

1825 Jess Parrish Ct

TITUSVILLE, FL 32796

FOR SALE

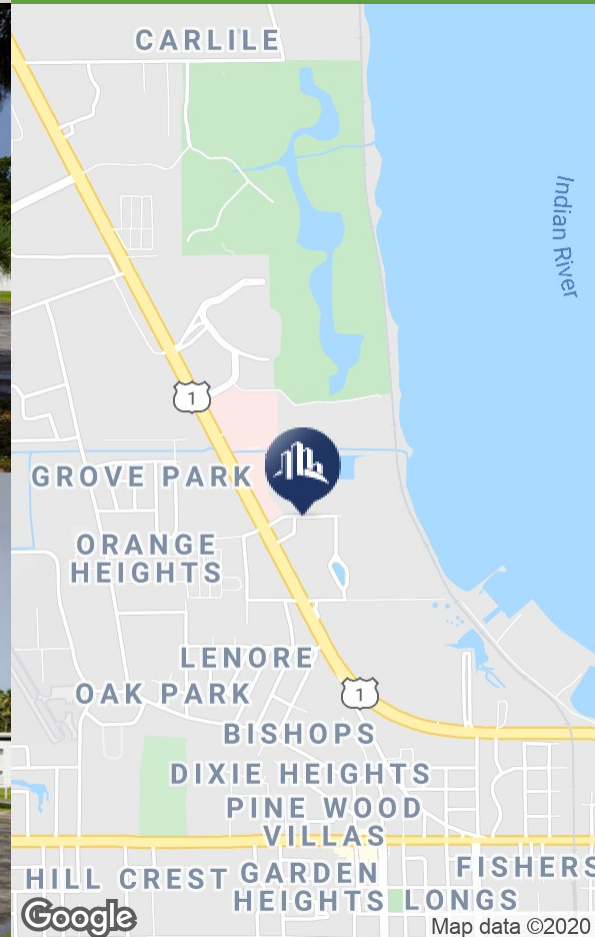
\$415,000

Medical Office Building



PROPERTY FEATURES

- 4375 SF concrete block and brick structure on .47 acres
- Constructed by renowned builder Marshall Erdman
- Former radiation therapy practice
- Reinforced vault room
- Zoned HM (Hospital Medical)
- Adjacent to Parrish Medical Center
- Economic Incentives Available



James Flint

PRESIDENT

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FL #BK3313539

Brant Baylock

ASSOCIATE

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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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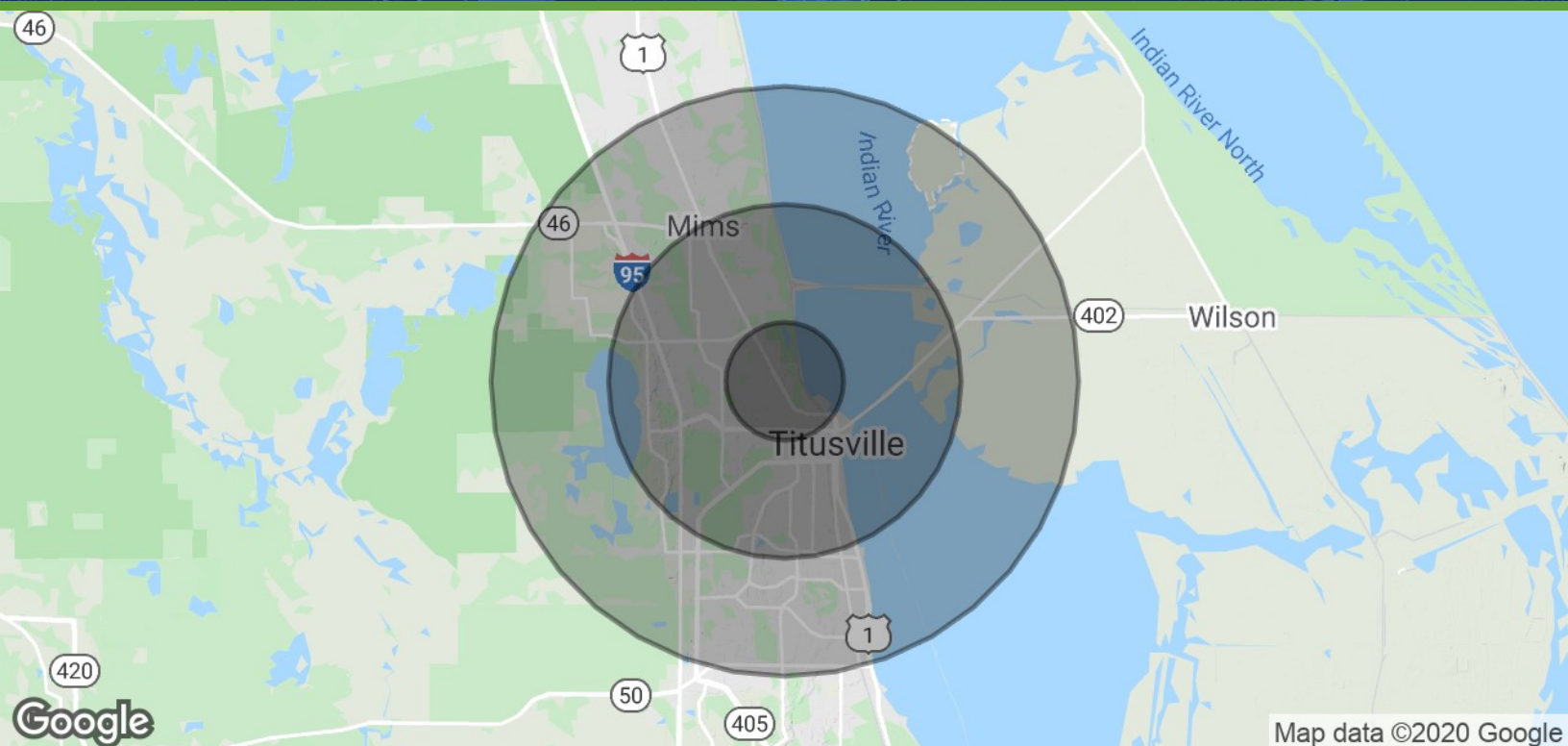
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,202	29,248	54,238
Average age	45.4	42.3	44.1
Average age (Male)	46.3	41.8	43.2
Average age (Female)	45.1	43.0	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,752	11,636	21,968
# of persons per HH	2.4	2.5	2.5
Average HH income	\$43,437	\$50,702	\$57,442
Average house value	\$130,987	\$185,963	\$207,563

* Demographic data derived from 2010 US Census



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