

## Property Summary



### PROPERTY DESCRIPTION

Medical office ready for tenant build-out.

Located just steps from Parrish Medical Center, 1849 Jess Parrish Court offers a rare opportunity to lease medical space in the heart of Titusville's thriving medical district. Ideal for a wide range of healthcare uses, this professional facility provides both patient convenience and provider functionality.

### PROPERTY HIGHLIGHTS

- +/- 10 Exam Rooms (6 Rooms Plumbed)
- 3 Private Offices
- Open & Welcoming Reception Area
- Designated Break Room
- 2 Restrooms
- Separate Private Staff Entrance
- Temperature-Controlled Throughout

### OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	2
Available SF:	3,200 SF
Lot Size:	1.18 Acres
Building Size:	5,828 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,731	12,894	22,010
Total Population	4,252	30,606	51,334
Average HH Income	\$59,334	\$75,823	\$79,243



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## Lease Spaces



### LEASE INFORMATION

Lease Type:	MG
Total Space:	3,200 SF

Lease Term:	Negotiable
Lease Rate:	\$15.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	3,200 SF	Modified Gross	\$15.00 SF/yr	-



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| 1849 Jess Parrish Ct, Titusville, FL 32796

## Additional Photos



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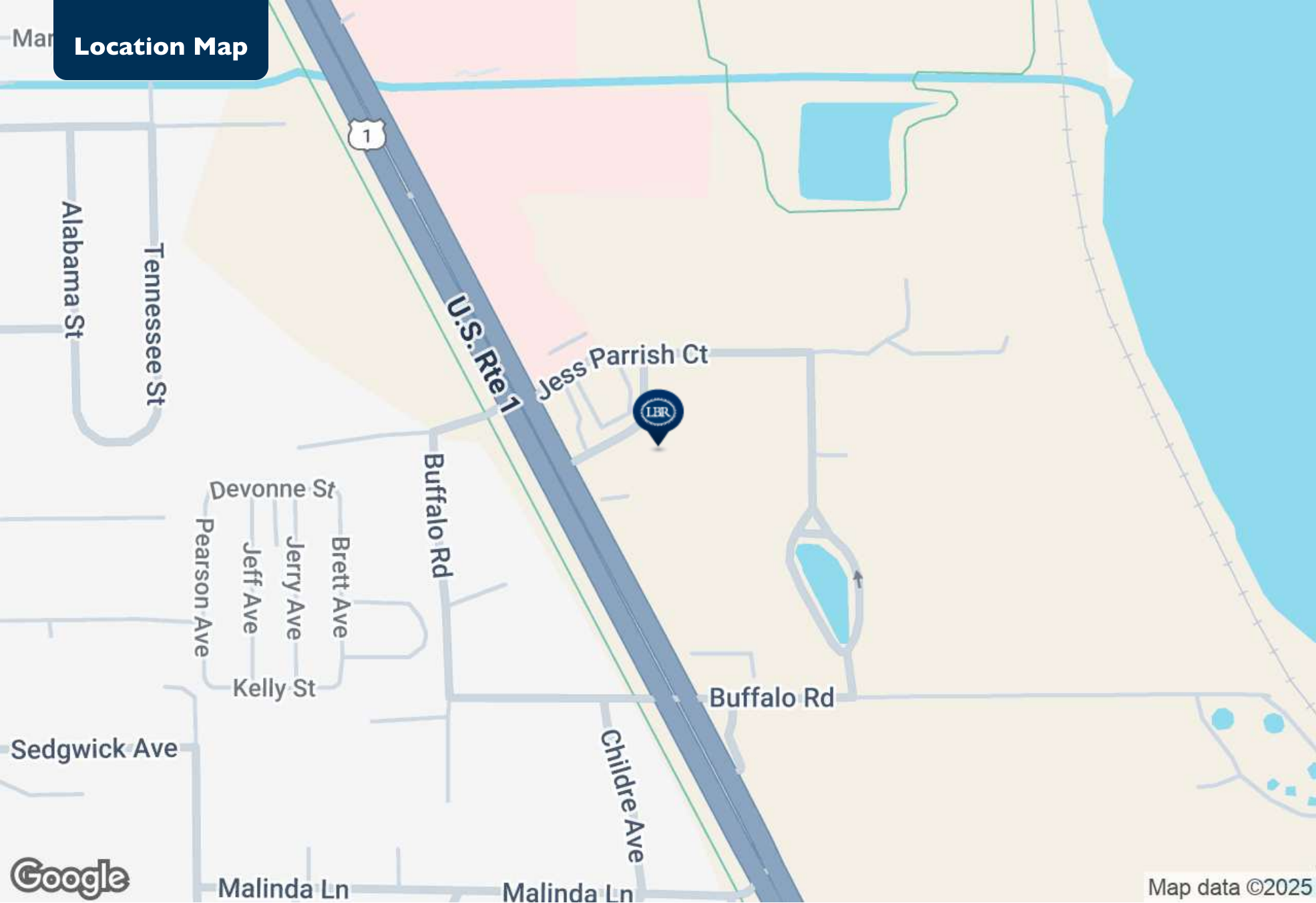
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## Location Map



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# Demographics Map & Report

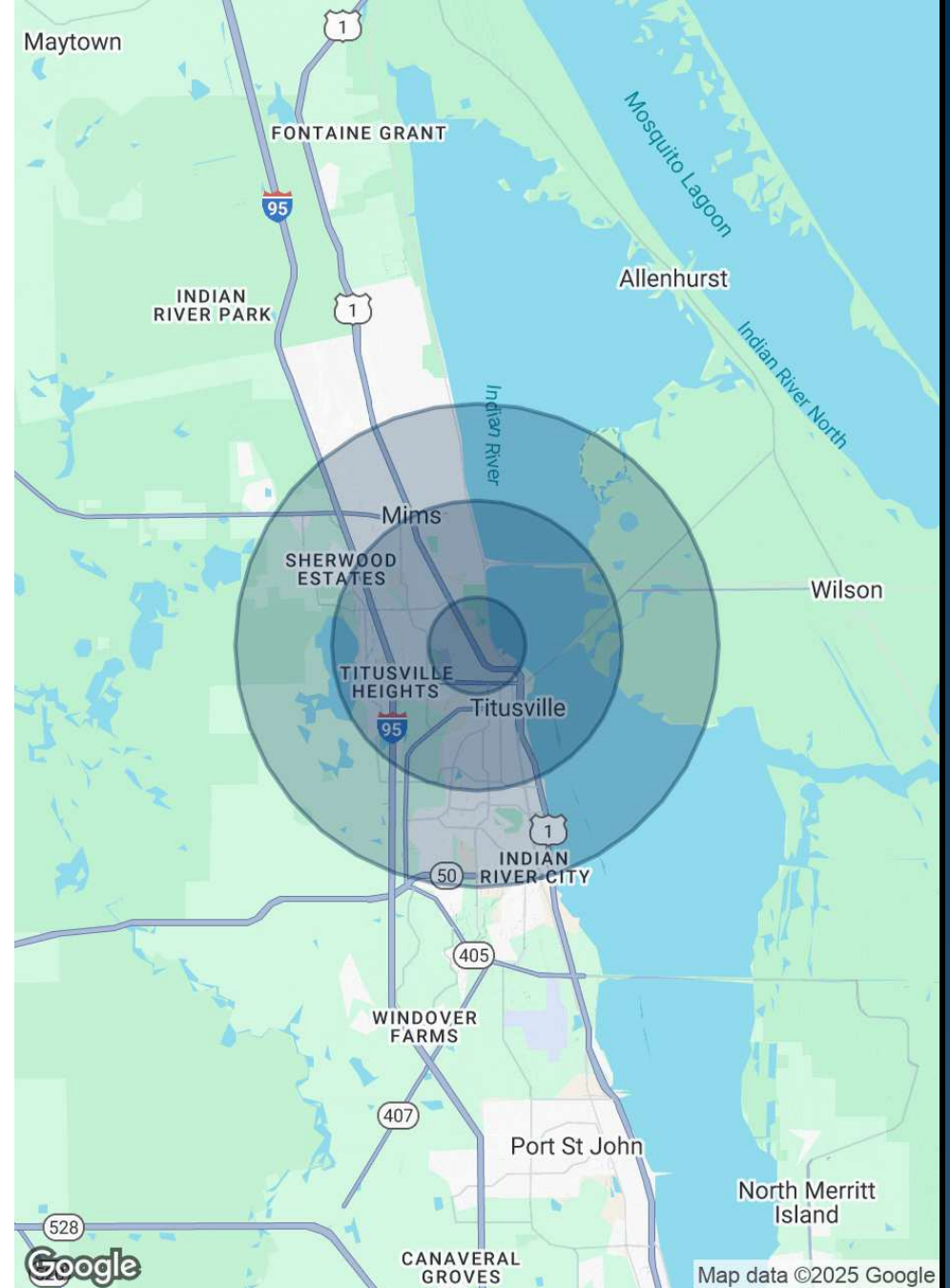
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,252	30,606	51,334
Average Age	47	45	46
Average Age (Male)	46	44	45
Average Age (Female)	49	47	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,731	12,894	22,010
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,334	\$75,823	\$79,243
Average House Value	\$234,170	\$263,625	\$282,723

Demographics data derived from AlphaMap



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