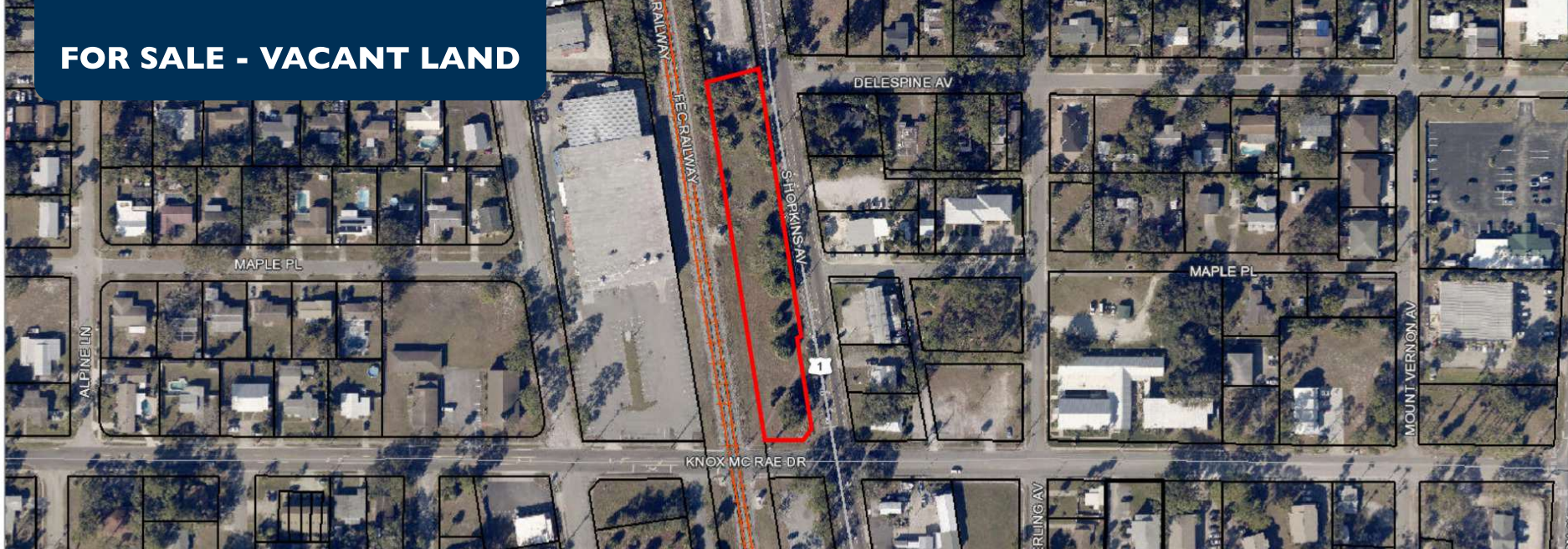


# FOR SALE - VACANT LAND



## PROPERTY DESCRIPTION

Invest in prime commercial real estate at S Hopkins Ave & Knox McRae Drive, Titusville, FL, 32780. This exceptional property is zoned IRCN-C, offering versatile possibilities for office or land investment. Strategically situated in the Titusville area, this sought-after location provides an ideal foundation for a successful commercial venture.

In the Indian River City Neighborhood Commercial (IRCN-C) district, it is intended that positive design elements of both commercial and residential development be protected and enhanced, and where appropriate mixed residential and commercial structures be developed. It is intended to encourage the expansion of commercial uses where stormwater requirements, buffering to residential areas and aesthetics can be improved. It is further intended that the district be in accord with and promote the purposes set forth in the \* Comprehensive Plan.

## OFFERING SUMMARY

Sale Price:	\$245,000
Lot Size:	1.23 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	1,081	3,736
Total Population	1,010	2,361	8,298
Average HH Income	\$75,842	\$76,810	\$75,931

- \* The parties acknowledge that they will verify the allowed uses of the property with the City of Titusville and that a sale agreement is based on the verified zoning designation, and the parties acknowledge that zoning regulations may be subject to change.



## BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate  
321.863.3228

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70 W. Hibiscus Blvd., Melbourne, FL 32901 • 321.722.0707 • [teamlbr.com](http://teamlbr.com)

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.

| S Hopkins Ave & Knox McRae Drive, Titusville, FL 32780



## Additional Photos



I S Hopkins Ave & Knox McRae Drive, Titusville, FL 32780



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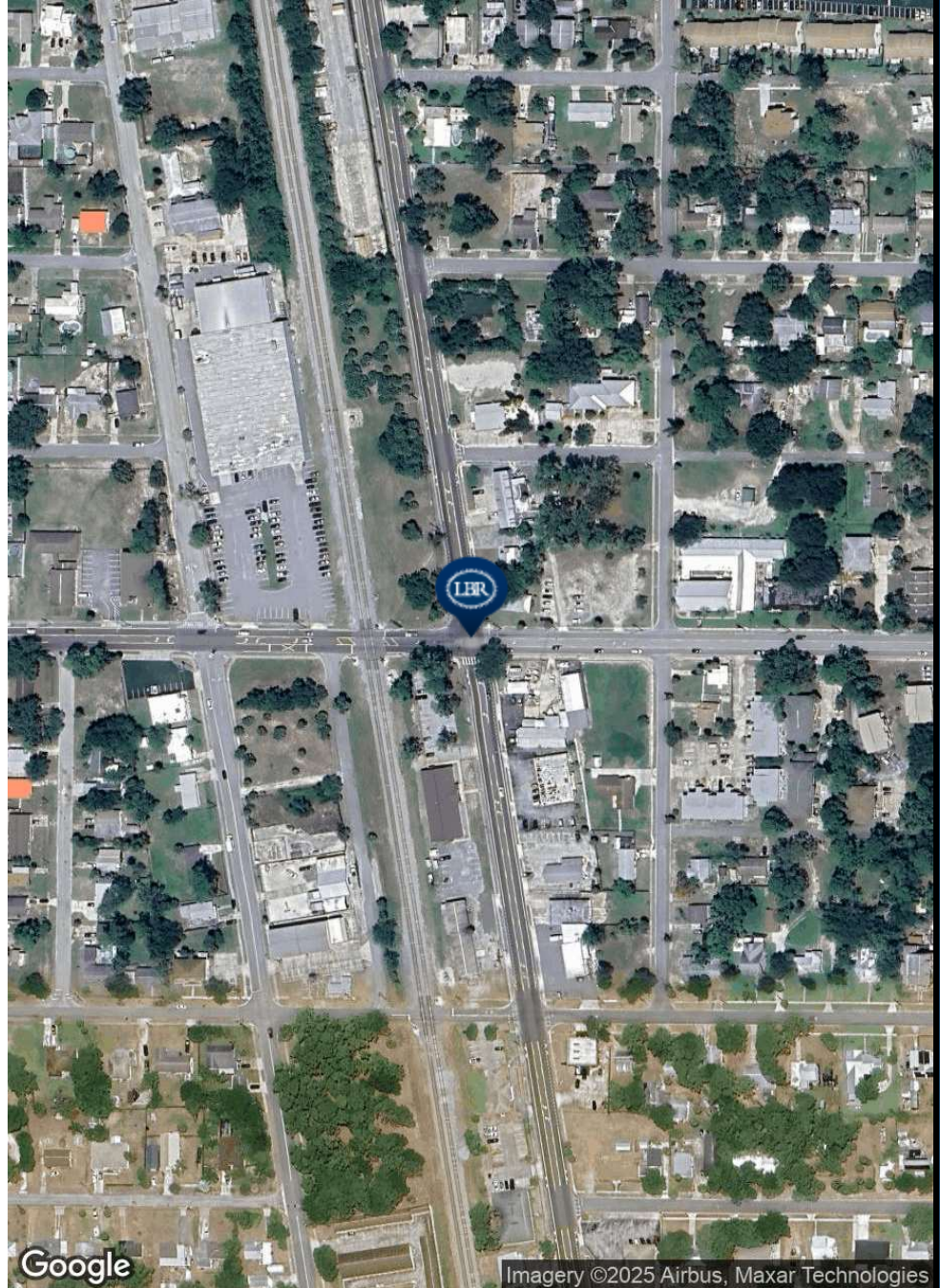
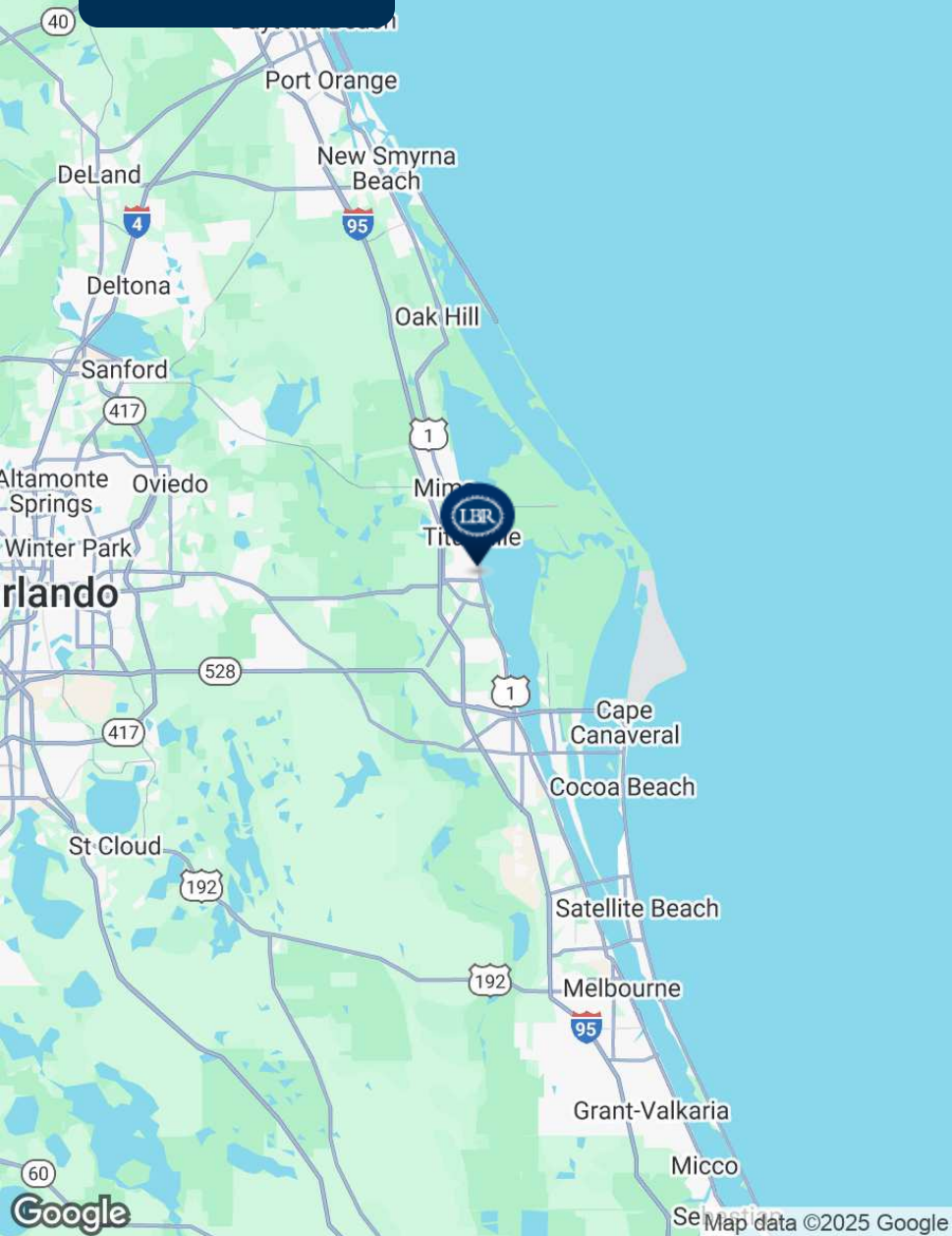
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## Location Map



S Hopkins Ave & Knox McRae Drive, Titusville, FL 32780



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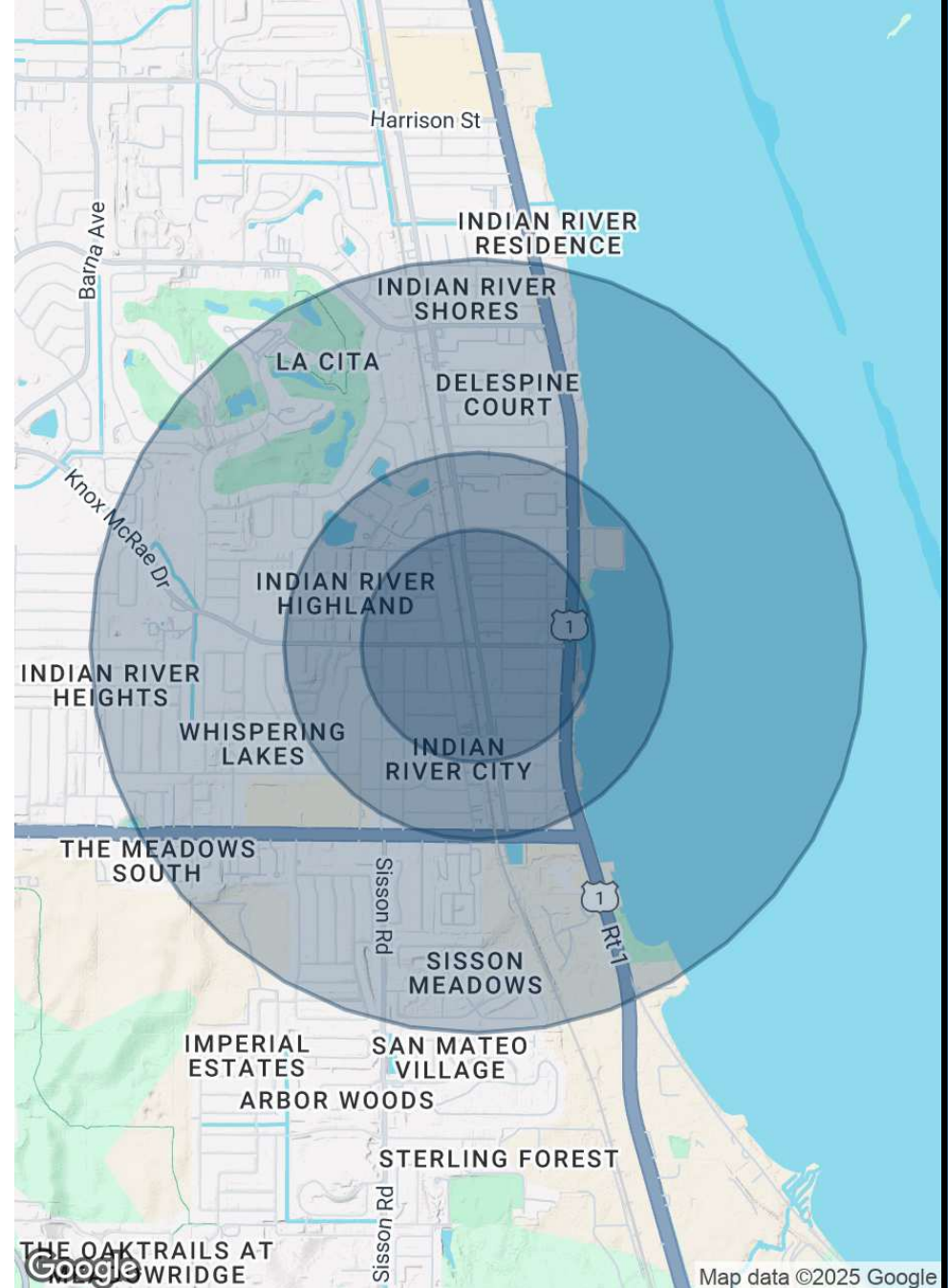
# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,010	2,361	8,298
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	1,081	3,736
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$75,842	\$76,810	\$75,931
Average House Value	\$338,109	\$325,663	\$304,727

Demographics data derived from AlphaMap



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