

For Sale

# Commercial Land

30 Acres | \$100,000 / Acre



## 1300 North Washington Avenue

Titusville, Florida 32796

### Property Highlights

- Across the street from Parrish Medical Center and medical office cluster, including North Brevard Children's Medical Center, VITAS Healthcare, Titusville Rehab & Nursing
- Across the street from Eastern Florida State College
- Approximately 1,200 linear feet of frontage on US Hwy 1
- Outparcels available at \$100,000 / acre
- Zoned: HM (Hospital Medical)
- All utilities along US Hwy 1
- AADT: 20,300
- Close to Chain of Lakes Park
- Easy access to SR 406 & I-95



**Sale Price: \$3,000,000**

For more information

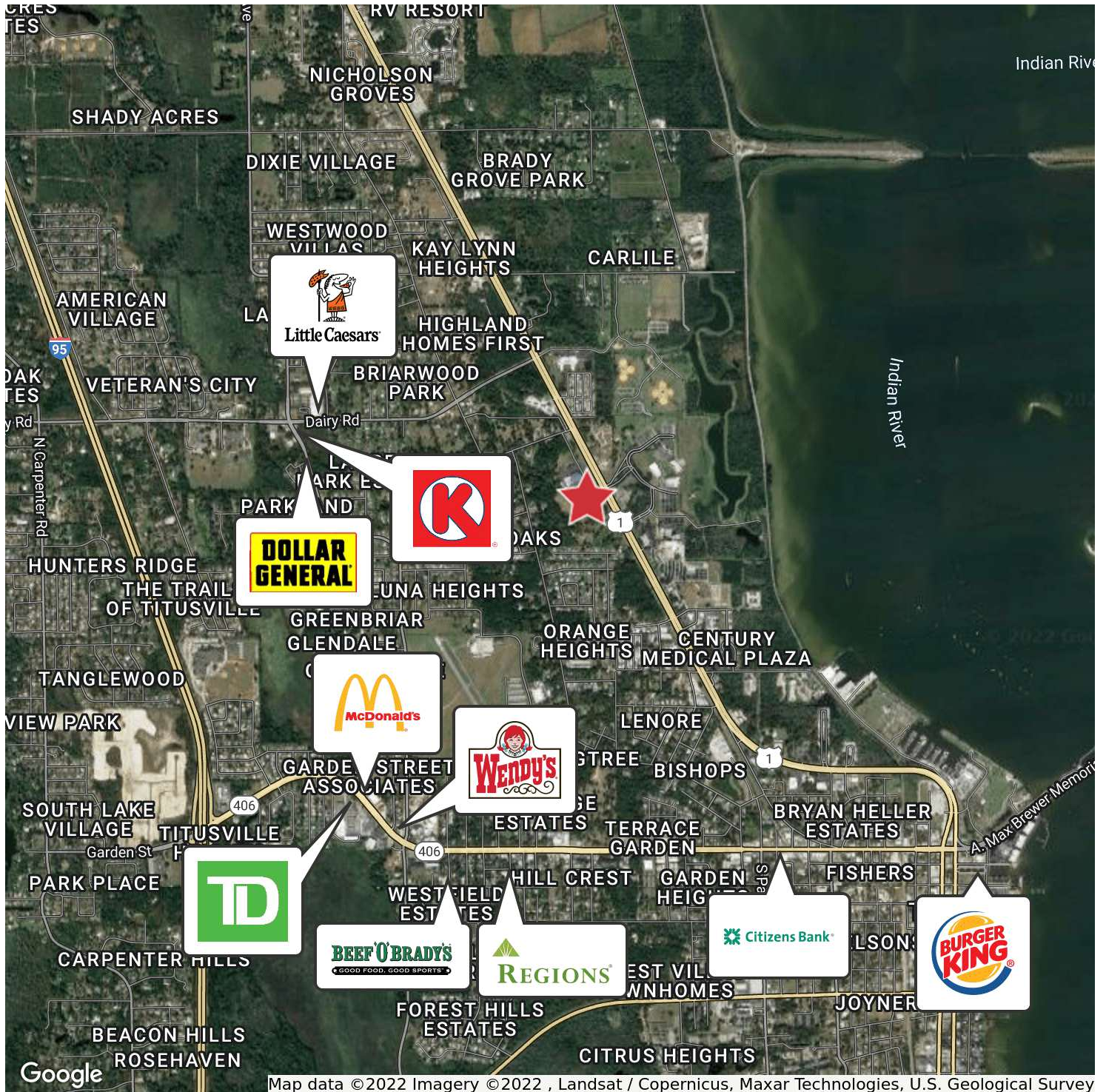
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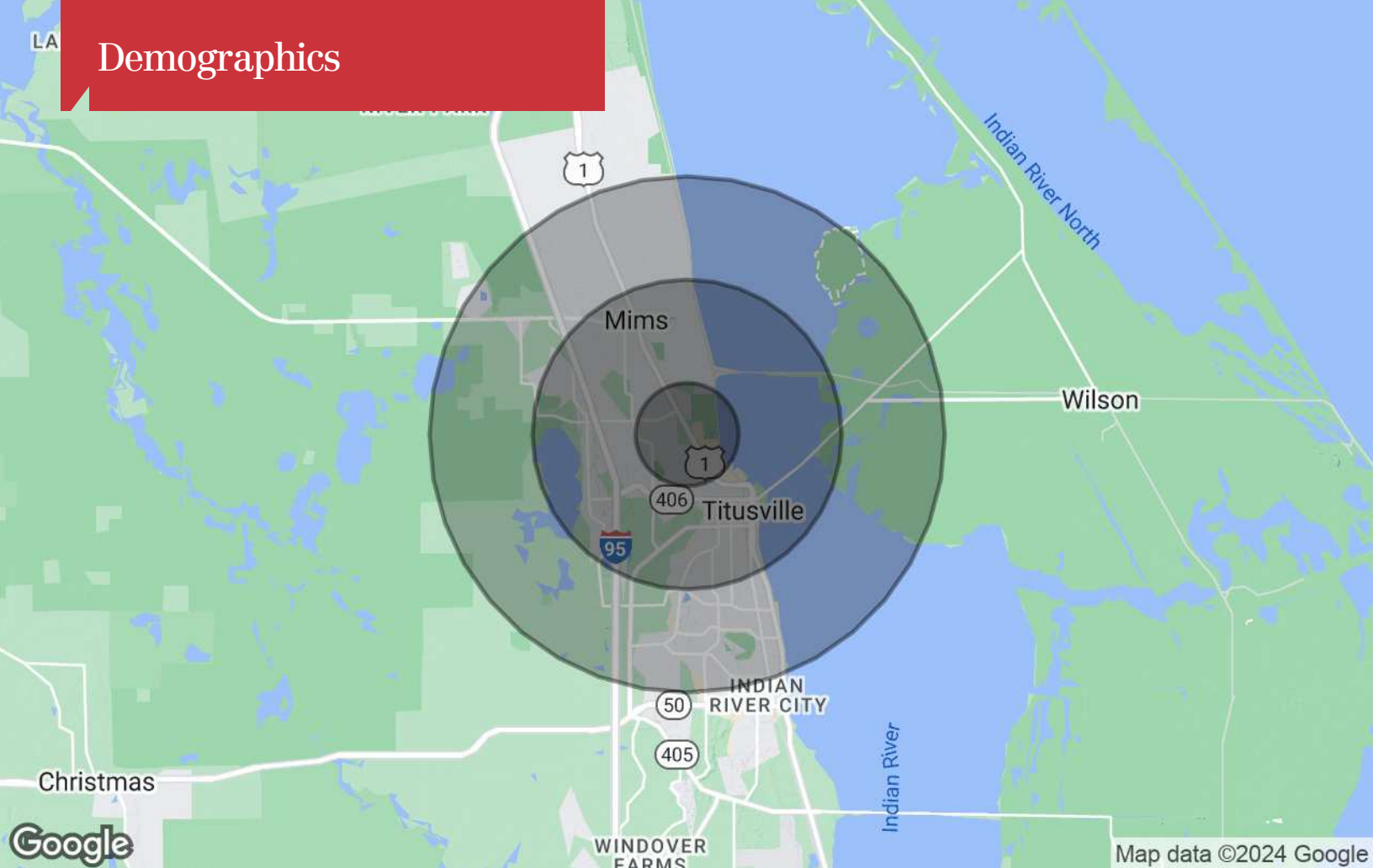
## Property Photo - Frontage



# Retailer Map



# Demographics



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,389	24,869	45,499
MEDIAN AGE	49.7	47.6	47.3
MEDIAN AGE (MALE)	50.2	47.7	46.7
MEDIAN AGE (FEMALE)	50.0	49.4	49.1

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,721	12,480	23,564
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$43,774	\$49,356	\$49,259
AVERAGE HOUSE VALUE	\$175,998	\$151,994	\$174,483

\* Demographic data derived from 2020 ACS - US Census