

# Titusville Office Space

3380 S. Park Ave, STE 07, Titusville, FL 32780

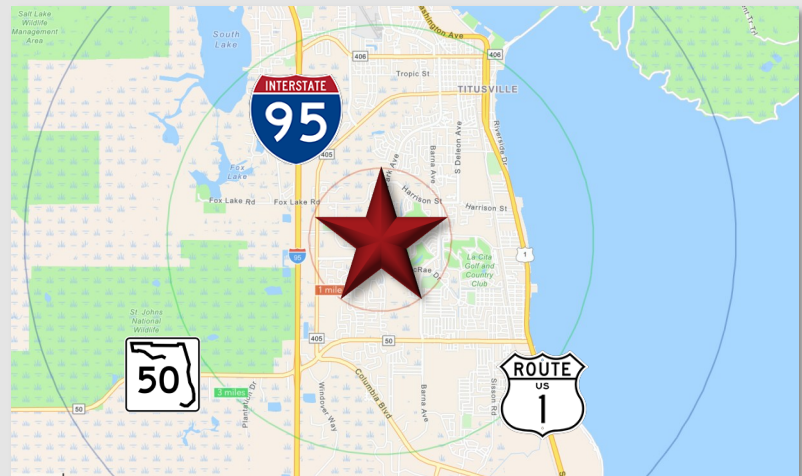
**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**For Lease: \$1,150/mo MG**

## LOCATION DETAILS

This property is situated across from the Royal Oaks community on S Park Ave with a traffic count of 5,500 cars per day. It is conveniently located less than 1 mile east of South Street (SR 405) and 1 mile west of Barna Ave. Additionally, it's a 6-minute drive from both the I-95 and SR 50 interchange, and from US Hwy 1.



## LISTING DETAILS

- **±740 SF** office space available for immediate occupancy
- **Full build-out** includes a large front work area with new flooring, office space, and a private restroom
- Monument signage available
- 2 dedicated parking spaces + 7 overflow spaces
- Water and trash removal included in monthly rent

### 2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	6,012	41,538	58,037
Average HH Income	\$95,043	\$92,972	\$93,280
Median HH Income	\$76,760	\$71,835	\$73,256

## CONTACT FOR MORE INFORMATION

**Rebecca Craddock**

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**Marie Shorey, CCIM**

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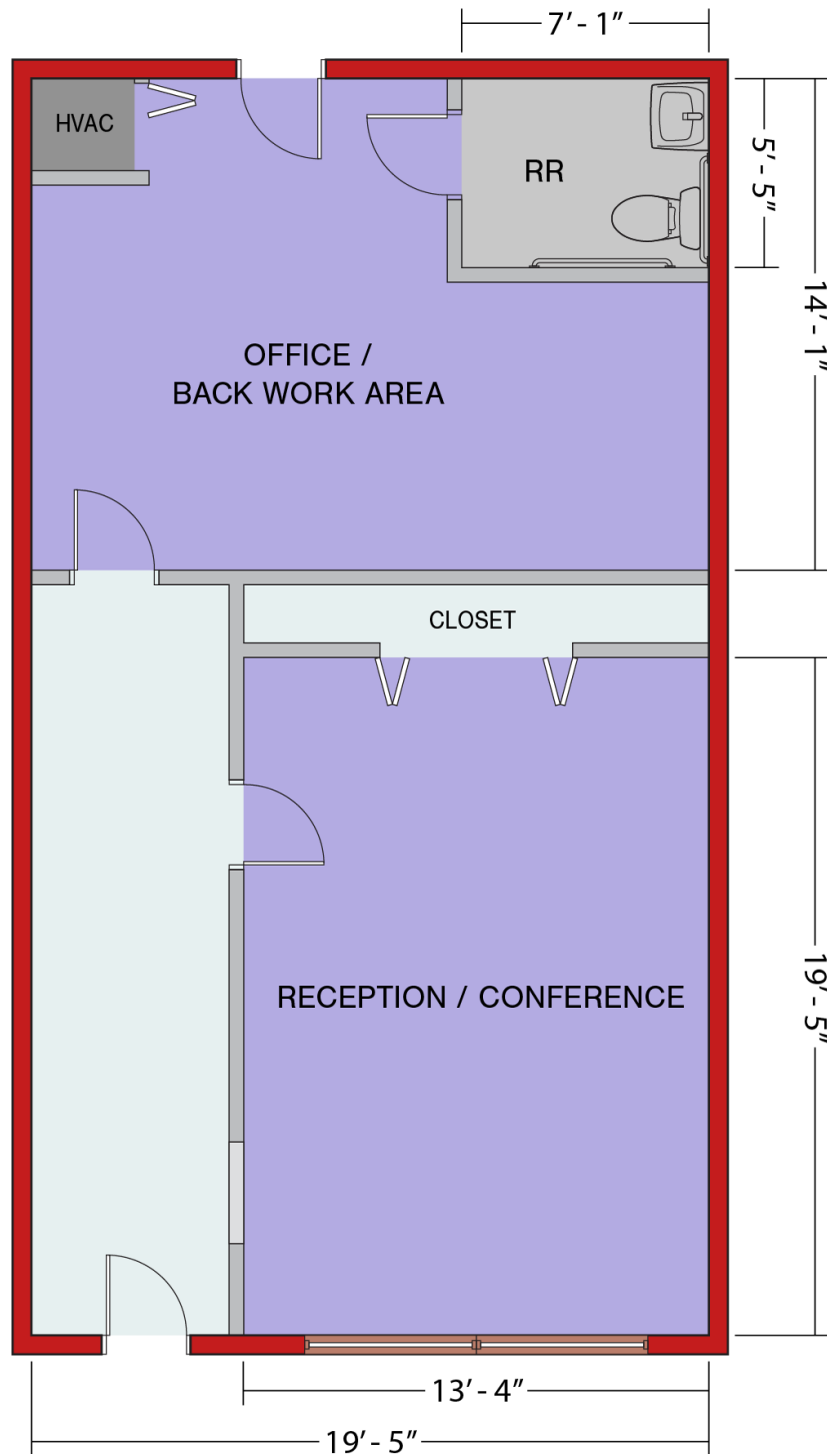
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## NOT TO SCALE

Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.

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