

# EXECUTIVE SUMMARY

• 3119 & 3125 S Washington Ave Titusville, FL 32780



## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Price / SF:</b>	\$431.03
<b>Lot Size:</b>	1.29 Acres
<b>Year Built:</b>	1967
<b>Building Size:</b>	2,552 SF
<b>Zoning:</b>	SMU
<b>APN#:</b>	22-35-15-06-2-2 & 22-35-15-06-2-2.01

## PROPERTY OVERVIEW

GREAT INVESTMENT OPPORTUNITY!

Freestanding brick building with excellent accessibility!  
Bank branch with potential to convert to retail, restaurant or office.  
Large land area behind the building allows for the possibility of multiple uses.

## LOCATION OVERVIEW

Well situated between busy US-1 and the Indian River Lagoon.  
Located directly across from the Vehicle Assembly Building with views of rocket launches from Space X, Blue Origin and United Launch Alliance.  
Close proximity to national and regional retailers.

### JEFFERY T. ROBISON, CCIM

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### Lightle Beckner Robison

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# ADDITIONAL PHOTOS

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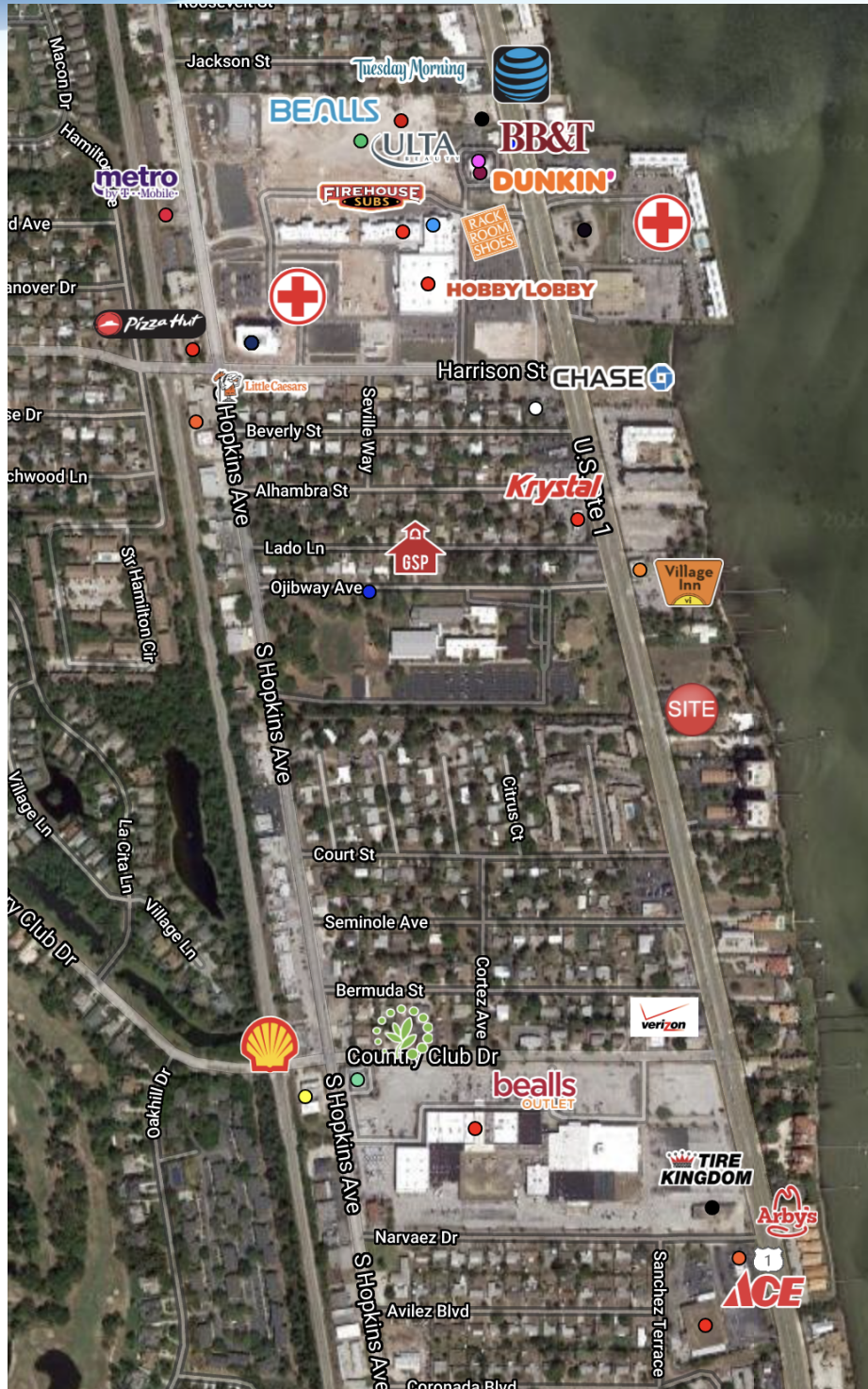
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# RETAILER MAP

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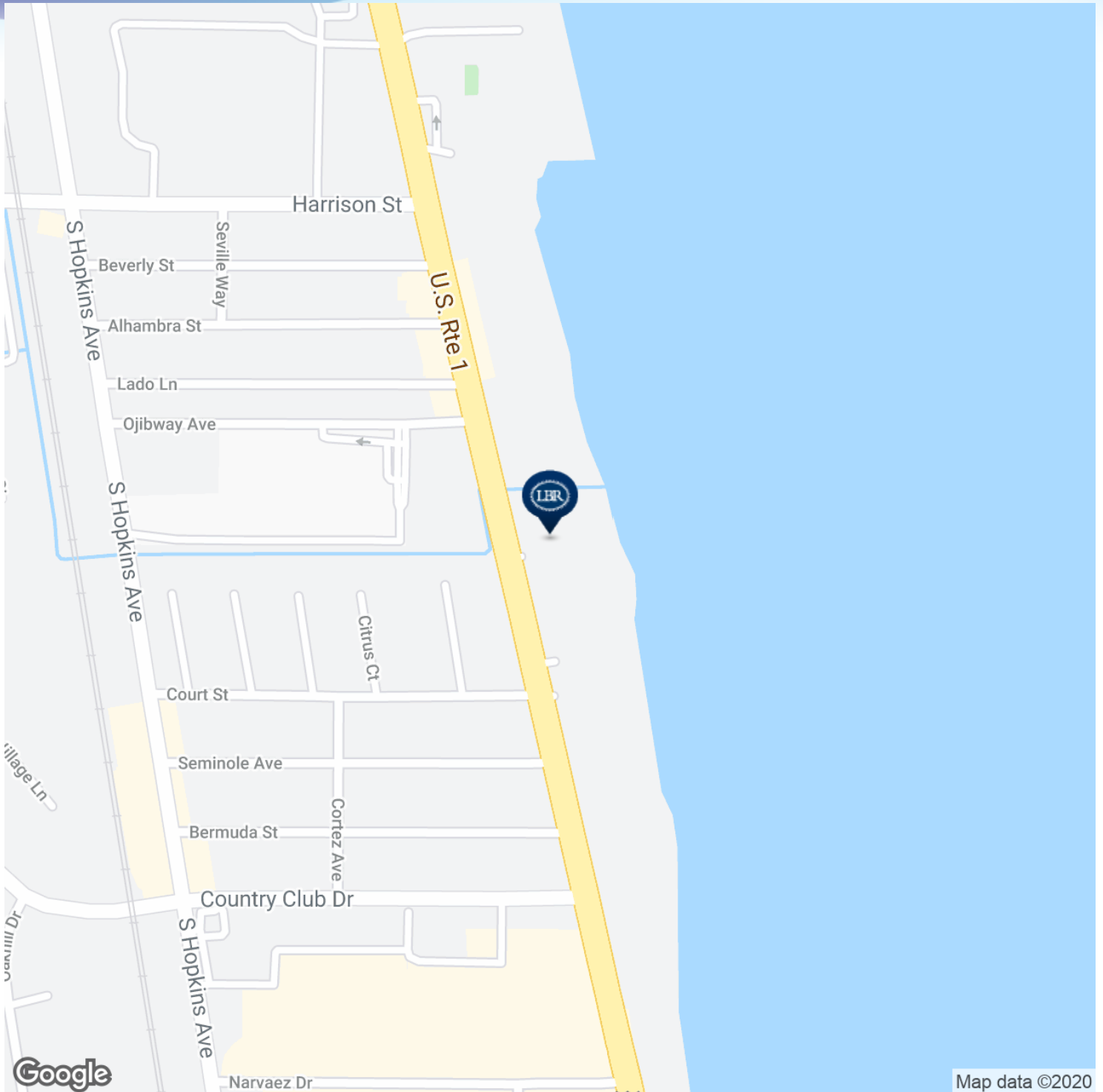
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# LOCATION MAPS

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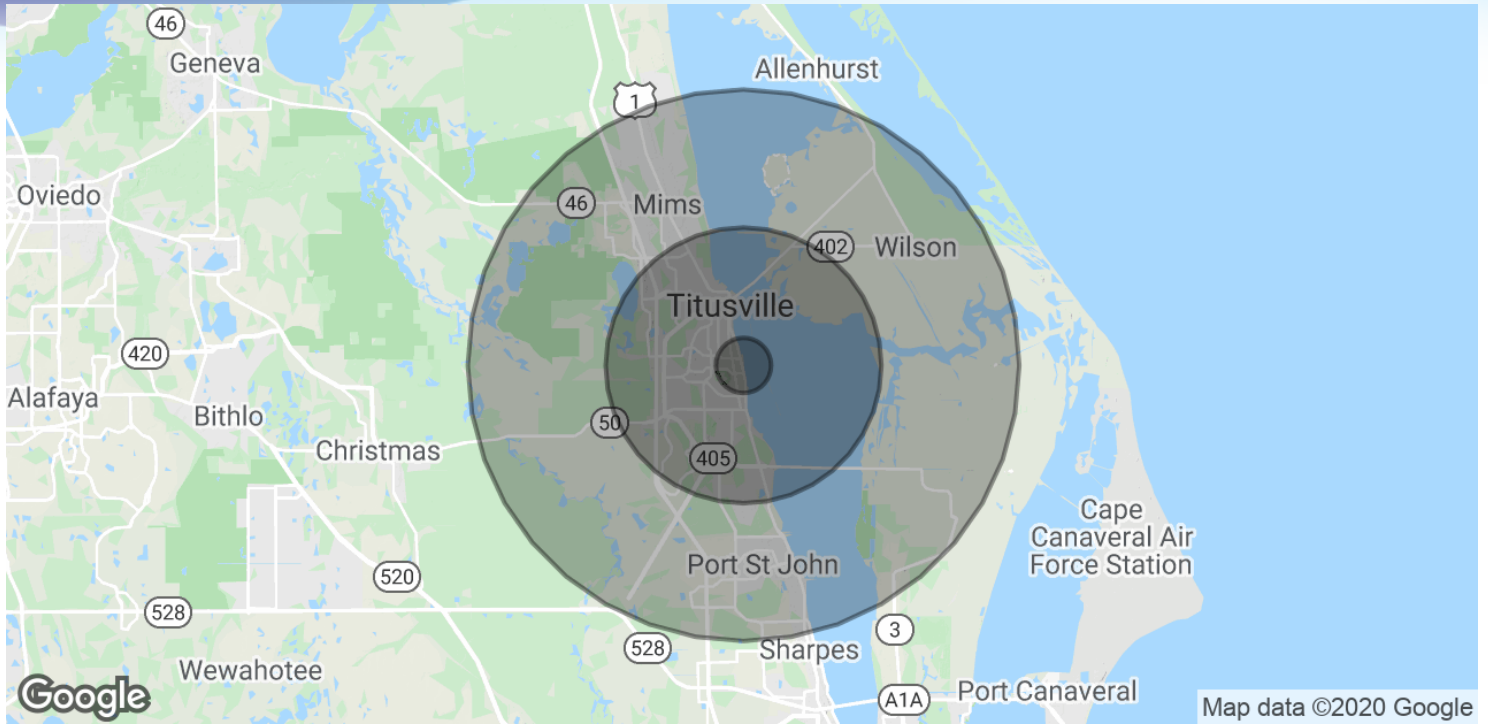
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,369	52,161	100,403
Average age	44.7	43.9	42.8
Average age (Male)	41.6	43.0	41.6
Average age (Female)	47.0	44.8	44.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,492	21,716	39,216
# of persons per HH	2.3	2.4	2.6
Average HH income	\$58,918	\$58,146	\$61,919
Average house value	\$234,594	\$217,785	\$214,068

\* Demographic data derived from 2010 US Census

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