



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED

COMMERCIAL REAL ESTATE SERVICES



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OFFICE BUILDING FOR SALE

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# Century Medical Park

FOR SALE | \$163,000

presented by:

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# EXECUTIVE SUMMARY

Century Medical Park South of Parrish Medical Center • 850 Century Medical Dr.  
Titusville, FL 32796



## OFFERING SUMMARY

<b>Sale Price:</b>	\$163,000
<b>Price / SF:</b>	\$50.00
<b>Lot Size:</b>	0.88 Acres
<b>Year Built:</b>	1986
<b>Building Size:</b>	3,260 SF
<b>Zoning:</b>	HM
<b>Market:</b>	North Brevard
<b>Submarket:</b>	Titusville

## PROPERTY OVERVIEW

Freestanding medical building situated in an area of medical office buildings within a half mile of Parrish Medical Center, which is a public, not-for-profit, 210-bed acute care hospital in Titusville, Florida, within sight of the launch towers of Kennedy Space Center.

Interior includes two physician's offices, nurses station, a reception area, record keeping, six plumbed exam room and a break room.

The oak tree shaded building has a drive-through portico, a large parking lot with land to expand and sits across from a large drive-around pond..

## LOCATION OVERVIEW

Located off Jess Parish Ct. on the south side of Parrish Medical Center in Titusville

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# ADDITIONAL PHOTOS

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# LOCATION MAPS

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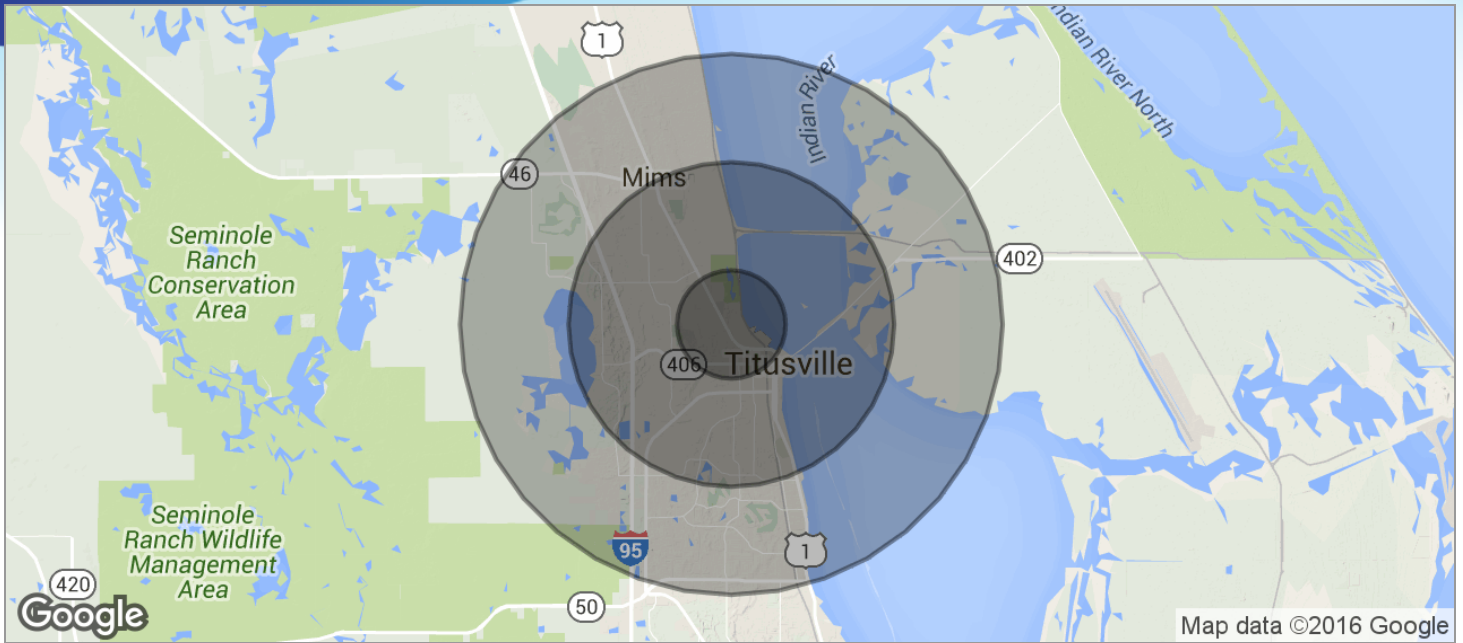
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# DEMOGRAPHICS MAP

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,321	29,503	54,364
MEDIAN AGE	44.8	42.3	44.0
MEDIAN AGE (MALE)	45.9	41.8	43.1
MEDIAN AGE (FEMALE)	44.3	43.0	44.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,797	11,755	22,021
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$42,445	\$50,652	\$57,493
AVERAGE HOUSE VALUE	\$128,096	\$185,987	\$207,345

\* Demographic data derived from 2010 US Census

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