

# EXECUTIVE SUMMARY

101 Plaza • 101 Broad St Titusville, FL 32796



## OFFERING SUMMARY

|                       |                                  |
|-----------------------|----------------------------------|
| <b>Available SF:</b>  | 1,600 SF                         |
| <b>Lease Rate:</b>    | \$18.75 SF/yr<br>(\$1.16/sf NNN) |
| <b>Lot Size:</b>      | 0.46 Acres                       |
| <b>Year Built:</b>    | 1955                             |
| <b>Building Size:</b> | 10,120 SF                        |
| <b>Zoning:</b>        | CBD                              |

## PROPERTY OVERVIEW

Elevate your business at 101 Plaza in Downtown Titusville! Take advantage of approximately 1,600 sf of prime in-line retail space at this popular plaza. Space features open floor plans, a restroom, built-in safe and private office, creating an ideal setting for your operations. Capitalize on the visibility with pylon signage facing busy S Washington Ave and bustling downtown foot traffic. Seize this opportunity to thrive at the heart of Titusville!

## LOCATION OVERVIEW

Great corner plaza of S Washington Ave (US-1) and Broad St. Across the street from Space View Park close to the Indian River

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# ADDITIONAL PHOTOS

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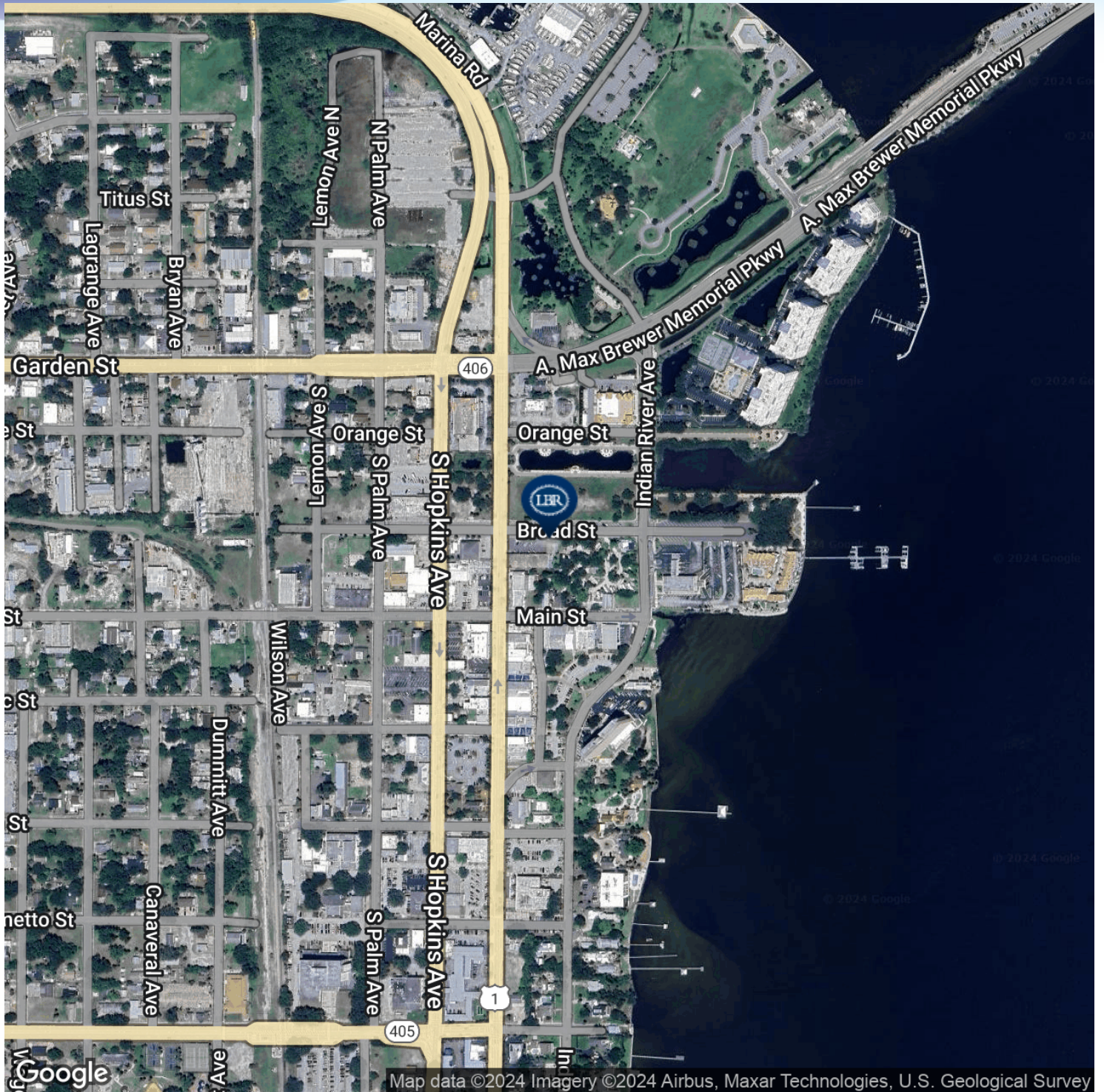
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# LOCATION MAP

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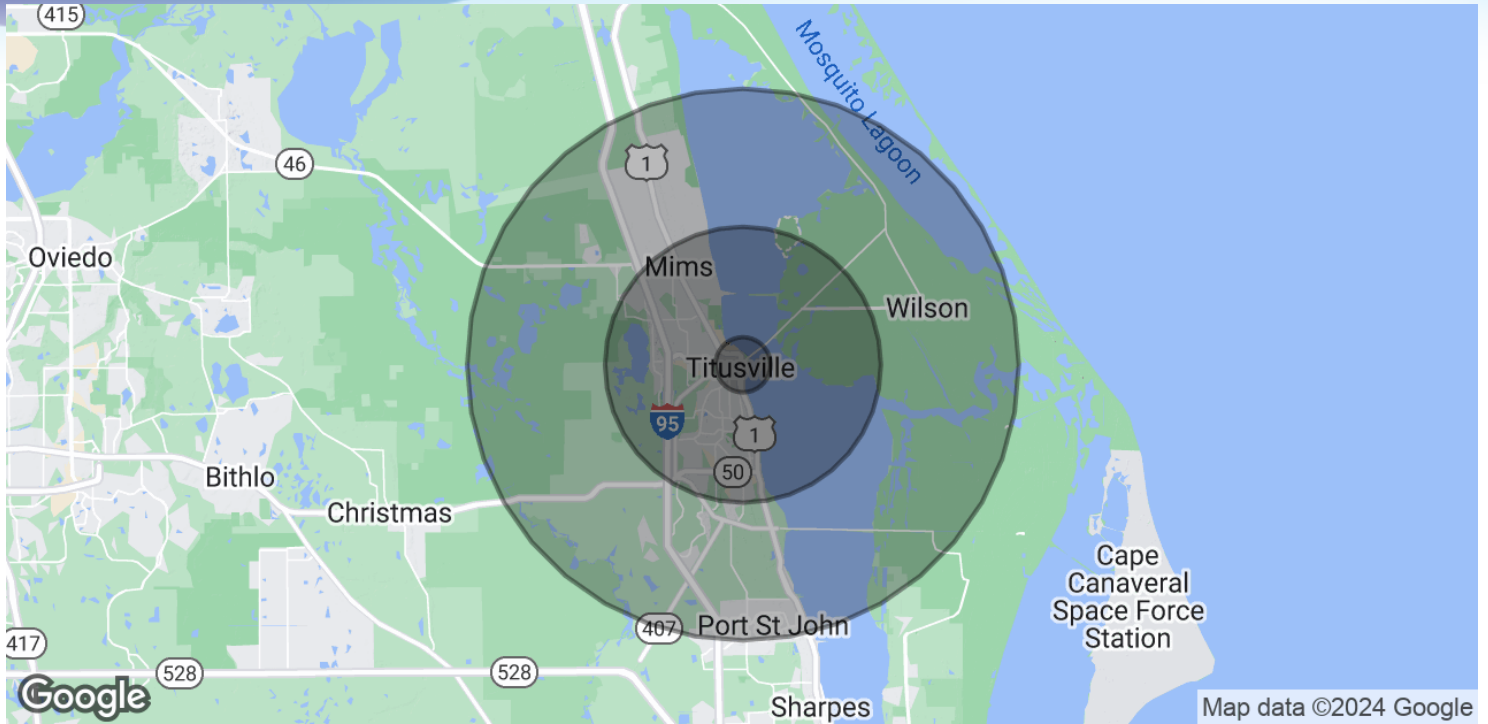
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 3,357  | 50,114  | 81,559   |
| Average Age          | 42.2   | 46.0    | 46.9     |
| Average Age (Male)   | 45.4   | 45.8    | 46.4     |
| Average Age (Female) | 43.5   | 47.7    | 48.0     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,069     | 25,522    | 40,444    |
| # of Persons per HH | 1.6       | 2.0       | 2.0       |
| Average HH Income   | \$42,567  | \$50,843  | \$57,107  |
| Average House Value | \$132,068 | \$171,838 | \$186,394 |

\* Demographic data derived from 2020 ACS - US Census

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