OFFICE SPACE FOR LEASE

US 1 Titusville Office • 687 N US Highway 1 Titusville, FL 32796



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	$16.00 SF/yr ($4.00/sf NNN)
Lot Size:	2.69 Acres
Year Built:	2007
Building Size:	4,000 SF
Zoning:	CC
Market:	North Brevard
Submarket:	Titusville
Traffic Count:	22,630

PROPERTY OVERVIEW

Office building ready for build-out!

Building is concrete block construction, barrel tile roof and includes storm shutters and was built in 2007.

There is signage available on Hwy US 1 (Washington Ave.).

Ample parking - 21 spaces.

LOCATION OVERVIEW

Property is located on the SE corner of US 1 (Washington Ave.) and Buffalo Rd.

One mile north of Garden St. (SR 406), a main east/west Titusville thoroughfare

.6 mile south of Parrish Medical Center, N. Brevard' s largest hospital
.8 mile south of Eastern Florida State College
2.8 miles to I-95

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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

US I Titusville Office • 687 N US Highway I Titusville, FL 32796







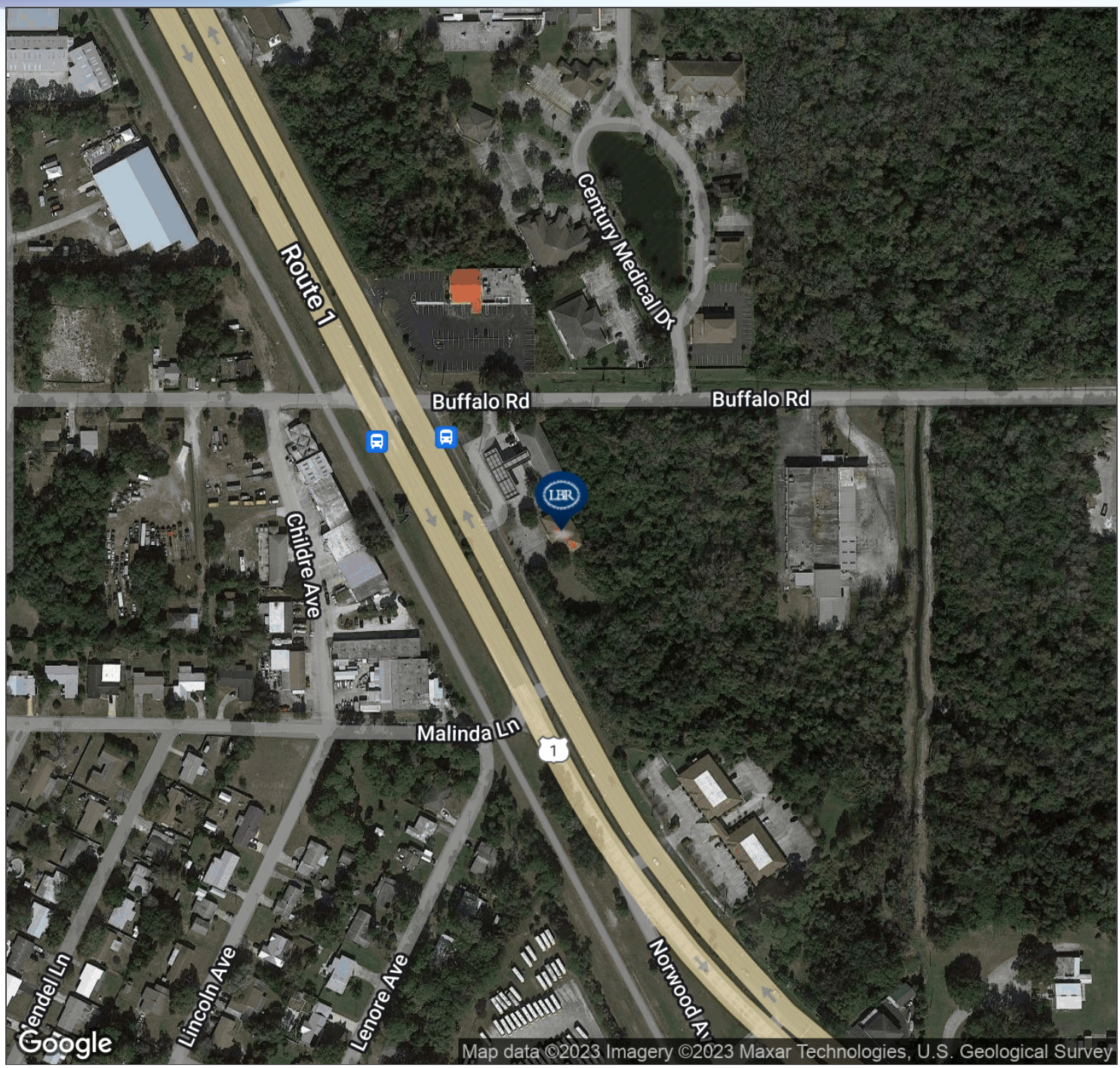
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AERIAL MAP

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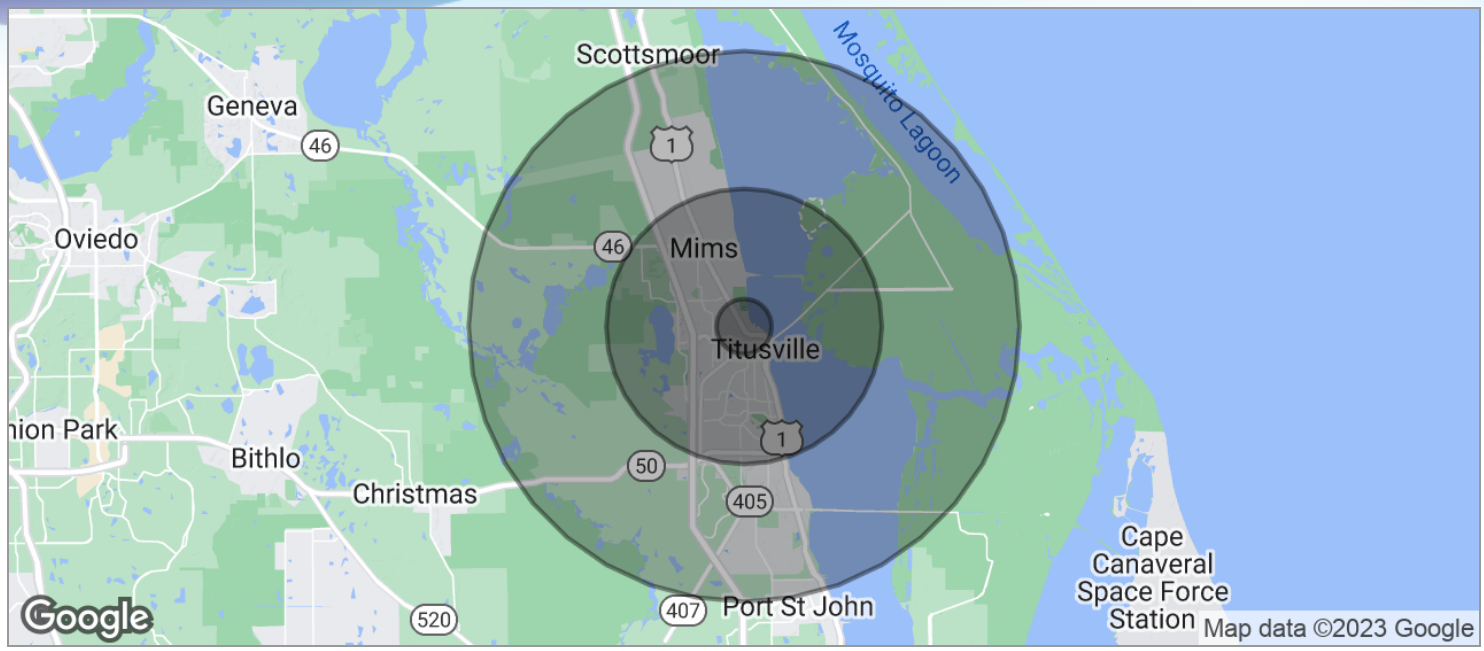
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,534	54,852	82,970
MEDIAN AGE	43.9	44.0	44.3
MEDIAN AGE (MALE)	45.3	43.1	43.7
MEDIAN AGE (FEMALE)	43.2	44.8	44.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,876	22,249	33,646
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	$41,307	$57,427	$60,992
AVERAGE HOUSE VALUE	$125,594	$207,383	$221,493

** Demographic data derived from 2020 ACS - US Census*

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