

EXECUTIVE SUMMARY

• 1313 South Washington Avenue Titusville, FL 32780



OFFERING SUMMARY

Sale Price: \$535,000

Price / SF: \$180.50

Building Size: 2,964 SF

APN#: 22-35-10-25-4-4.01

PROPERTY OVERVIEW

The office team at Lightle Beckner Robison Inc. is pleased to offer For Sale 1313 S Washington Avenue in Titusville Florida.

Six-unit multi-tenant office/retail building with direct frontage on South Washington Avenue.

Four (4) of Six (6) units are currently occupied by tenants with flexible lease terms.

Two (2) of Six (6) units are currently vacant and being marketed for Lease.

Excellent opportunity to take advantage of surrounding redevelopment and create value in a market situated in the pathway of growth.

LOCATION OVERVIEW

Located on South Washington Avenue

Just one (1) mile from Downtown Titusville

ROB BECKNER, SIOR

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CHARLES DUVALL

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70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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

• 1313 South Washington Avenue Titusville, FL 32780



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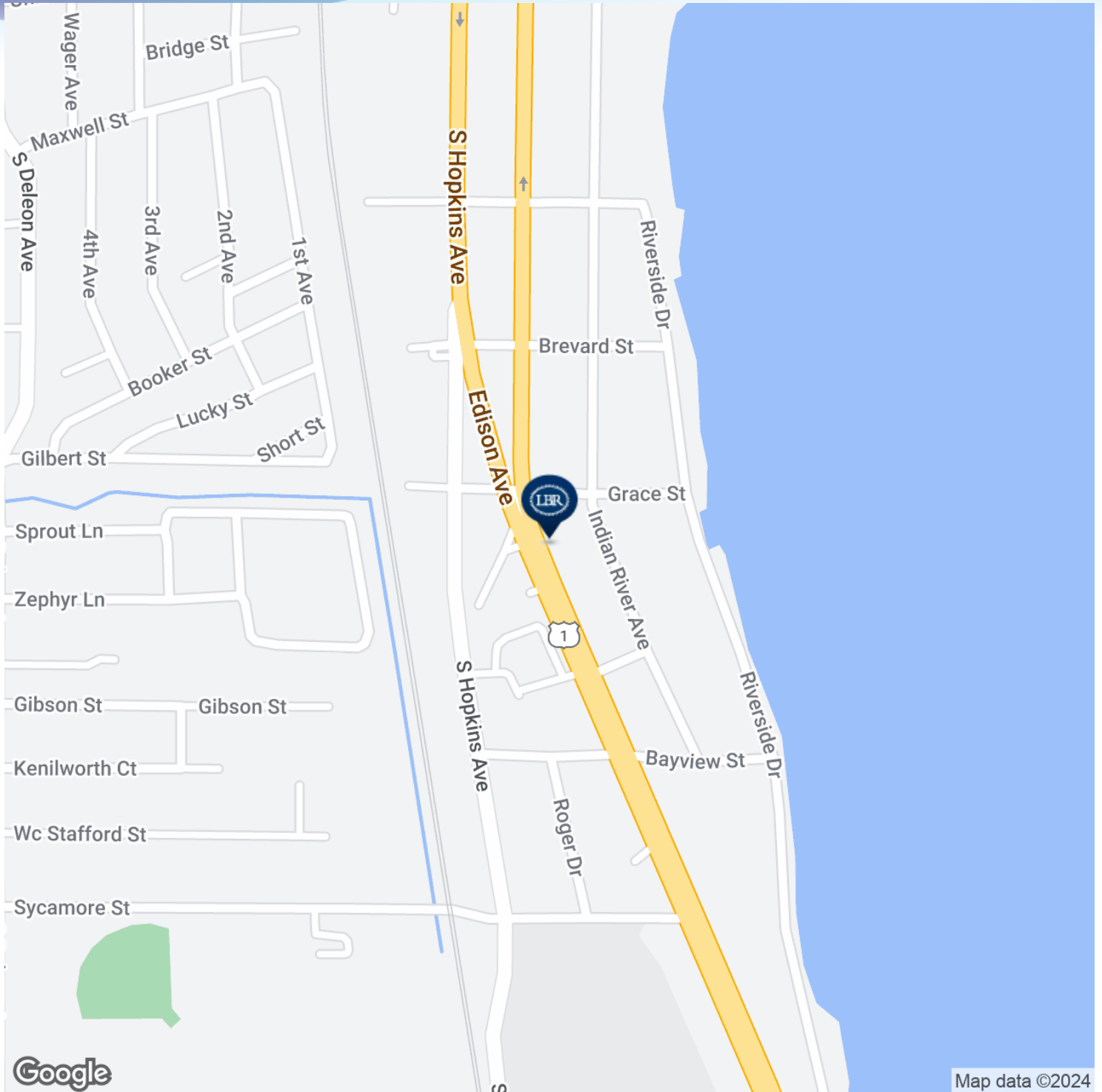
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LOCATION MAP

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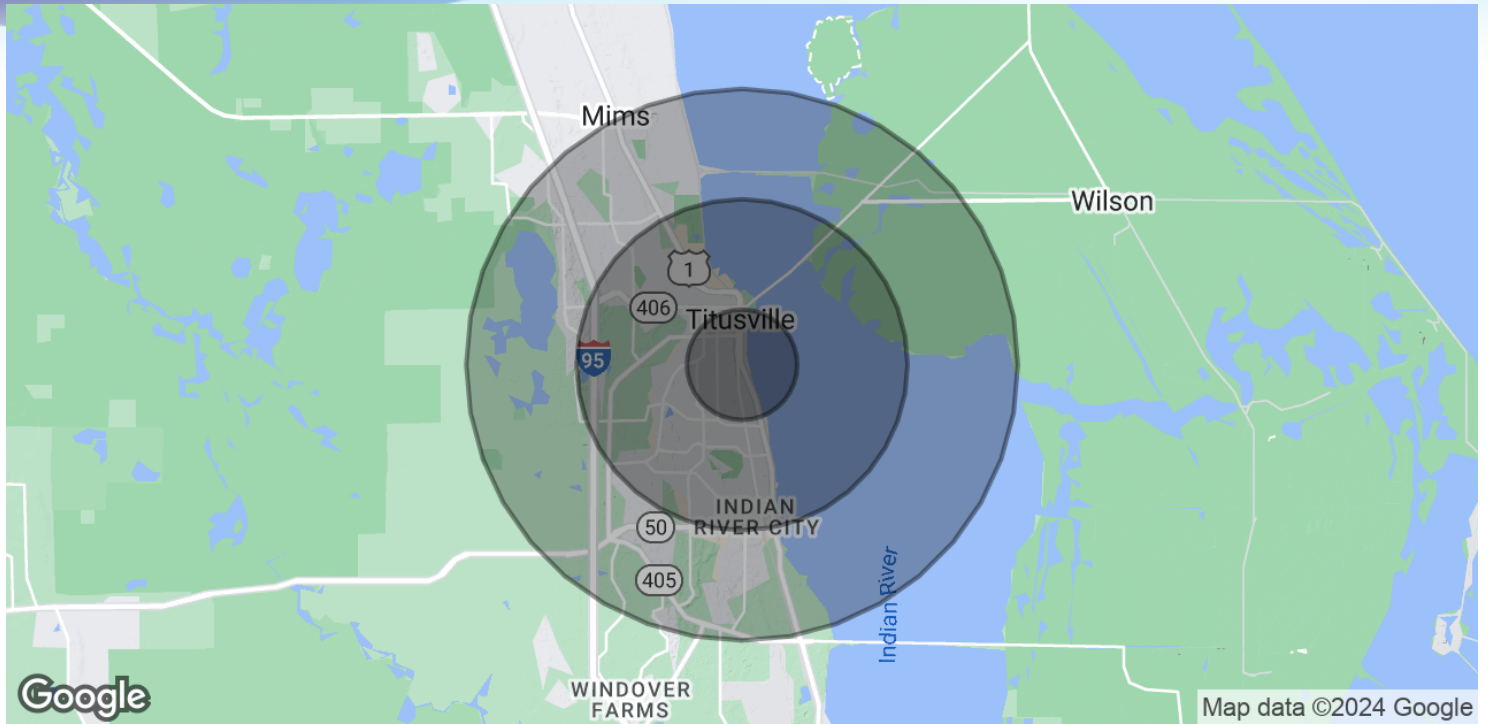
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DEMOGRAPHICS MAP & REPORT

• 1313 South Washington Avenue Titusville, FL 32780



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,884	30,765	51,509
Average Age	43.0	45.3	45.9
Average Age (Male)	45.9	44.9	45.7
Average Age (Female)	43.5	47.7	47.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,044	16,816	26,327
# of Persons per HH	1.6	1.8	2.0
Average HH Income	\$38,088	\$45,531	\$51,687
Average House Value	\$112,861	\$170,929	\$174,150

* Demographic data derived from 2020 ACS - US Census

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