

# EXECUTIVE SUMMARY

• 2125 Dolphin Rd Titusville, FL 32780



## OFFERING SUMMARY

**Sale Price:** \$115,000

**Price / Acre:** \$191,667

**Lot Size:** 0.6 Acres

**Zoning:** R-1B

**APN#:** 22-35-09-50-1-1

## PROPERTY OVERVIEW

Fantastic opportunity to acquire +/-0.60 acres at the SE lighted corner of Harrison St and S Park Ave. Surrounded by high density R-3 zoned land. This parcel is zoned R1-B but has the possibility to be re-zoned.

Traffic Counts:

Harrison St. - 6,400 AADT

S. Park Ave - 4,700 AAD

## LOCATION OVERVIEW

SE Corner of Harrison Street and S Park Ave

### JEFFERY T. ROBISON, CCIM

President | Broker  
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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

• 2125 Dolphin Rd Titusville, FL 32780



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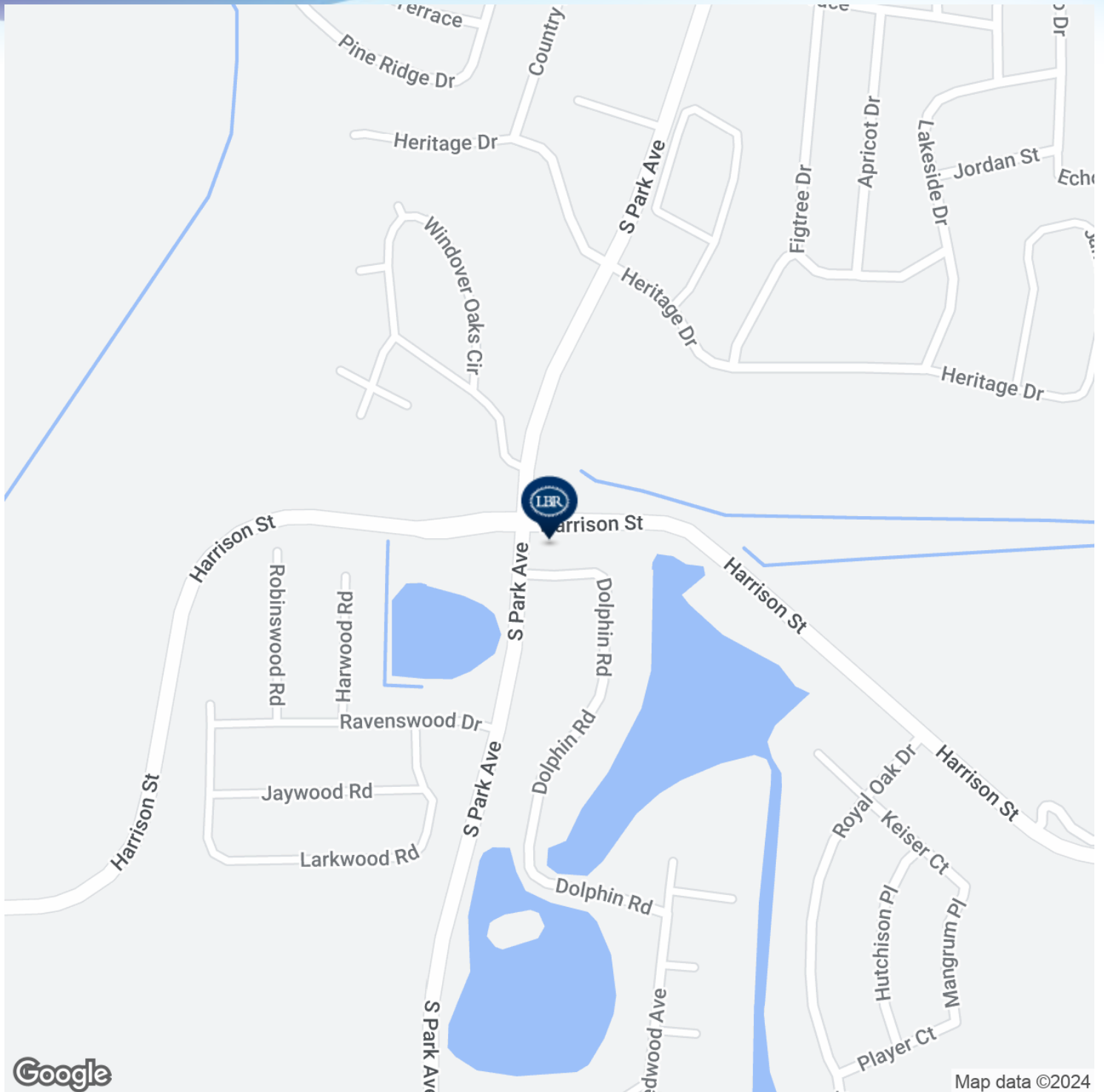
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# LOCATION MAP

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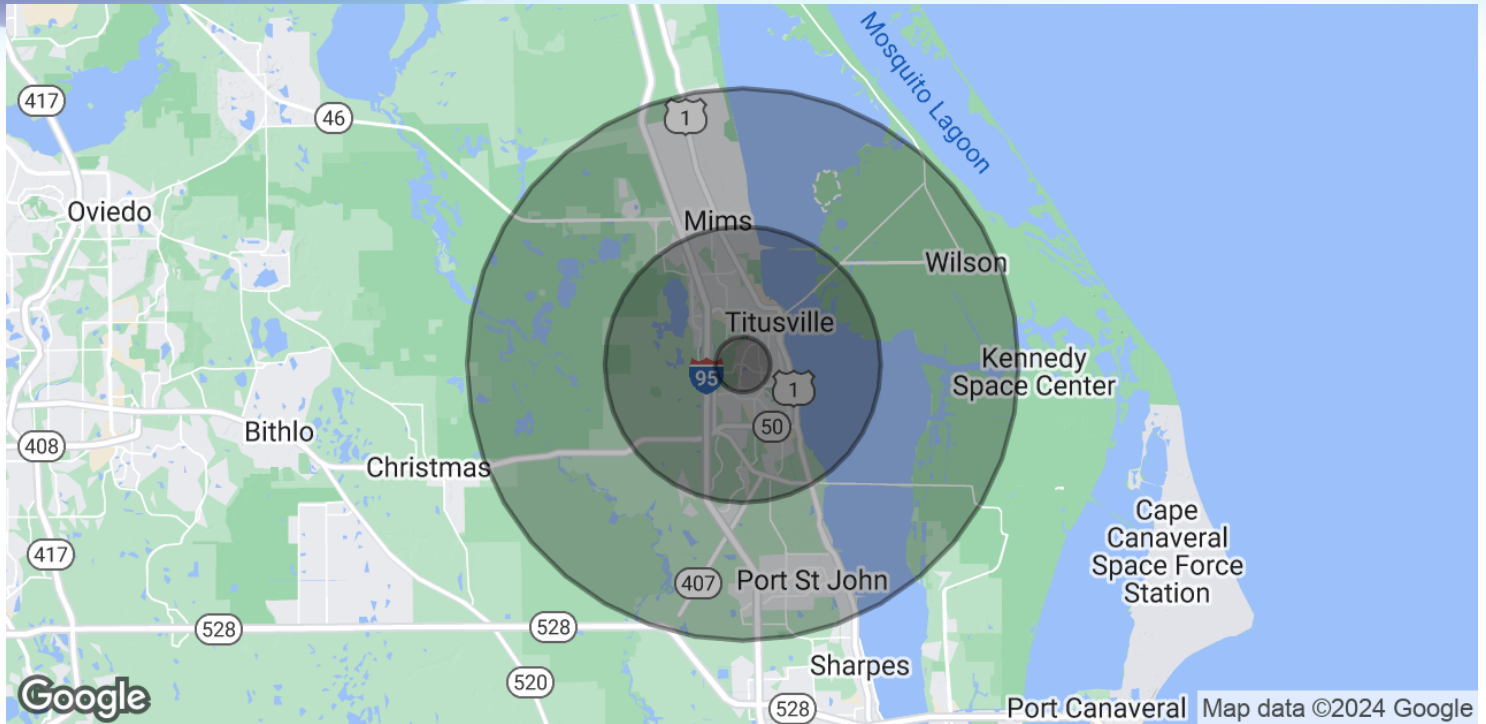
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,987  | 53,619  | 90,458   |
| Average Age          | 45.6   | 46.3    | 46.2     |
| Average Age (Male)   | 42.5   | 46.1    | 45.8     |
| Average Age (Female) | 53.4   | 47.7    | 47.2     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,378     | 27,446    | 44,295    |
| # of Persons per HH | 1.8       | 2.0       | 2.0       |
| Average HH Income   | \$46,090  | \$52,836  | \$59,226  |
| Average House Value | \$142,003 | \$178,914 | \$188,685 |

\* Demographic data derived from 2020 ACS - US Census

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