

EXECUTIVE SUMMARY

Garden Street Small Professional Office • 2625 Garden St Titusville, FL 32796



OFFERING SUMMARY

Sale Price:	\$129,900
Price / SF:	\$95.58
Lot Size:	0.21 Acres
Year Built:	1961
Building Size:	1,359 SF
Zoning:	OP
APN#:	22-35-05-02-3-2
Market:	North Brevard
Submarket:	Titusville
Traffic Count:	18,060

PROPERTY OVERVIEW

Beautifully renovated office professional building conveniently located on Garden St, a highly commercialized artery in Titusville.

The upgrades and improvements recently made at this building allow for a quick turn-key move-in. Great for small established professional offices and/or start up. Owner will consider a fence allowance.

LOCATION OVERVIEW

Site is situated directly on Garden St. (SR 406), one of Titusville's main east/west commercial corridors.

This attractive location is enhanced by the easy access to several major highways: Interstate 95, SR 46, SR 50, SR 406 (Garden St), SR 528 (Beachline), and US Hwy 1.

This property is in close proximity to Port Canaveral (Florida's 2nd largest Cruise Passenger Port), World Famous Cocoa Beach, NASA, Kennedy Space Center, and Canaveral National Seashore. Only 40 miles to Orlando or Daytona Beach.

Titusville is experiencing new growth now that several privately owned companies have decided to launch rockets after the phase-out of the space shuttle program.

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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.

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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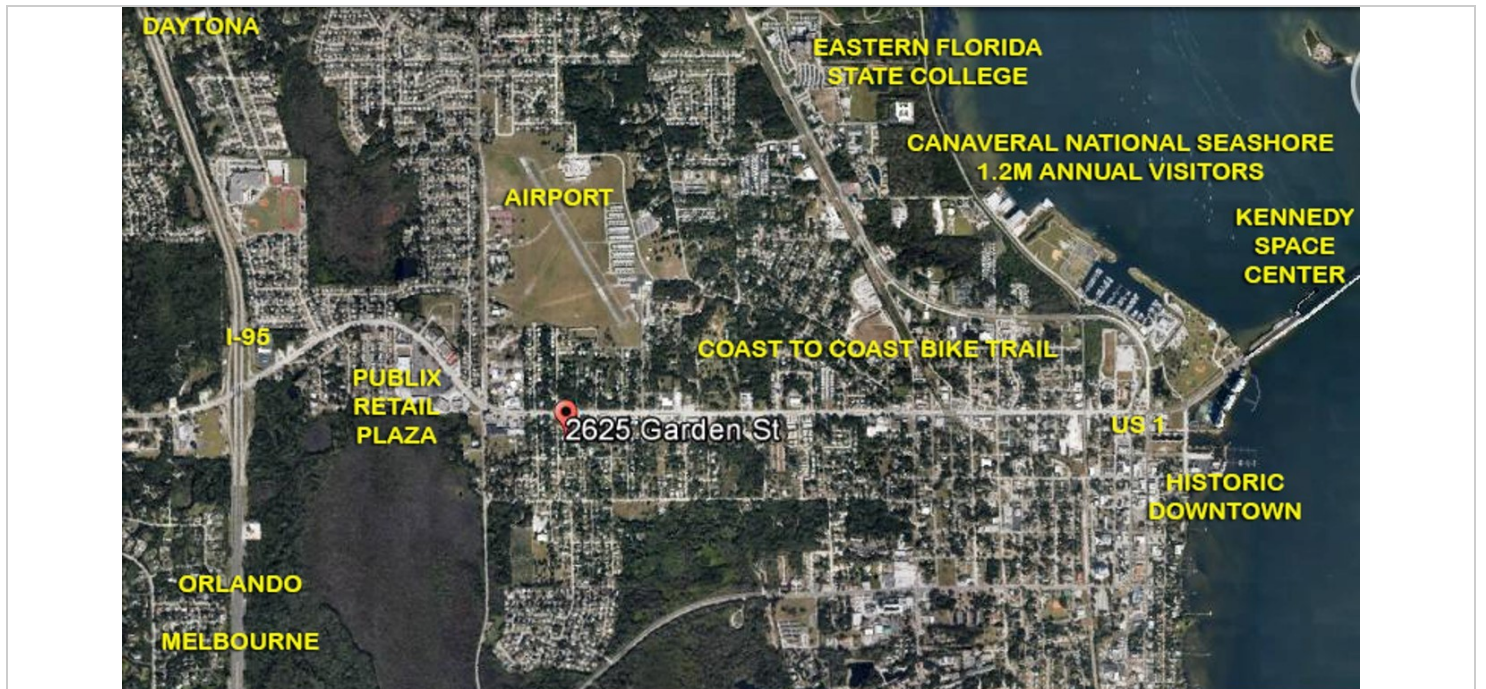
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LOCATION MAPS

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IN NORTH BREVARD

new GROWTH

ECONOMIC CULTIVATION PAYS OFF



Dots on the map show significant concentrated new growth and an exciting business evolution in space and aerospace, transportation and logistics, precision plastics, satellite communications, automotive restoration parts, marine design and retail expansion.

EMBRAER AERO SEATING TECHNOLOGIES

\$8M | **150** | **2016**
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

BLUE ORIGIN At Exploration Park

\$205M | **330** | **2016**
CAPITAL INVESTMENT | NEW JOBS | START DATE

OneWeb SATELLITES At Exploration Park

\$85M | **250** | **2017**
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

LOCKHEED MARTIN CORPORATION

\$80M | **300** | **2016**
CAPITAL INVESTMENT | NEW JOBS | START DATE

TITUS LANDING RETAIL MALL

\$60M | **800** | **2016**
CAPITAL INVESTMENT | NEW JOBS | START DATE

PORT LOGISTICS CENTER & LNG PLANT

\$260M | **255** | **2016**
CAPITAL INVESTMENT | NEW JOBS | COMPLETION DATE

All numbers and dates are approximate



North Brevard on Florida's Space Coast is turning green.

New shovels in the ground. Earth turning over. Structures going up. This is the place that launches new technologies and explores space with innovation, dedication and talent.

It's a rapidly evolving economy being cultivated through emerging opportunities and available support. New sprouts. New directions. Growth worthy of note.

Time to take a closer look at North Brevard.

LAUNCH FROM HERE
TITUSVILLE • FL

LAUNCH FROM HERE is a community-forward initiative to help tell the story of Titusville and provide a vital and united way to bring greater attention to its unique accomplishments, places, people and opportunities.



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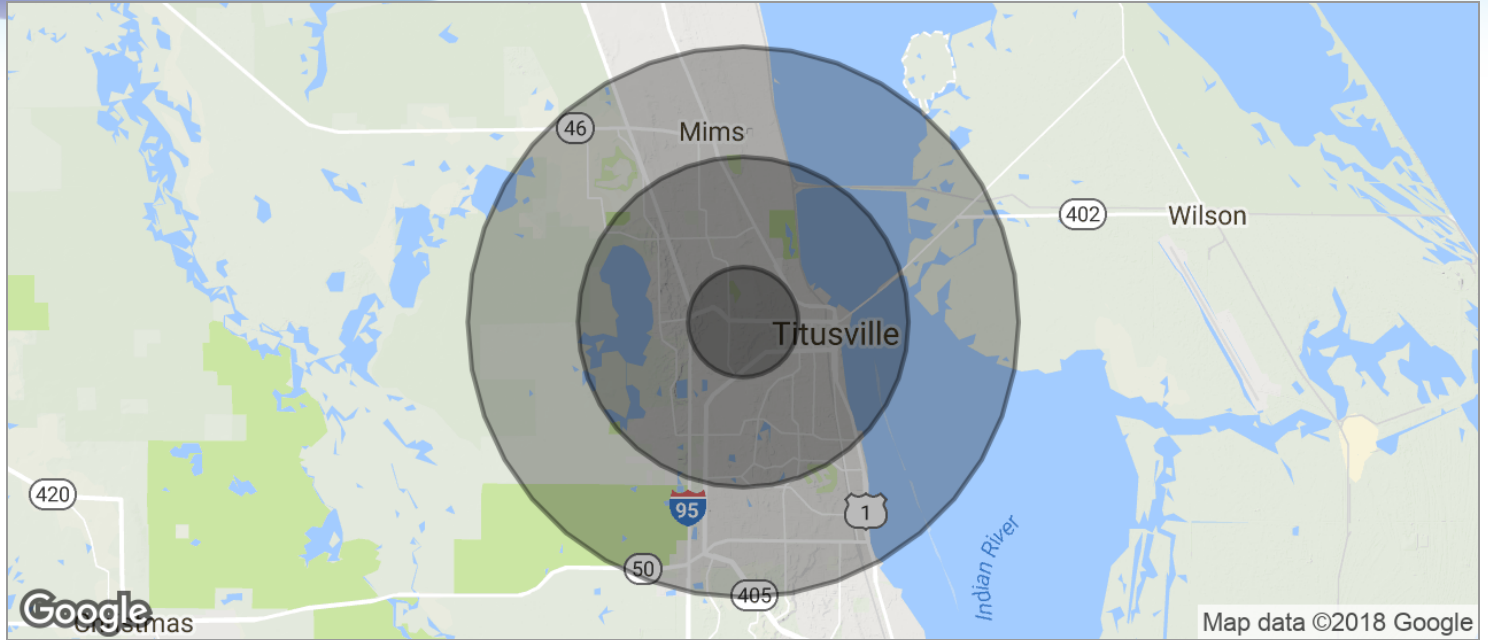


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LAUNCH FROM HERE is a joint endeavor of Titusville Area Chamber of Commerce and Space Coast Office of Tourism.

DEMOGRAPHICS MAP

Garden Street Small Professional Office • 2625 Garden St Titusville, FL 32796



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,709	35,553	55,799
MEDIAN AGE	43.5	42.9	44.1
MEDIAN AGE (MALE)	42.7	42.1	43.2
MEDIAN AGE (FEMALE)	44.6	43.8	45.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,903	14,200	22,682
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$49,586	\$54,650	\$57,814
AVERAGE HOUSE VALUE		\$199,579	\$207,052

* Demographic data derived from 2010 US Census

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