

# EXECUTIVE SUMMARY

• 1514 Garden St Titusville, FL 32796



## OFFERING SUMMARY

|                       |                    |
|-----------------------|--------------------|
| <b>Available SF:</b>  | 1,629 SF           |
| <b>Lease Rate:</b>    | \$18.00 SF/yr (MG) |
| <b>Lot Size:</b>      | 0.15 Acres         |
| <b>Year Built:</b>    | 1959               |
| <b>Building Size:</b> | 1,629 SF           |
| <b>Zoning:</b>        | OP                 |

## PROPERTY OVERVIEW

The building offers 1,629 sq. ft. of space with new vinyl plank flooring, fresh paint, open reception area, spacious conference room, five (5) individual offices, two (2) restrooms, one (1) restroom with shower, and a sizable kitchenette.

Ideal for medical or office professionals seeking a modern workspace in a prime location.

Ready for immediate occupancy.

## LOCATION OVERVIEW

Newly renovated office building located on Garden Street in Titusville, FL. Close to Downtown Titusville.

### ROB BECKNER, SIOR

Principal  
321.722.0707 X11  
rob@teamlbr.com

### CHARLES DUVALL

Office Sales & Leasing  
321.722.0707 X19  
charles@teamlbr.com

### Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com  
70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# ADDITIONAL PHOTOS

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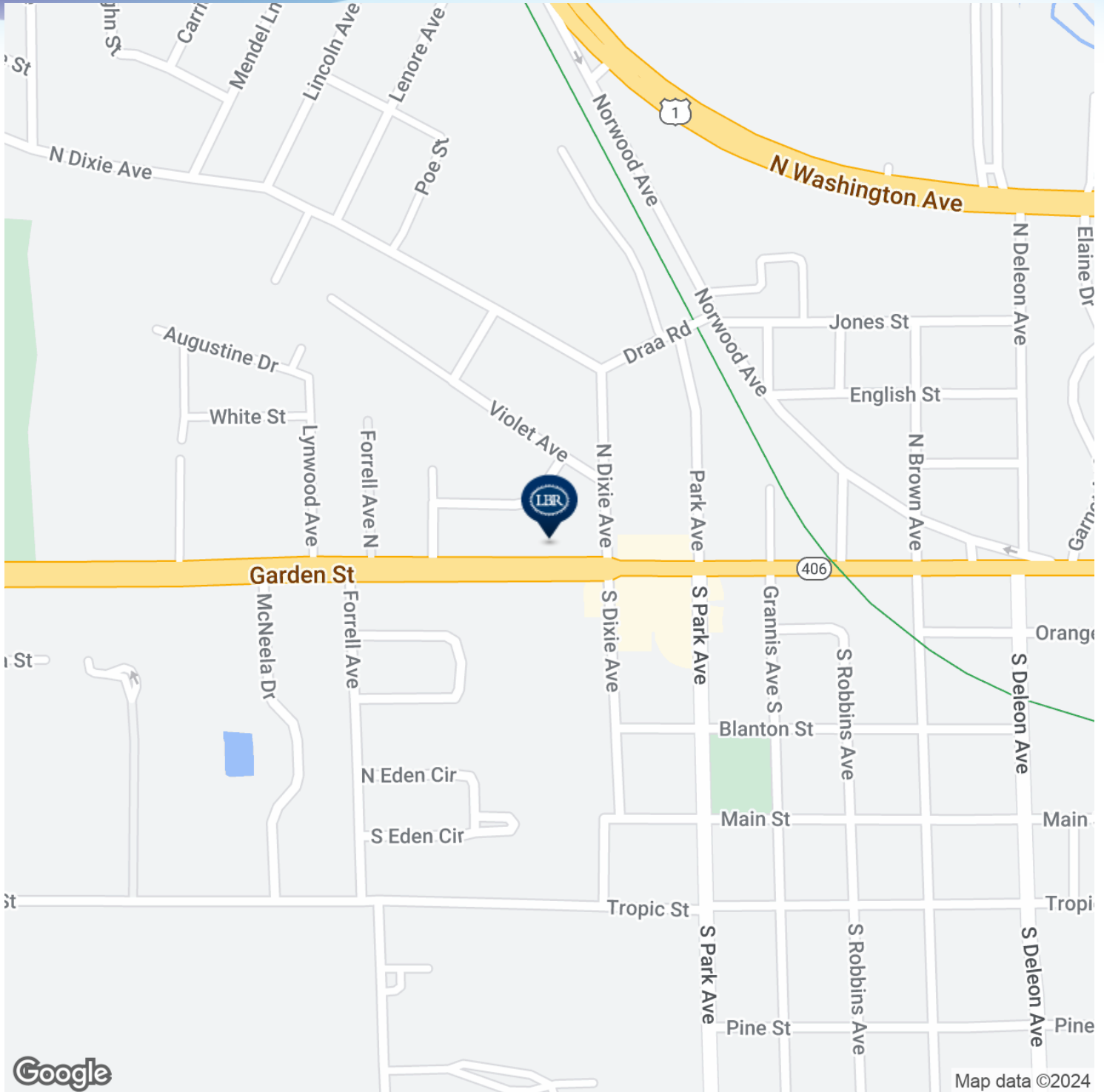
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# LOCATION MAP

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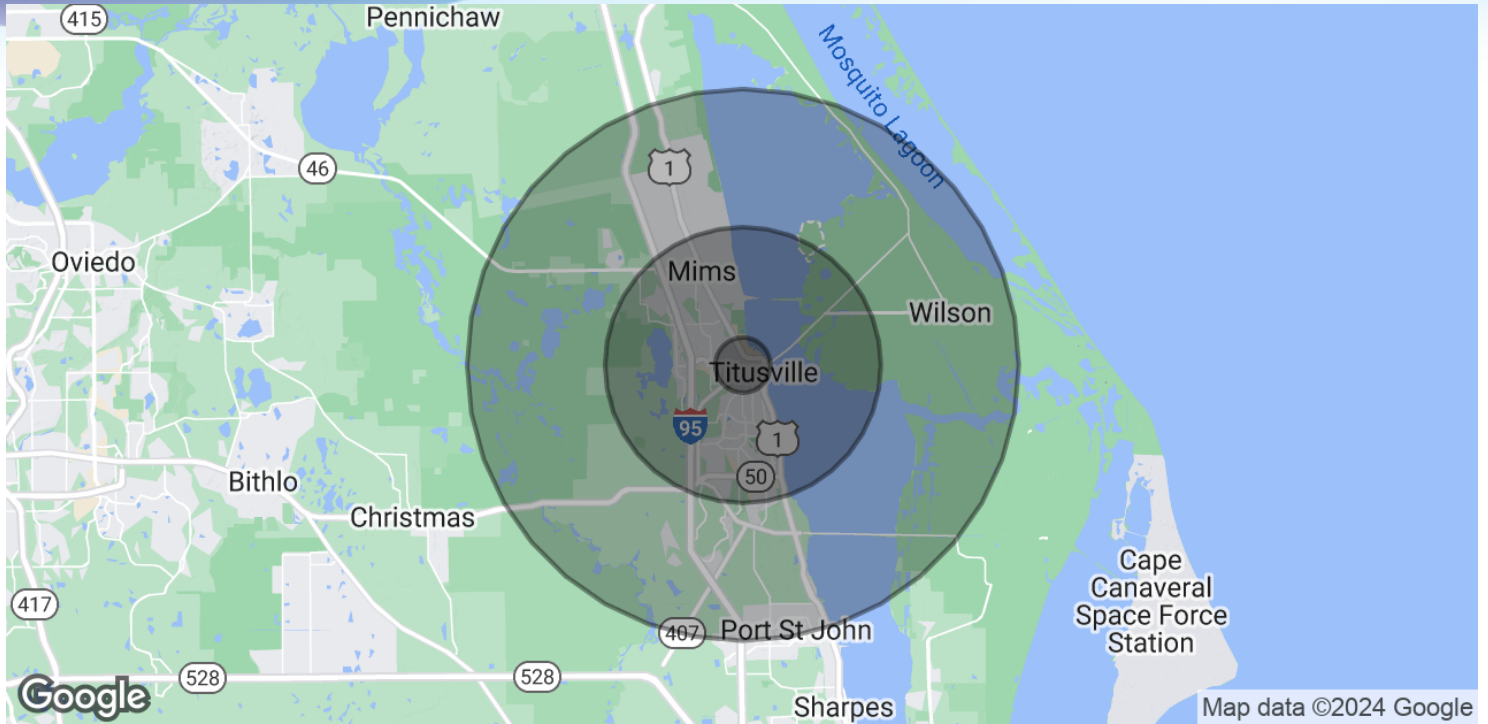
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,155  | 51,478  | 79,129   |
| Average Age          | 42.9   | 46.2    | 47.0     |
| Average Age (Male)   | 44.7   | 46.1    | 46.6     |
| Average Age (Female) | 44.0   | 47.8    | 48.0     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,811     | 26,209    | 39,337    |
| # of Persons per HH | 1.8       | 2.0       | 2.0       |
| Average HH Income   | \$40,919  | \$51,040  | \$56,455  |
| Average House Value | \$123,212 | \$172,457 | \$187,050 |

\* Demographic data derived from 2020 ACS - US Census

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