

FOR SALE



| Grissom Parkway and Willow Creek Blvd, Titusville, FL 32780

PROPERTY DESCRIPTION

Prime for investment, this property at Grissom Parkway and Willow Creek Blvd in Titusville, FL, 32780 is zoned CC and perfectly positioned for commercial or office development. With a strategic location in the thriving Titusville area, this site offers a valuable opportunity for a forward-thinking investor. Its zoning allows for a wide range of uses including commercial and office development, making it an ideal choice for those seeking to establish a prominent presence in this dynamic location. Don't miss the chance to capitalize on this versatile property and unlock its potential for your business endeavors. Don't miss the chance to be part of Titusville's exciting future.

LOCATION DESCRIPTION

Titusville Land Located at the intersection of Grissom Parkway and Willow Creek Blvd. Property is adjacent to a large residential project, Verona Village. Prime development site, in proximity of major roadways, the site offers convenient transportation links throughout Titusville and beyond.

+/-35 miles to Orlando International Airport and +/-37 Miles to Melbourne Orlando International Airport.

+/-11 miles west of the site, Kennedy Space Center

+/-18 Miles to the East is Port Canaveral, Port Canaveral, the second busiest cruise port in the world.

OFFERING SUMMARY

Sale Price:	\$1,599,000
Lot Size:	2.07 Acres



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

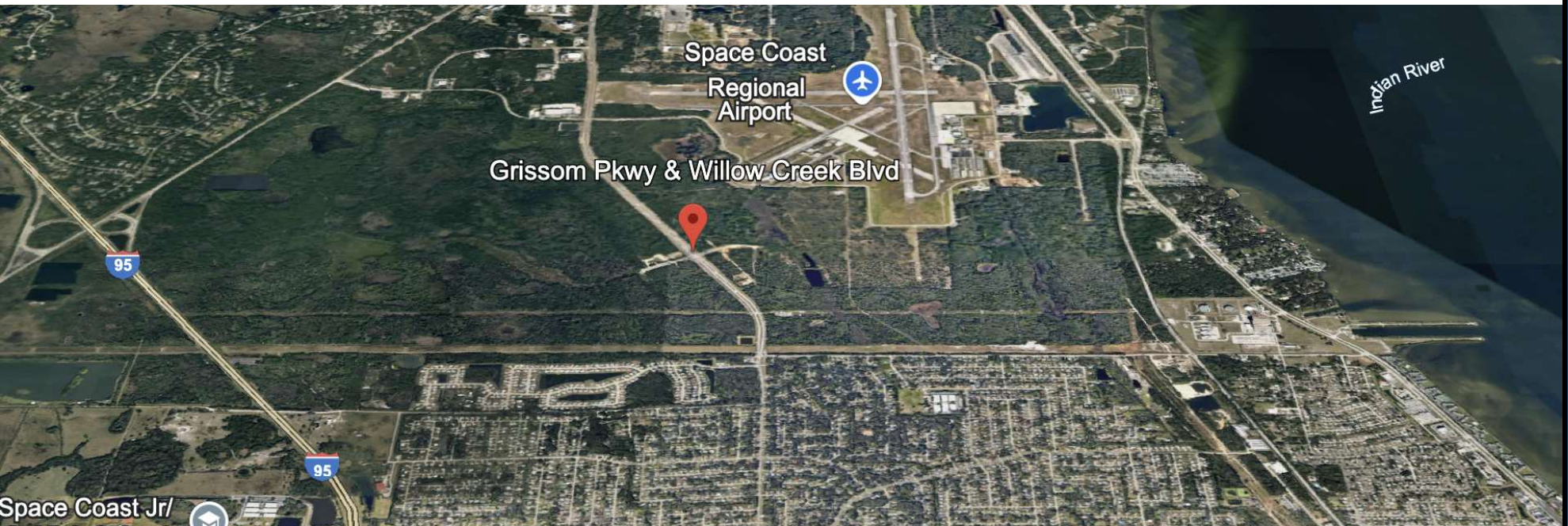
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Additional Photos



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Demographics Map & Report

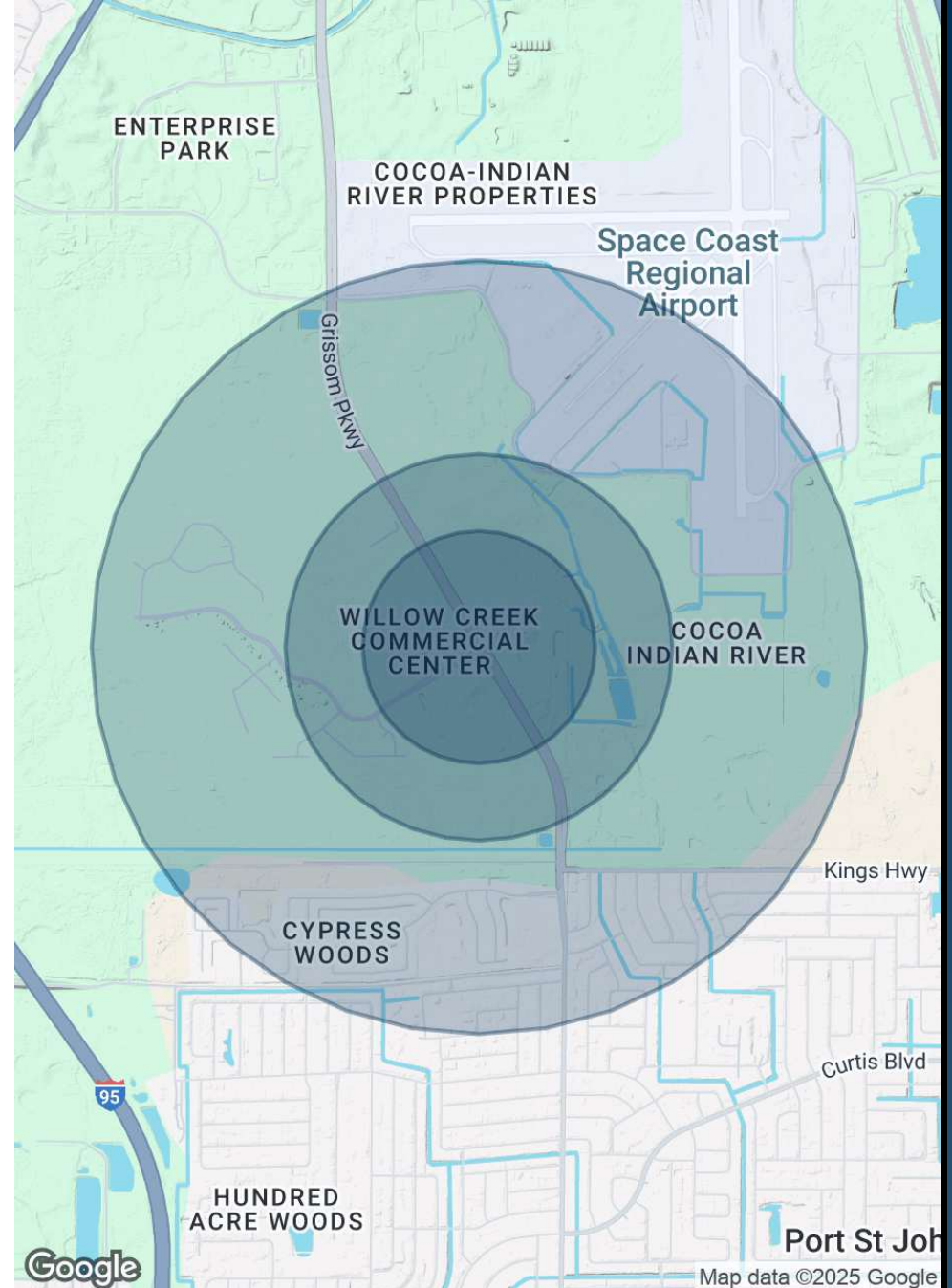
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	1,450
Average Age	0	51	46
Average Age (Male)	0	52	46
Average Age (Female)	0	51	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	604
# of Persons per HH	0	0	2.4
Average HH Income	\$0	\$94,195	\$104,578
Average House Value		\$327,655	\$302,374

Demographics data derived from AlphaMap



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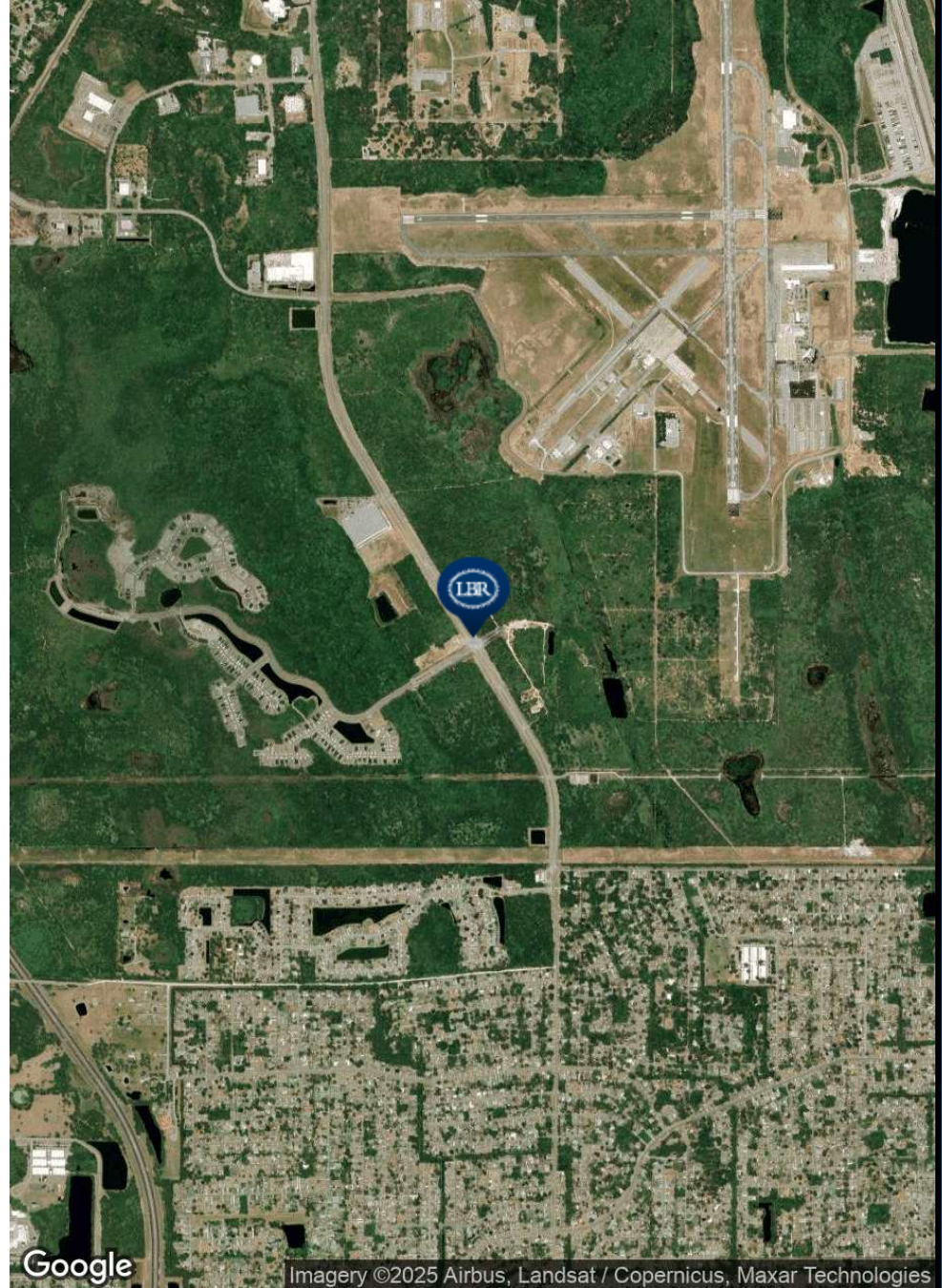
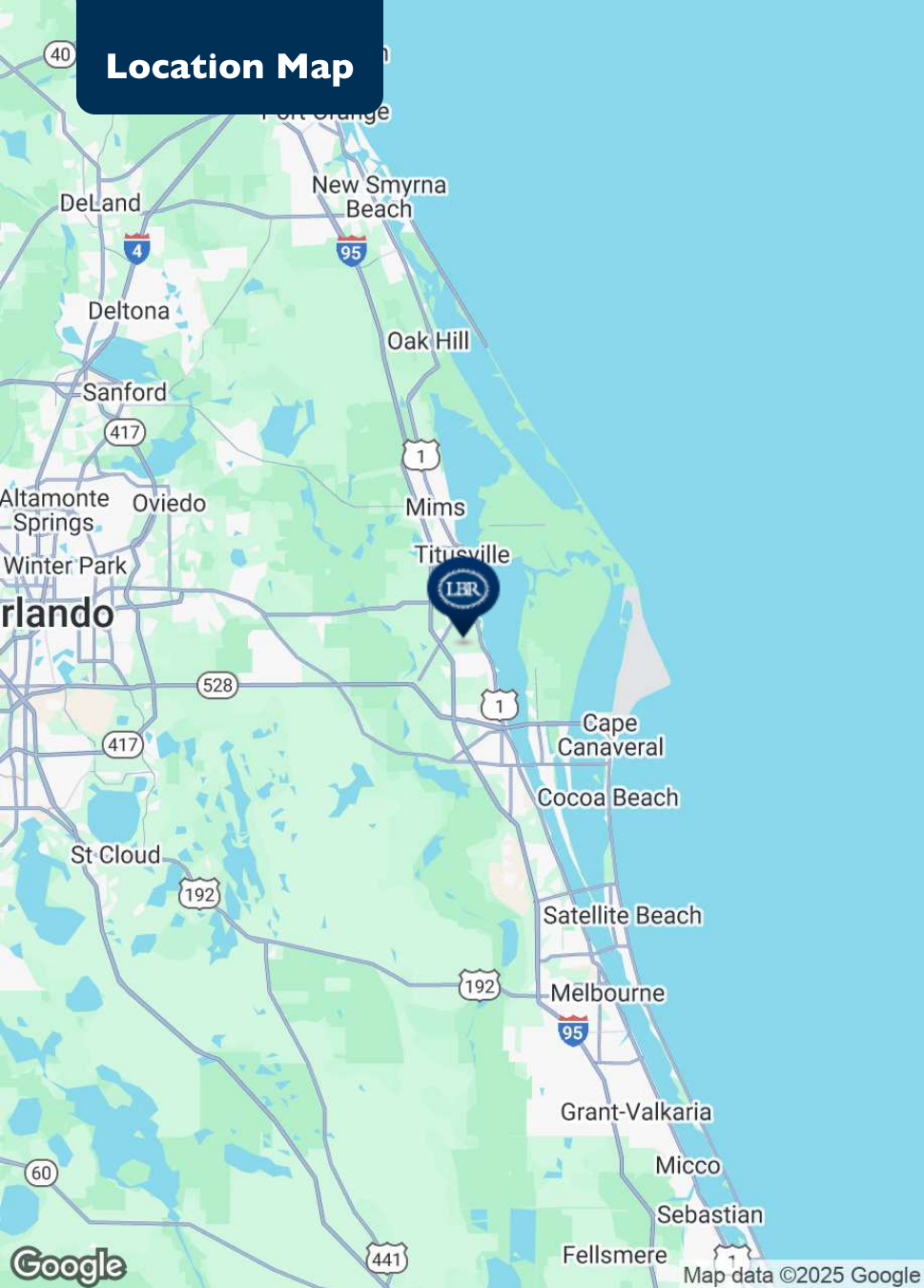
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