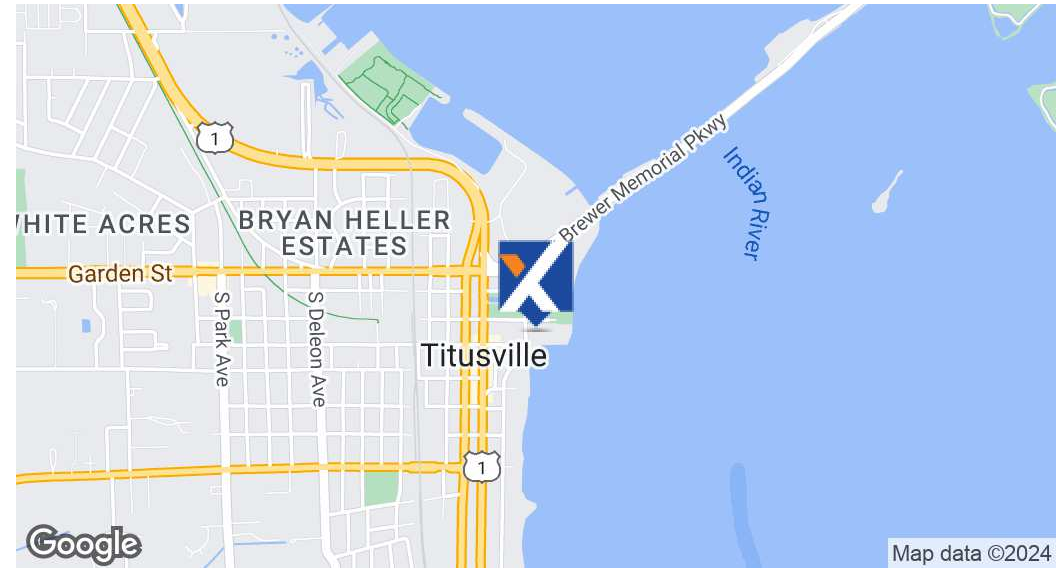


FOR SALE | 219 Indian River Avenue

Titusville, FL 32796



OFFERING SUMMARY

Sale Price:	\$3,250,000
Building Size:	15,578 SF
Lot Size:	2.13 Acres
Price / SF:	\$208.63
Year Built:	1962
Zoning:	CBD

PROPERTY OVERVIEW

For Sale: Former Bank Building Located Directly on the Indian River

Location: Prime downtown spot on 2.13 +/- acres at the corner of Indian River Avenue and Broad Street.

- *Features: 15,578 ft.² of versatile space
- *Drive-through facilities for convenience
- *Office space ready for customization
- *Original safe and safety deposit boxes intact

This waterfront property offers direct rocket launch vistas along with breathtaking views of Florida's stunning sunrises. There are endless possibilities with this unique river front property. Whether you envision a financial institution revival, a creative office hub, or a retail hotspot, this corner lot offers the perfect canvas for your vision.

Considering alternative perspectives? This property stands as an empty canvas, ready to be infused with your creativity and inspiration.

Holly Carver

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Lisa Earnhardt

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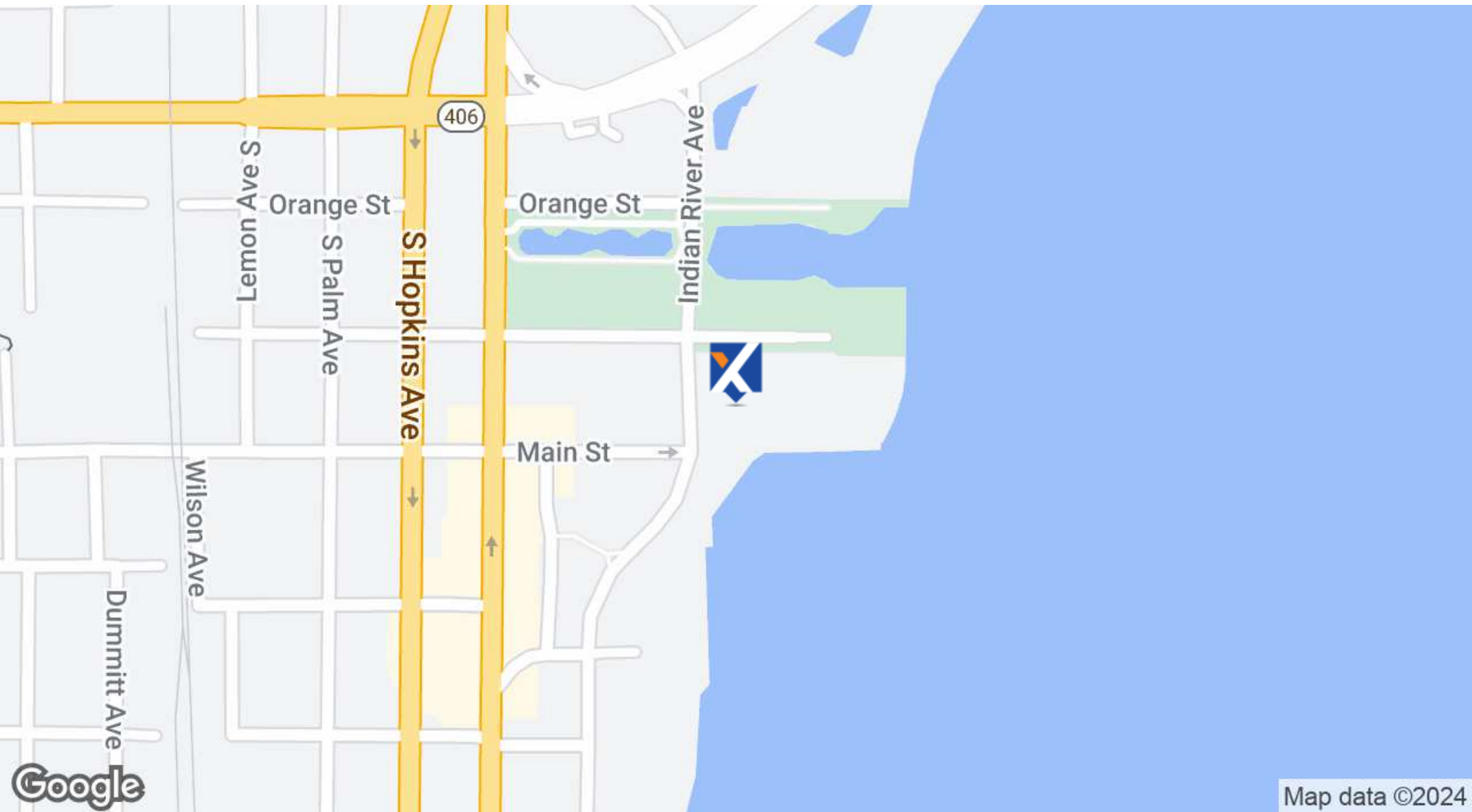
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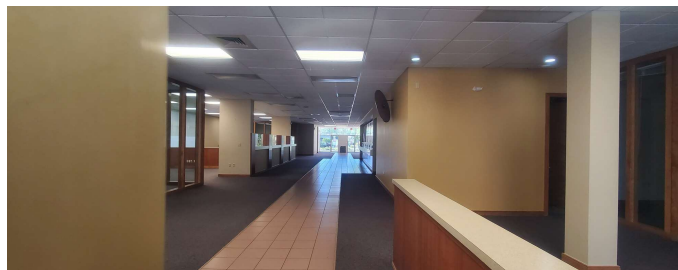
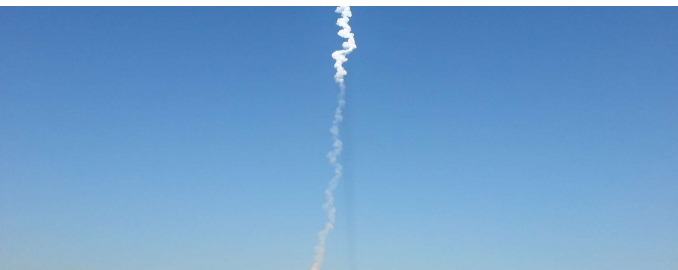
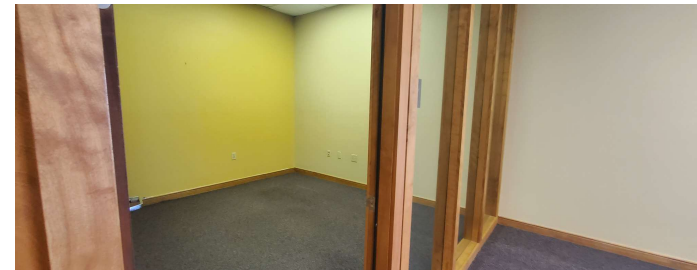
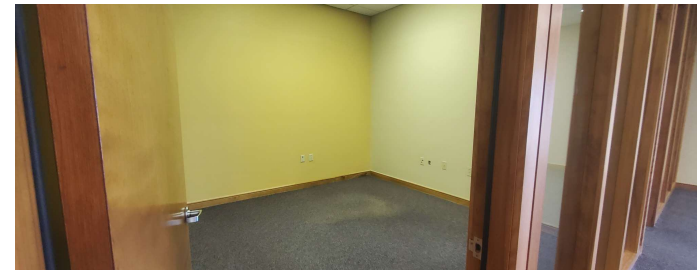
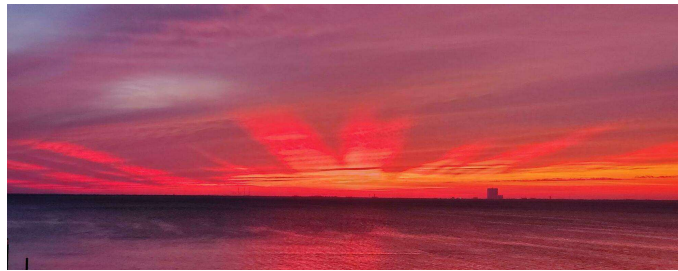
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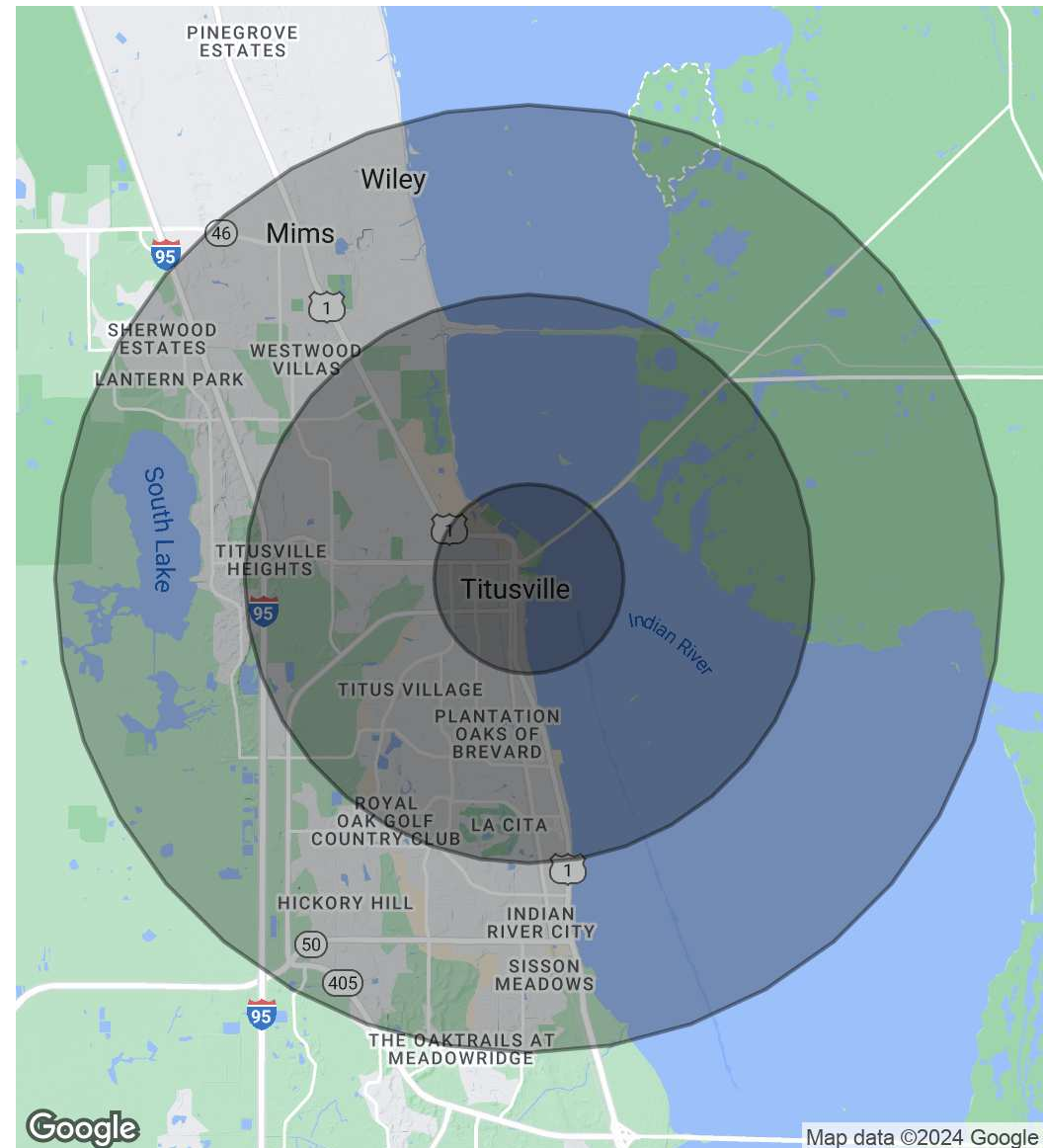
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,053	24,352	49,812
Average Age	41.8	46.7	45.9
Average Age (Male)	45.3	46.5	45.8
Average Age (Female)	43.1	49.1	47.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,913	13,812	25,380
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$42,955	\$44,158	\$50,783
Average House Value	\$136,912	\$167,677	\$171,745

2020 American Community Survey (ACS)



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