

EXECUTIVE SUMMARY

101 Plaza • 101 Broad St Titusville, FL 32796



OFFERING SUMMARY

Available SF:	750 - 1,500 SF
Lease Rate:	\$15.00 SF/yr (\$1.16/sf NNN)
Lot Size:	0.46 Acres
Year Built:	1955
Building Size:	10,120 SF
Zoning:	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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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

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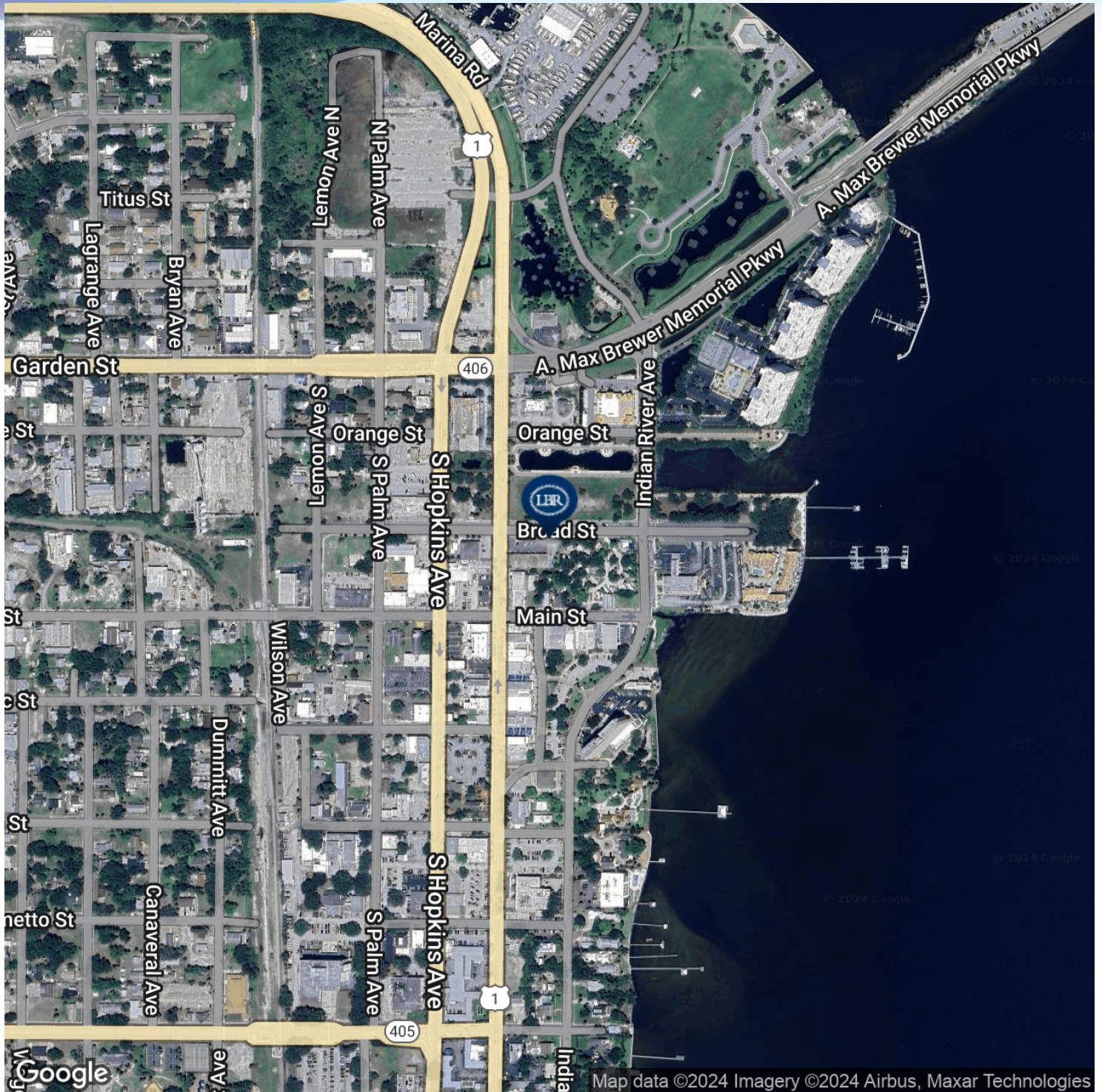
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LOCATION MAP

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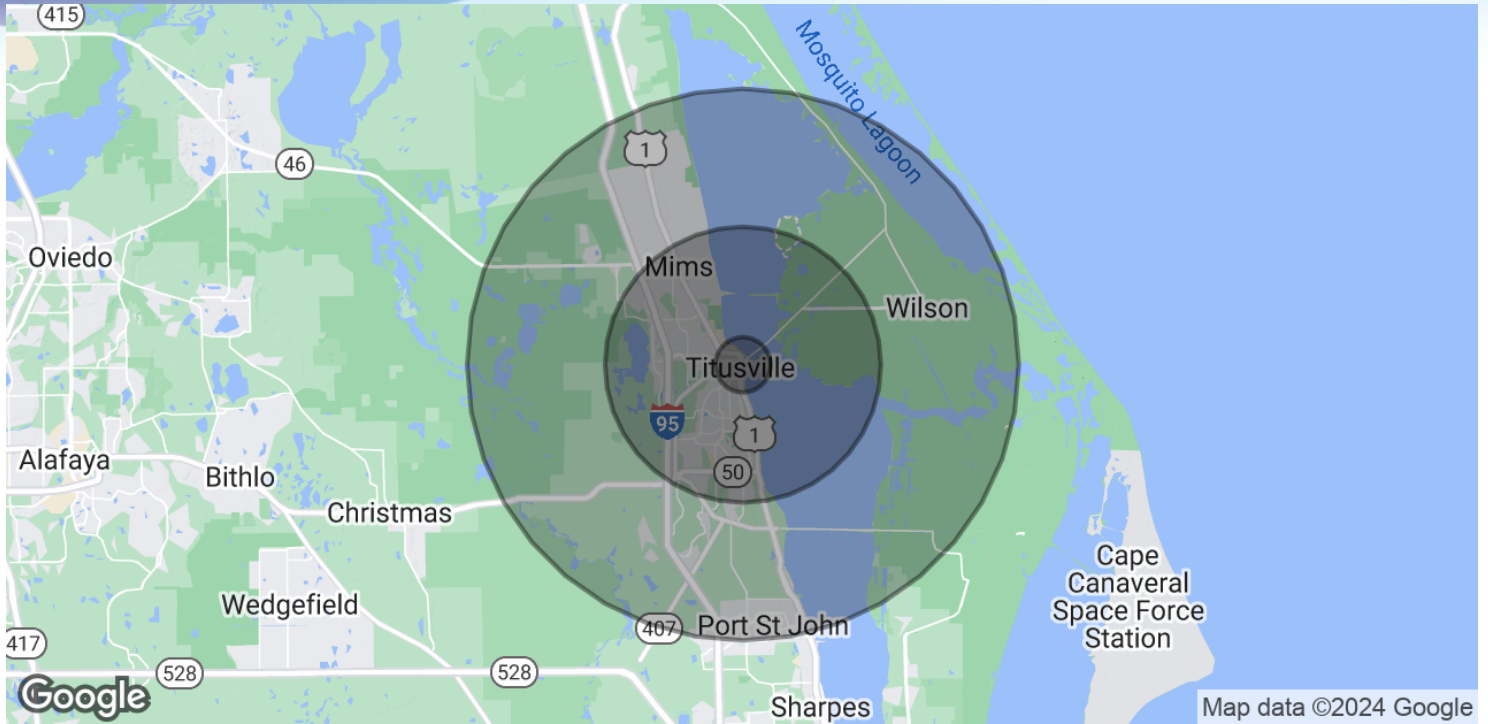
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DEMOGRAPHICS MAP & REPORT

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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

2020 American Community Survey (ACS)

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