

# EXECUTIVE SUMMARY

S Hopkins Retail • 3480 South Hopkins Avenue Titusville, FL 32780



## OFFERING SUMMARY

<b>Available SF:</b>	850 SF
<b>Lease Rate:</b>	\$1,200.00 per month (MG)
<b>Lot Size:</b>	0.36 Acres
<b>Year Built:</b>	1960
<b>Building Size:</b>	5,400 SF
<b>Zoning:</b>	CC
<b>Market:</b>	Titusville

## PROPERTY OVERVIEW

Lightle Beckner Robison, Inc. is happy to present 3480 S Hopkins Avenue for lease. This +/- 850 SQFT. unit features open, in-line retail space on one of Titusville's most heavily trafficked roads. With its convenient location and proximity to major roadways, the property enjoys exposure to a steady flow of foot traffic, presenting an exciting opportunity for retail tenants to thrive within this vibrant community.

## LOCATION OVERVIEW

-Directly across from Titusville Mall redevelopment  
-2.5 Miles from Downtown Titusville

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison, Inc.

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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.

# INTERIOR PHOTOS

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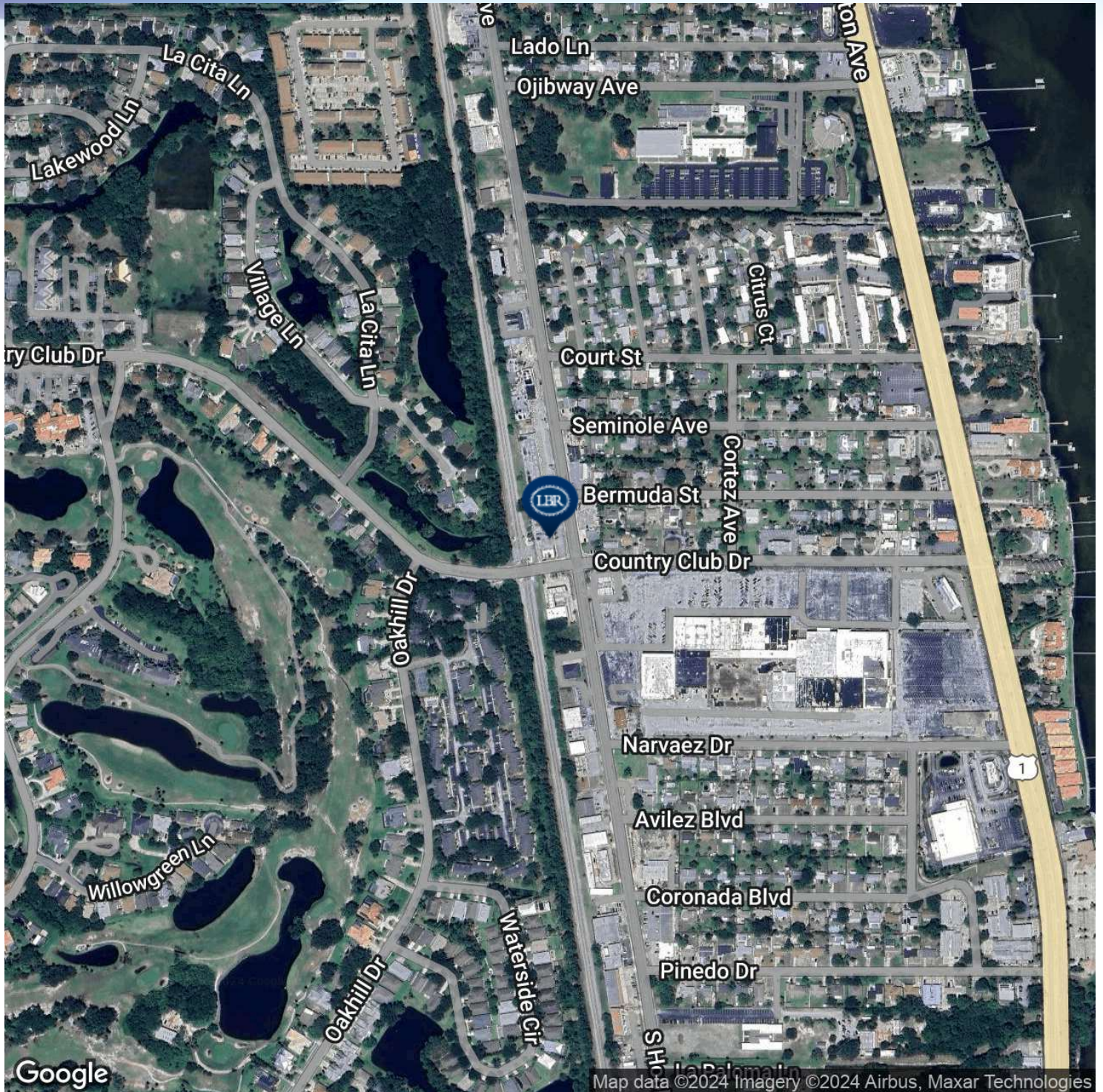
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# LOCATION MAP

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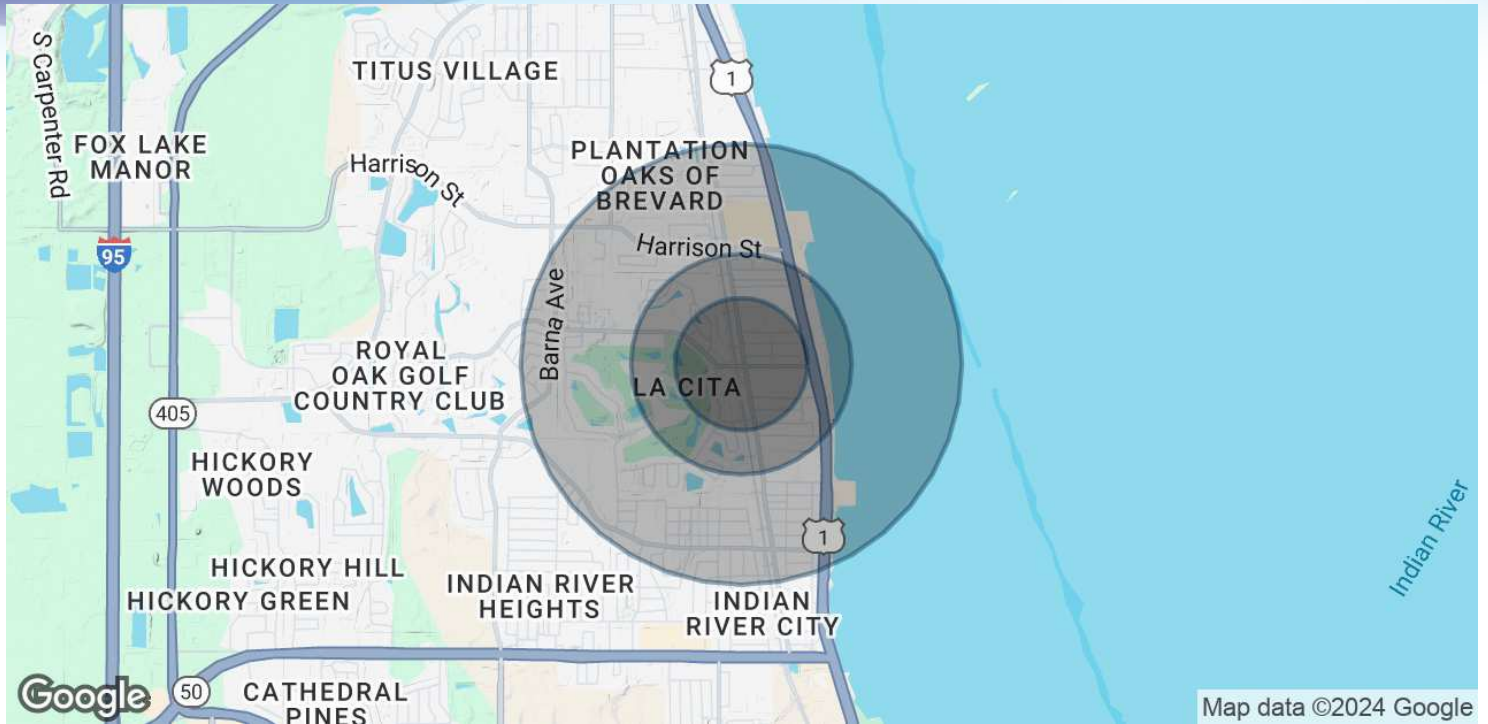
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,561	8,294
Average Age	45	46	46
Average Age (Male)	44	45	45
Average Age (Female)	46	47	48

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	332	1,209	3,838
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$75,806	\$76,631	\$77,735
Average House Value	\$360,051	\$350,698	\$333,265

Demographics data derived from AlphaMap

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