

**PRICE REDUCTION****Property Information**

| | |
|--------------|---|
| Address | 405 Garden Street Titusville, FL 32796 |
| Folio number | 22-35-03-03-L-1 |
| Land | ±0.54 ac |
| Zoning | Commercial |

Property Overview

This offering includes a 0.54± acre cleared site located on the main road to Canaveral National Seashore/Playalinda Beach. Located in Historic Downtown Titusville, the property is easily accessible with close proximity to major thoroughfares such as Interstate-95 and US-1. Minutes away from the Kennedy Space Center and Playalinda beach.

Property Highlights

Direct frontage on Garden Street (SR 406)



Minutes from the Kennedy Space Center and Playalinda beach

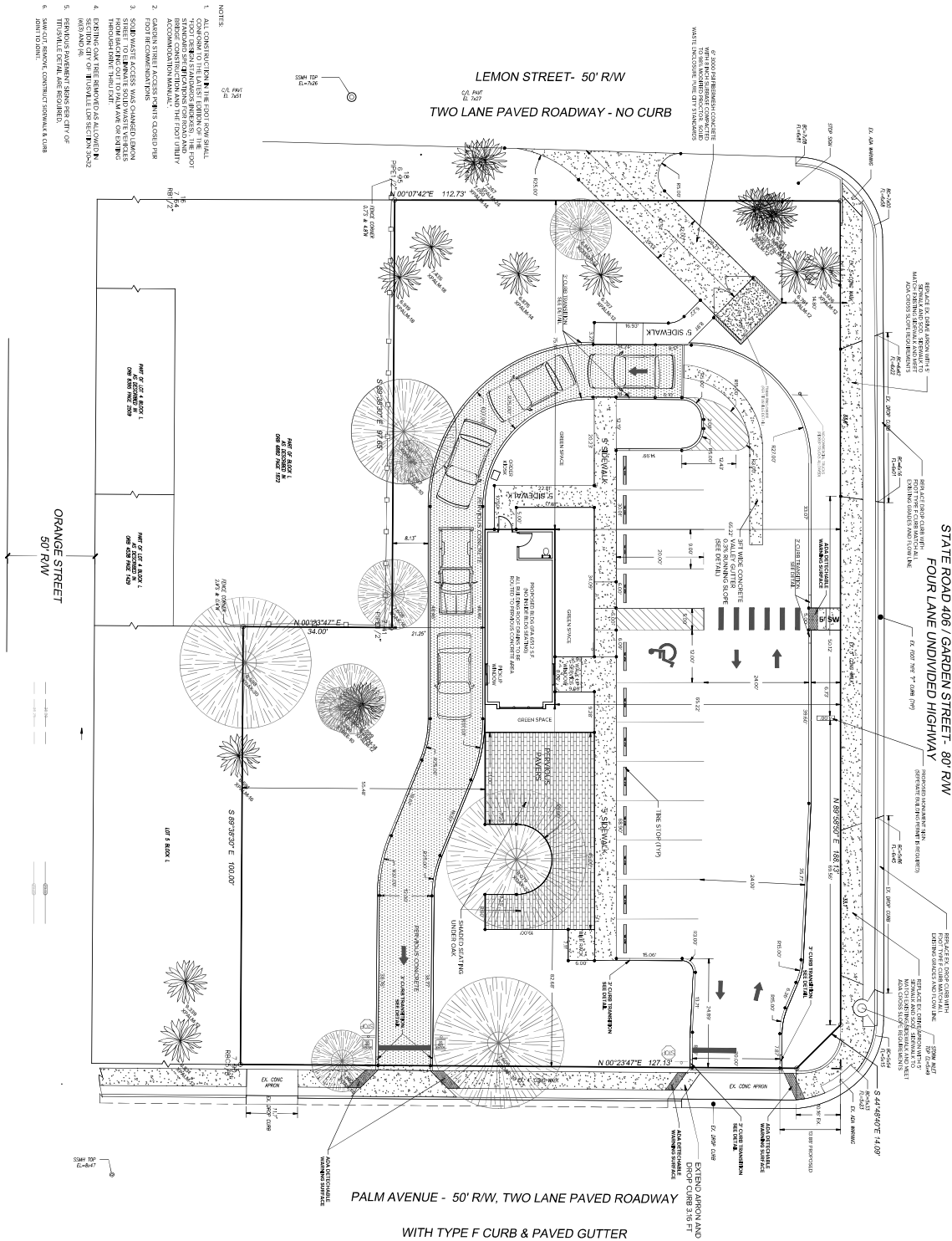


Near an abundance of retail and restaurants

Asking Price: \$579,000**For further
information**

Nathan Eissler, CCIM, SIOR
Principal
+1 407 440 6658
nathan.eissler@avisonyoung.com

Proposed Site Plan

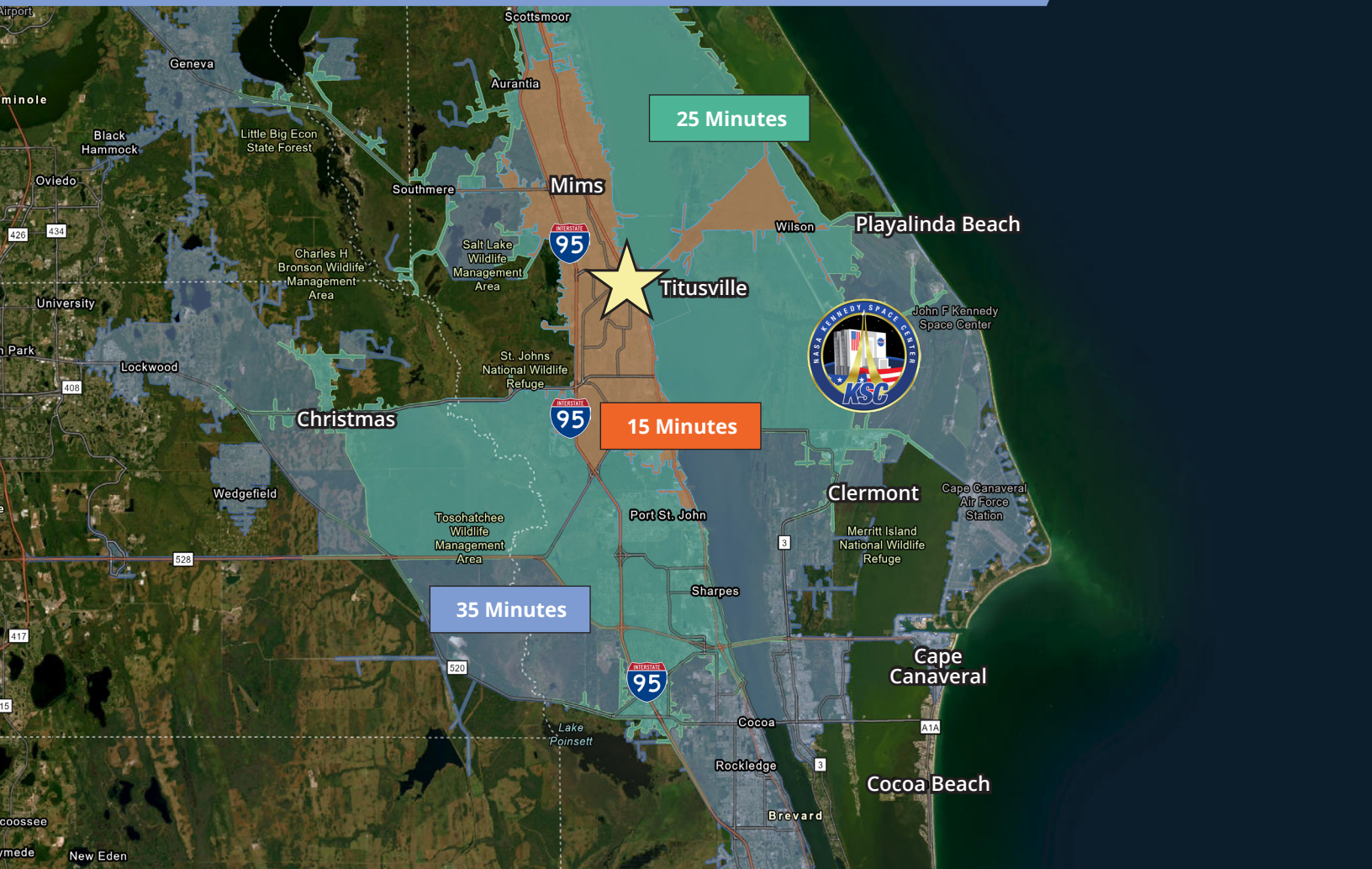


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15-25-35 Minute Drive-Time Map



Drive Time Demographics (25 Minutes)



121,037

Population



50,556

Households



\$99,132

Average HH income



2.89

Average HH size



45,216

Employees

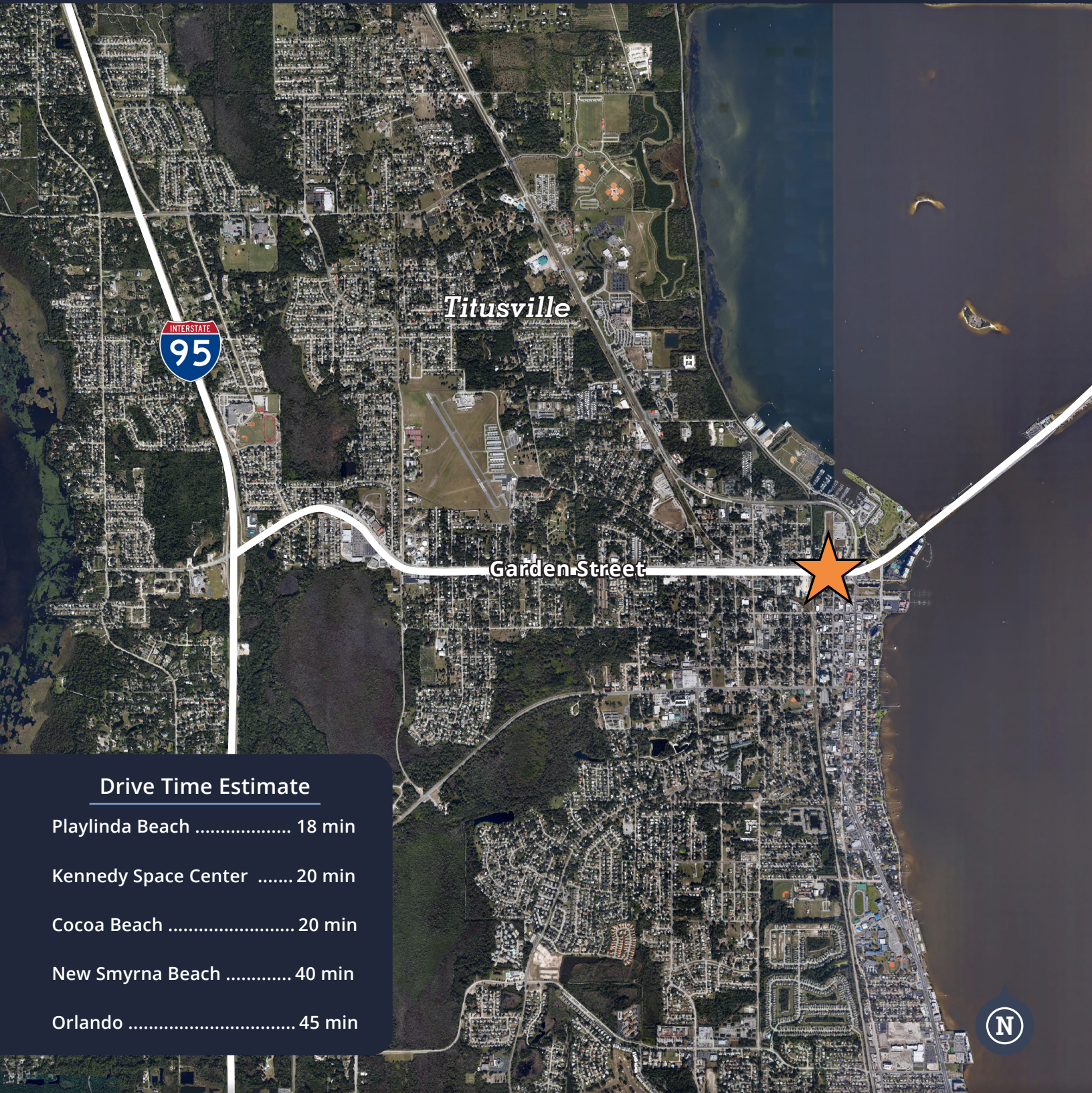
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For Sale | Commercial Land

405 Garden Street
Titusville, FL 32796



Drive Time Estimate

- Playlinda Beach 18 min
- Kennedy Space Center 20 min
- Cocoa Beach 20 min
- New Smyrna Beach 40 min
- Orlando 45 min



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