

FOR SALE
Retail
Property



101 A Max Brewer Memorial Pkwy

Titusville, FL 32796

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

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Property Summary



PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity in this impressive +/- 25,000 square foot space, perfectly positioned for your business vision to take flight. This versatile property offers unlimited potential with its expansive interior and thoughtful design elements that make it ideal for retail ventures, corporate headquarters, or innovative mixed-use concepts.

Ample parking accommodates both employees and customers with ease, while the strategic location provides excellent visibility and accessibility for any commercial enterprise. Parking area includes covered charging station for Electric Vehicles.

One of this property's crown jewels is its rooftop venue potential +/- 2000sf, offering spectacular views and endless possibilities for events, dining, or unique business experiences. The adjoining shell space, +/- 4000sf design allows complete customization to match your specific operational needs and brand identity.

Located at the entrance to the A Max Brewer Causeway, this property benefits from proximity to Sand Point Park, providing a pleasant recreational area just steps away. Public transportation options ensure convenient access for employees and visitors alike.

OFFERING SUMMARY

Sale Price:	\$4,850,000
Lot Size:	1.1 Acres
Building Size:	25,199 SF

TWO EXISTING TENANTS

- Surf Style will sign NNN Lease for 3 Years for Occupied Interior Space
- Tattoo Tenant has lease in +/- 1000sf in Back of Building
- Owner/Operator Can Occupy and Buildout the Shell Space and/or Observation Deck



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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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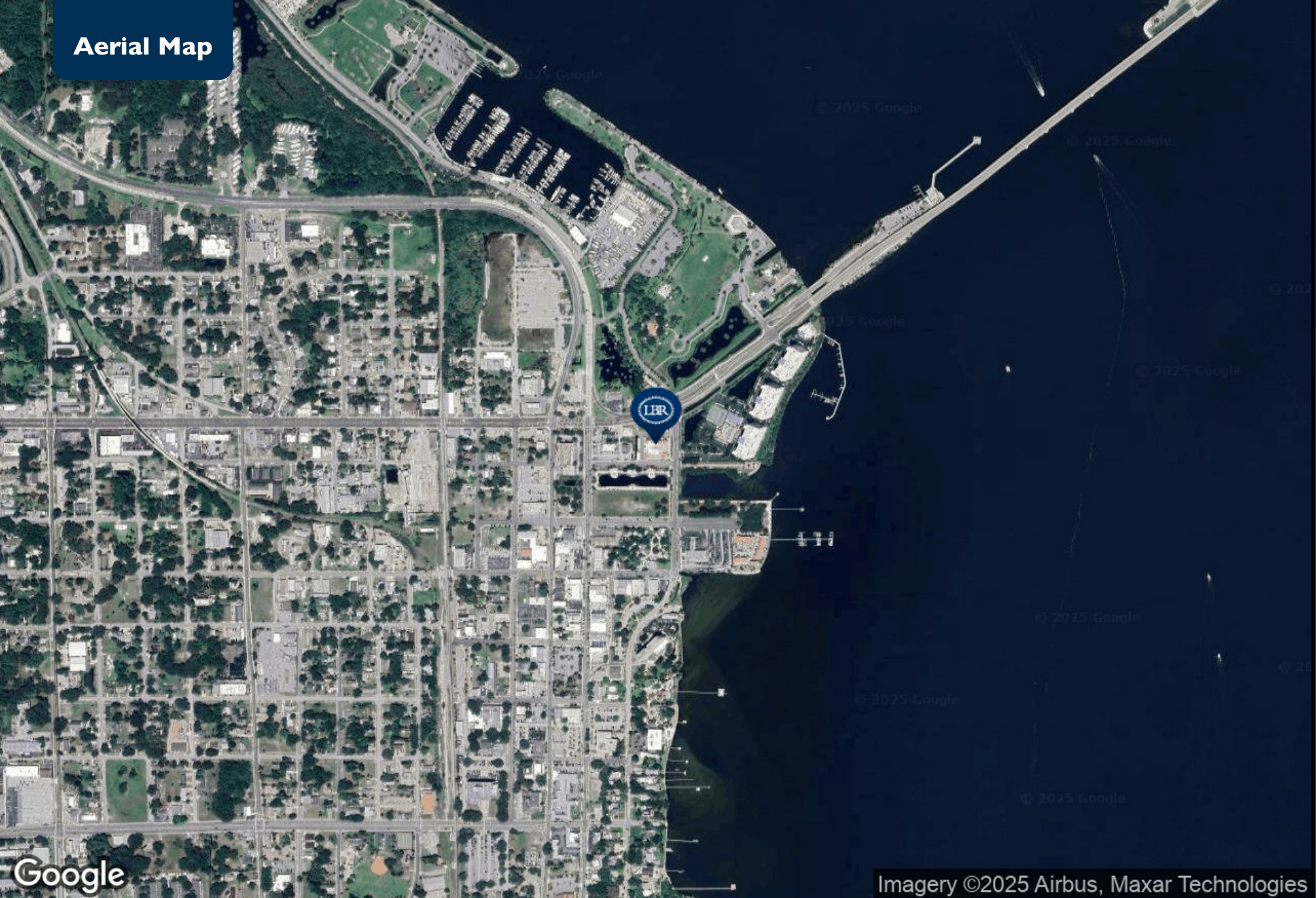
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Aerial Map



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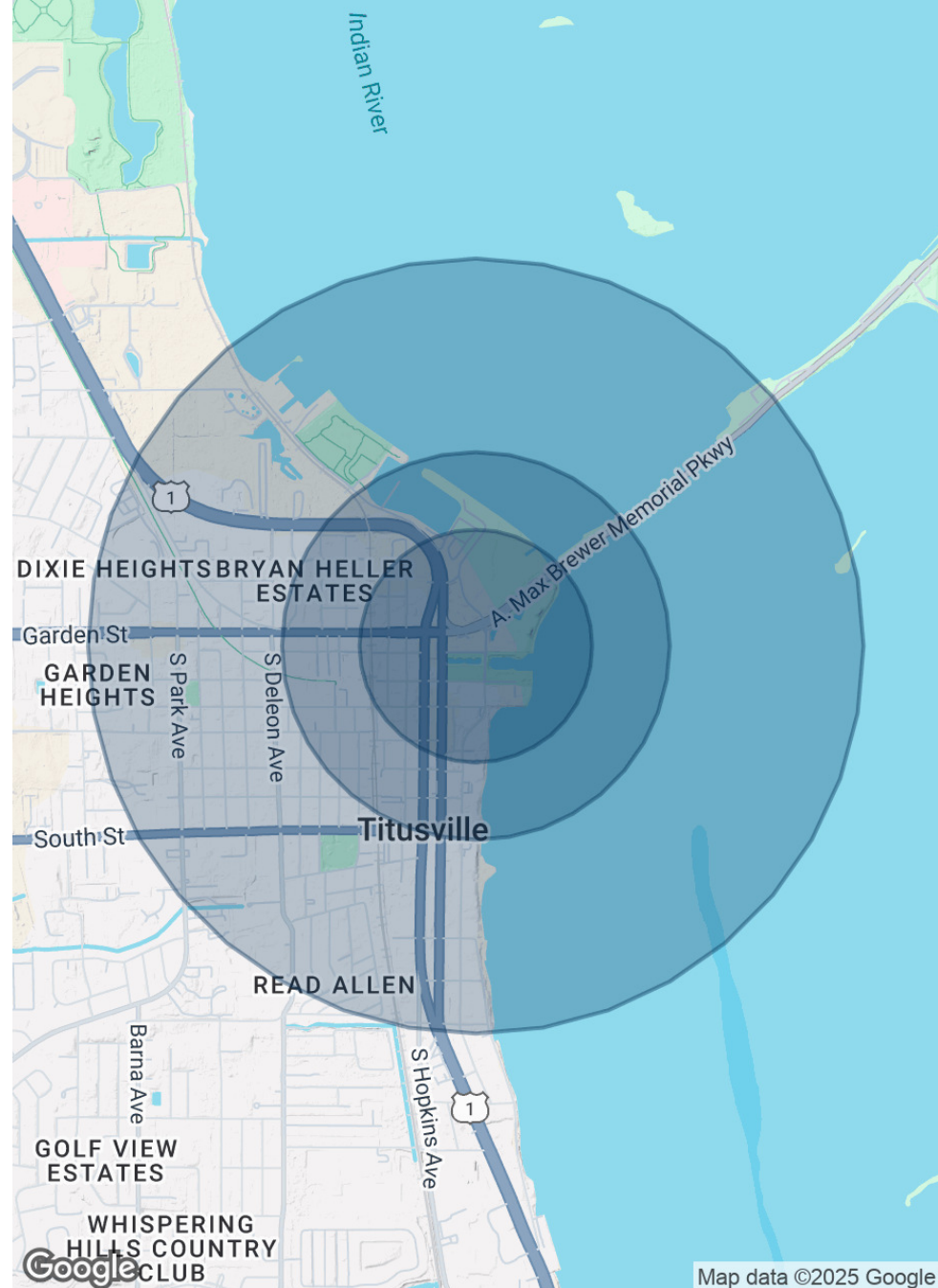
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	842	3,780
Average Age	62	55	46
Average Age (Male)	62	55	45
Average Age (Female)	63	55	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	269	394	1,676
# of Persons per HH	2	2.1	2.3
Average HH Income	\$107,737	\$85,907	\$61,313
Average House Value	\$437,944	\$353,559	\$250,831

Demographics data derived from AlphaMap



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