

# FOR LEASE

Garden St. Retail • 2959 Garden St Titusville, FL 32796



## OFFERING SUMMARY

<b>Available SF:</b>	5,865 SF
<b>Lease Rate:</b>	\$16.00 SF/yr (\$2.50/sf NNN)
<b>Lot Size:</b>	2.67 Acres
<b>Year Built:</b>	1966
<b>Building Size:</b>	21,376 SF
<b>Zoning:</b>	RC
<b>Market:</b>	Brevard

## PROPERTY OVERVIEW

This retail space available is situated adjacent to a newly expanded Publix Shopping Center—St Johns Plaza and visible to all the customers of this strong retail center. Adjacent to the east is a Walgreens.

Located directly on Highway 50/Garden Street in the shopping corridor in NW Titusville near many strong anchors.

Adjacent to Publix Plaza and Walgreens.

## LOCATION OVERVIEW

Located directly on Garden Street, a main east/west retail artery in Titusville.

### 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.

# PHOTOS

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# AERIAL OF RETAIL AREA

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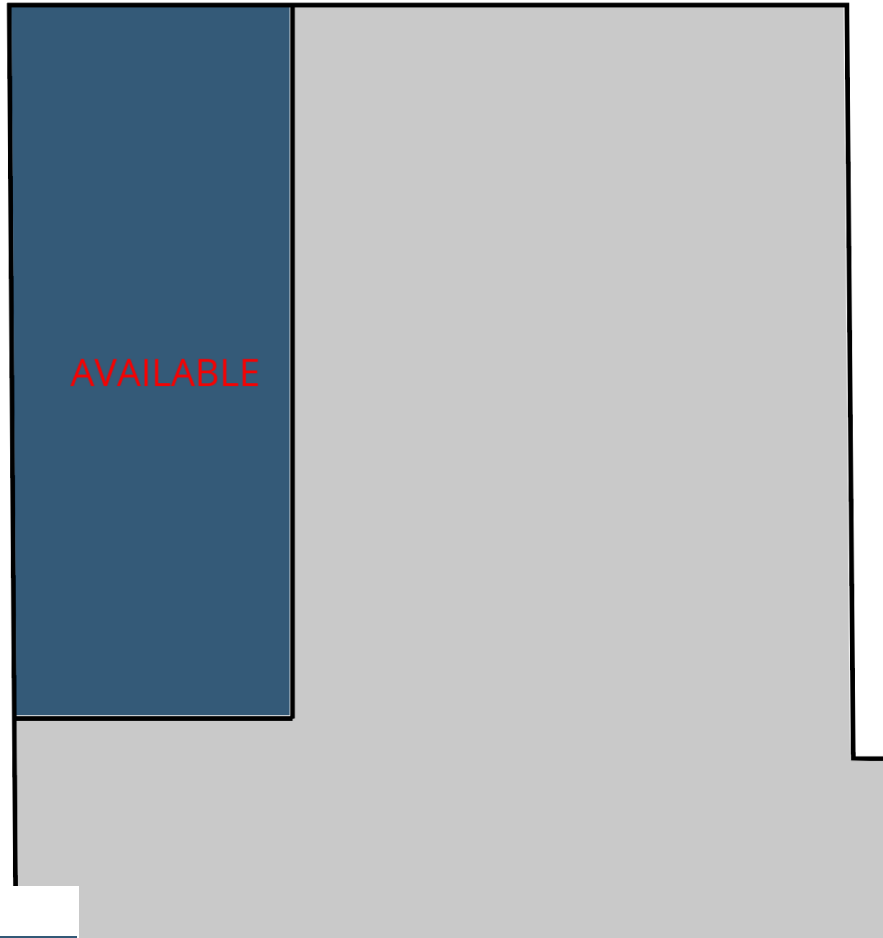
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# PLANS

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## LEGEND

Available

Unavailable

## LEASE INFORMATION

Lease Type:	\$2.50/sf NNN	Lease Term:	Negotiable
Total Space:	5,865 SF	Lease Rate:	\$16.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE
#1	5,865 SF	\$2.50/sf NNN	\$16.00 SF/yr

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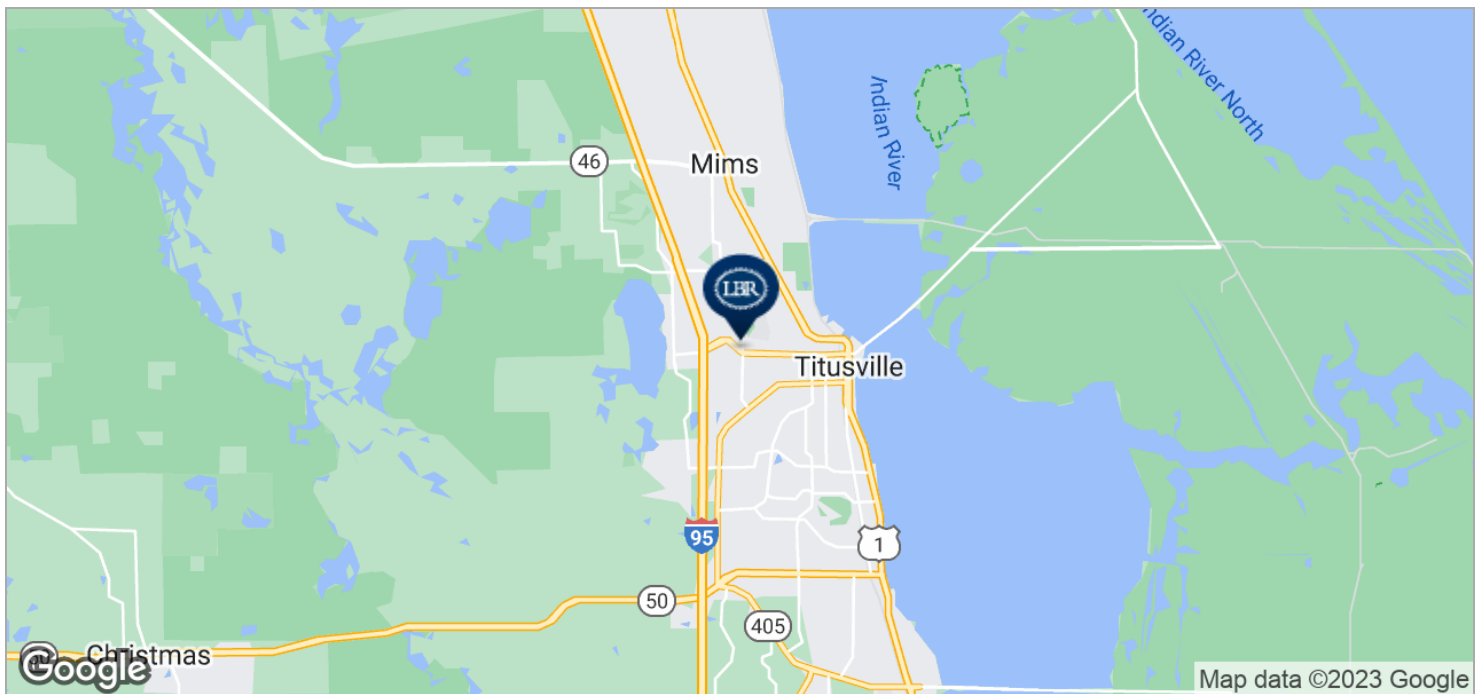
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# LOCATION MAPS

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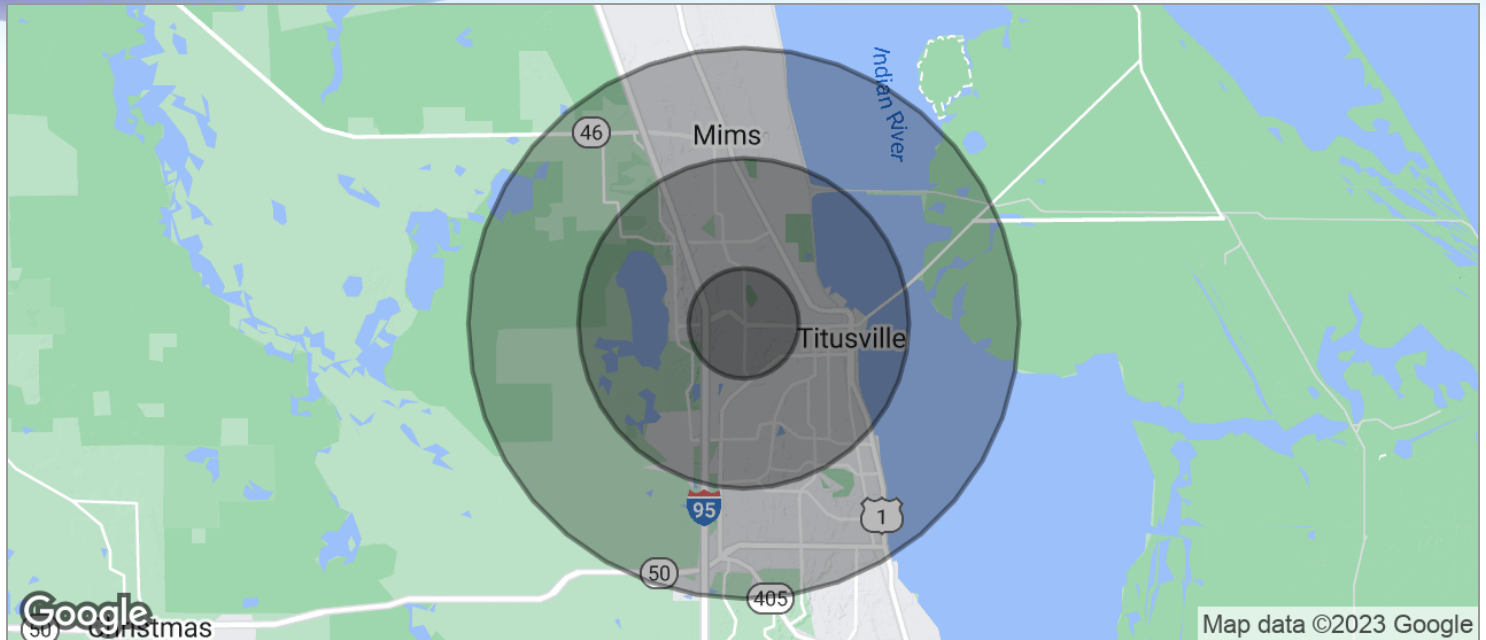
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# DEMOGRAPHICS MAP

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## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,713	34,537	55,463
MEDIAN AGE	42.7	42.9	44.2
MEDIAN AGE (MALE)	41.8	42.1	43.3
MEDIAN AGE (FEMALE)	43.9	43.8	45.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,873	13,729	22,554
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$51,269	\$54,809	\$57,664
AVERAGE HOUSE VALUE	\$247,296	\$198,955	\$205,966

\* Demographic data derived from 2020 ACS - US Census

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