



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

FITNESS FACILITY PROPERTY AND LAND FOR SALE

Fitness Facility On +/- 13.19 Acres

2210 Cheney Hwy Titusville, FL 32780

FOR SALE | \$4,250,000.00

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 2210 Cheney Hwy Titusville, FL 32780



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OFFERING SUMMARY

Sale Price:	\$4,250,000	Existing +/- 37,000 SF Fitness Center on +/- 13.19 Acres The West Side Portion of the Site is Zoned Open Recreational +/- 2.44 Acres The remaining +/- 10.75 Acres Including the Building Zoned Community Commercial
Price / SF:	\$110.07	Wide Range of Permitted Uses Including Commercial, Retail, Urgent Care, Professional Office, Educational, Restaurant, and More. Former Fitness Center Closed Operations During Covid Restrictions Can be Recaptured for Same Use
Lot Size:	13.19 Acres	Features Include Two Swimming Pools, One to Accommodate Wheelchairs Various Work-Out Areas Appointed to Yoga, Pilates, Spinning, Weight Rooms, Child Care, Wellness Classes. Outside Area for Basketball, and Separate Area for Outdoor Playground Currently Being Utilized For Patient Rehabilitation (Physical Therapy) and Potentially Would Stay If Buyer / Owner User Interested OR
Year Built:	1997	Land Value for Potential Redevelopment of Approved Uses
Building Size:	38,612 SF	LOCATION OVERVIEW
APN#:	22-35-21-00-504	Located in the City of Titusville in the Mixed Use Development Area Subject Area on Cheney Highway Daily Traffic Count +/- 22,460 Vehicles Per Day +/- 40 Miles to MLB +/- 35 Miles to MCO +/- 13 Miles to Kennedy Space Center

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AERIAL AND EXTERIOR PHOTOS

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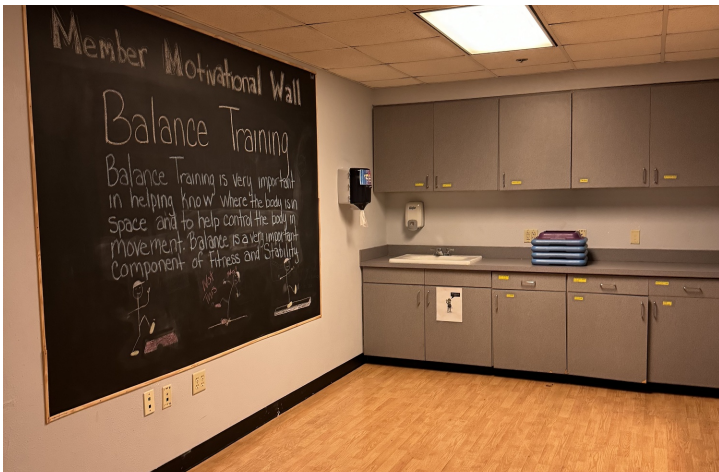
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FITNESS FACILITY PHOTOS

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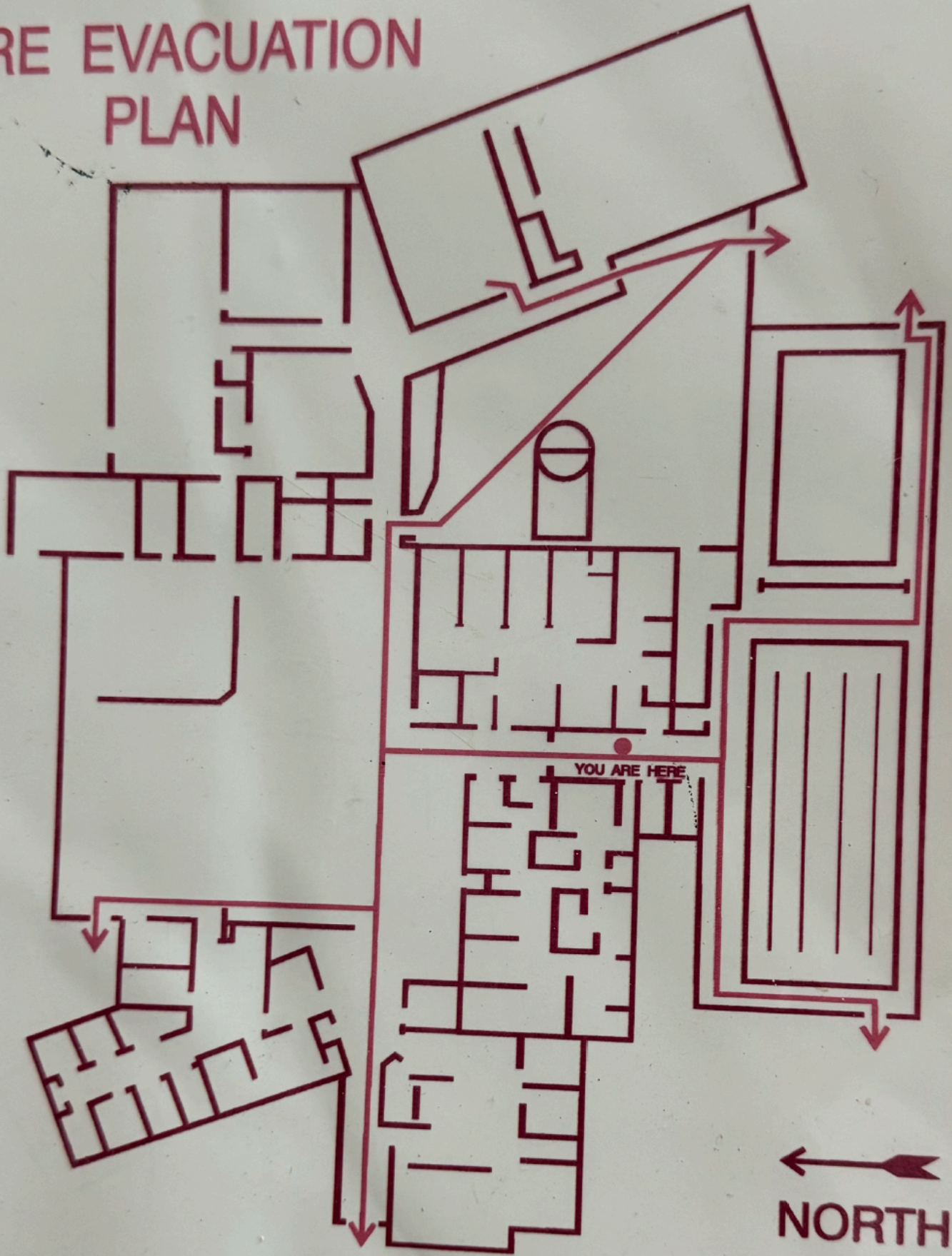
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FIRE EVACUATION PLAN



Survey



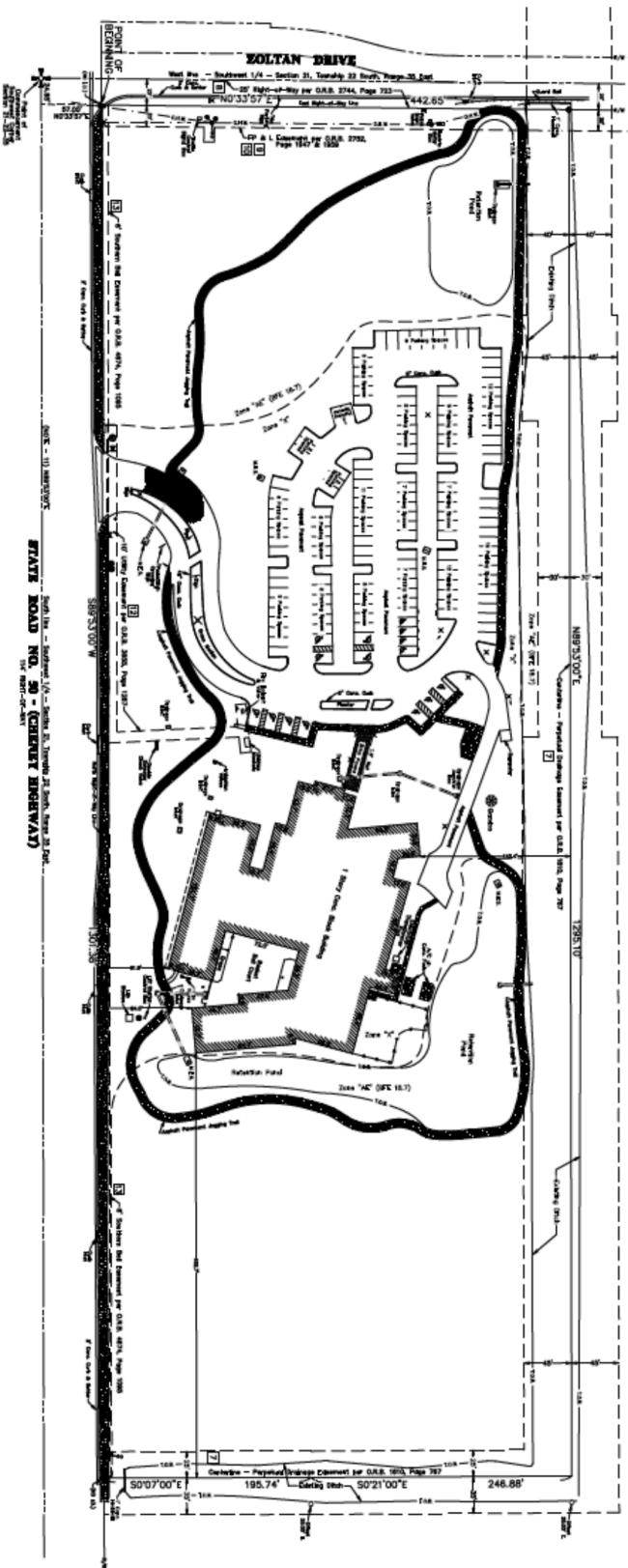
 ROBERT A. HESTER

 LICENSE NO. 12158

 STATE OF FLORIDA

 REGISTERED PROFESSIONAL ENGINEER

 CENTER OF AMERICAN LA. 1428



The survey made or made for the purposes of this plat will be held by the State Board of Survey and Mapping pursuant to Chapter 218, Florida Statutes, and the Florida Administrative Code, Title 21, Section 218.005 of Florida Statutes.

SCHEDULE B-II EXCEPTIONS

1. The Surveyor has not examined the original plat of the Surveyor's Office.
2. The Surveyor has not examined the original plat of the Surveyor's Office.
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LEGAL DESCRIPTION


The land referred to herein, below is situated in the County of Broward, State of Florida, and is described as follows: [Detailed legal description of the surveyed property, including bearings, distances, and area calculations.]

EXAMINATION NOTES:
 The Surveyor has examined the original plat of the Surveyor's Office, and the same is found to be correct and true. The Surveyor has also examined the original plat of the Surveyor's Office, and the same is found to be correct and true. The Surveyor has also examined the original plat of the Surveyor's Office, and the same is found to be correct and true.

NO.	DESCRIPTION	DATE
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CERTIFIED TO: NORTH BROWARD COUNTY HOSPITAL DISTRICT, 644 1/2 PARKWAY MEDICAL CENTER, WEST AMERSON TITLE INSURANCE COMPANY, OAKLAND, MISSISSIPPI.

TYPE	SURVEY DATE	JOB NUMBER	DR. BY
...



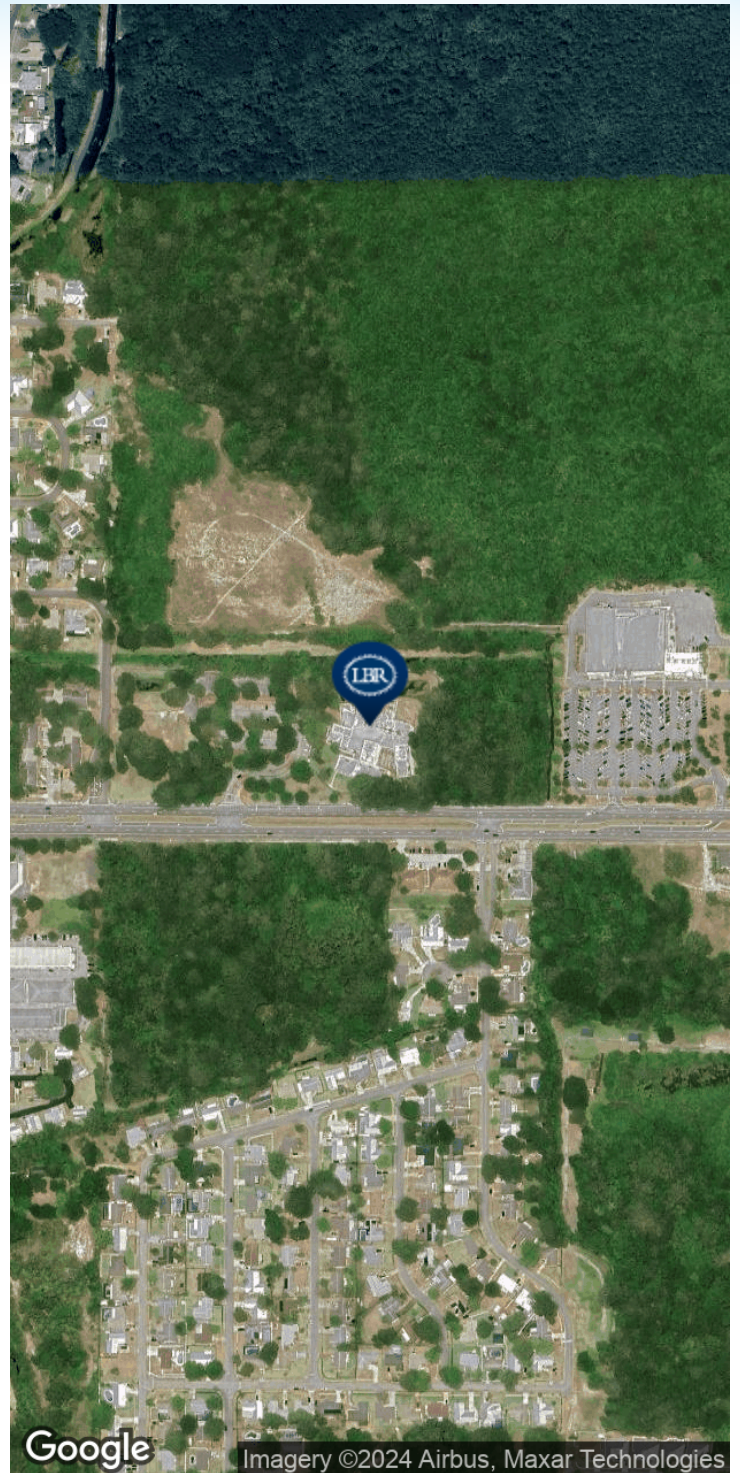
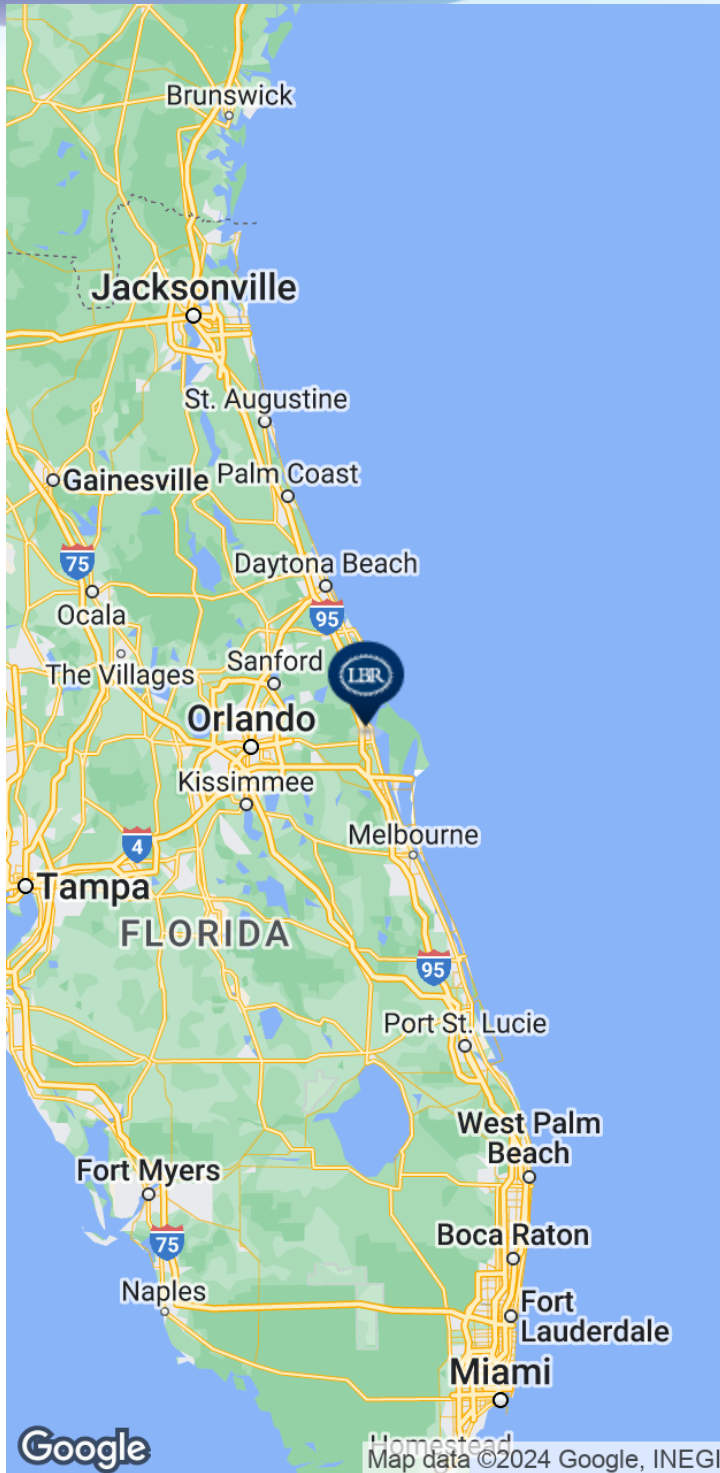
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LOCATION MAPS

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