

EXECUTIVE SUMMARY

• 2-4 Main Street Titusville, FL 32796



OFFERING SUMMARY

Available SF: 2,408 SF

Lease Rate: \$18.50 SF/yr (NNN)
\$1.86/sf

Lot Size: 0.18 Acres

Year Built: 1958

Building Size: 2,408 SF

Zoning: DMU

PROPERTY OVERVIEW

Excellent corner property in downtown Titusville. Perfect space for small retail business looking to capitalize on the abundant downtown foot traffic. The neighboring Indian River RV Park provides a strong customer base as well.

LOCATION OVERVIEW

Property is adjacent to the Indian River close to Space View Park. Conveniently located between S Washington Ave and Indian River Ave. Nestled within Titusville downtown retailers.

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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

• 2-4 Main Street Titusville, FL 32796



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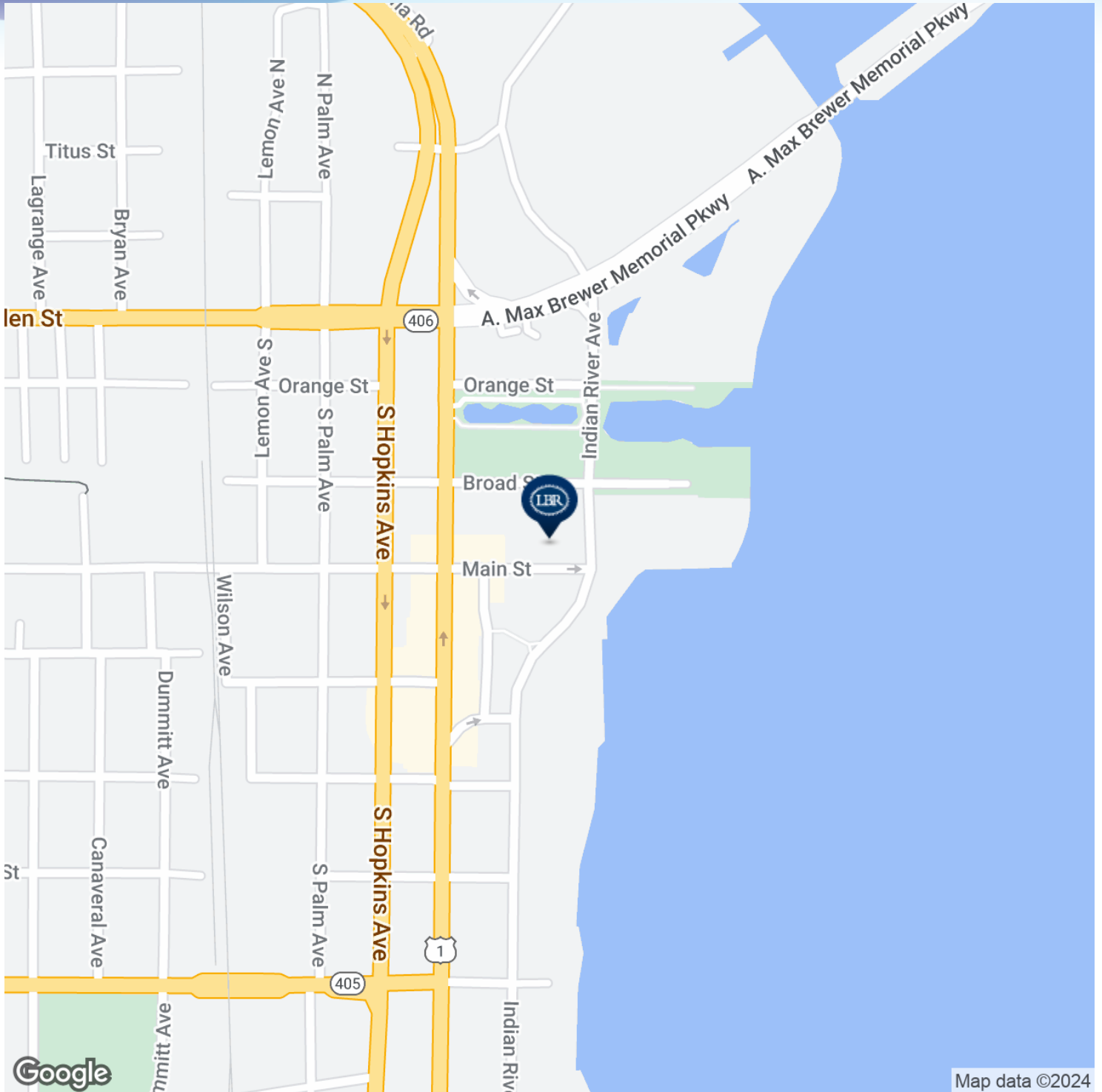
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LOCATION MAP

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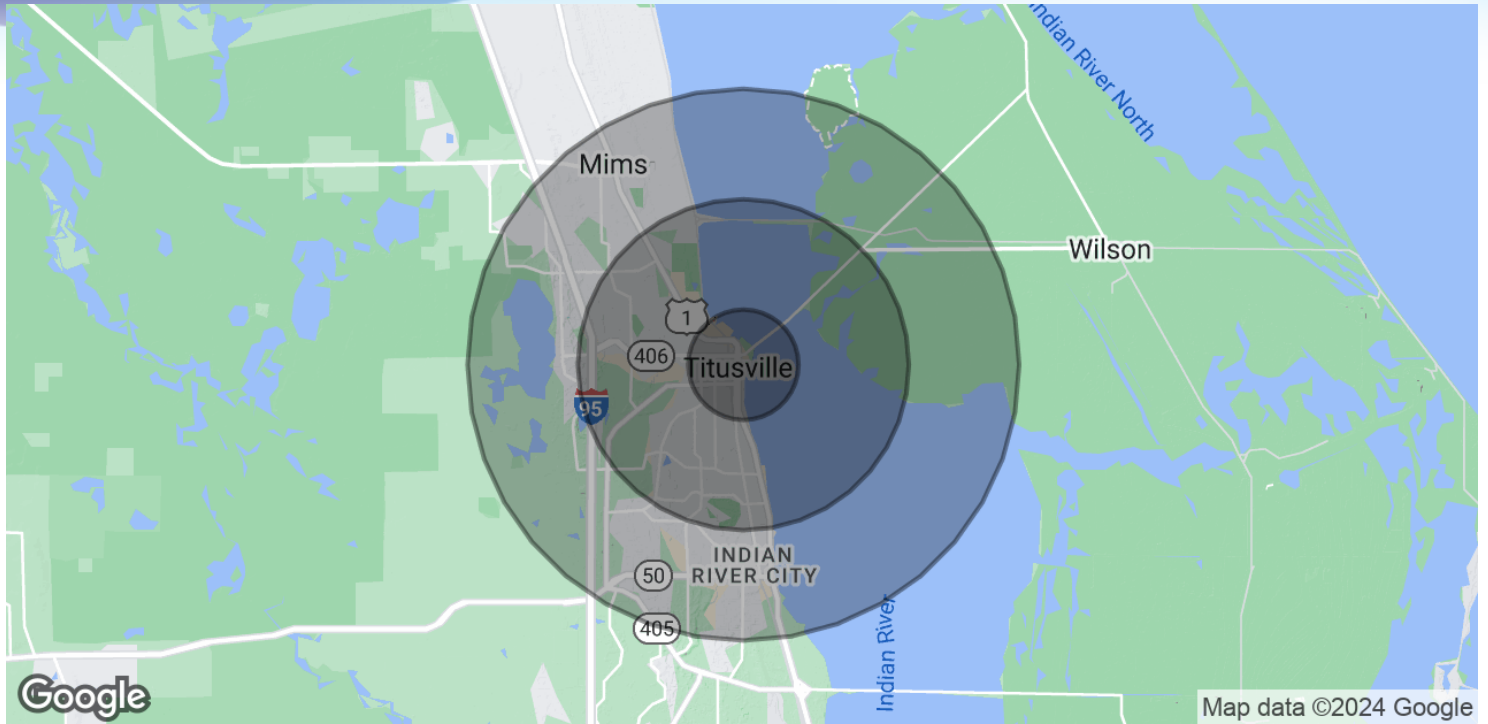
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,752	25,794	50,496
Average Age	42.5	46.9	46.0
Average Age (Male)	45.5	46.4	45.8
Average Age (Female)	43.7	49.4	47.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,301	14,550	25,705
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$41,721	\$44,536	\$50,990
Average House Value	\$126,197	\$169,330	\$172,010

* Demographic data derived from 2020 ACS - US Census

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