

Medical Office

1849 JESS PARRISH COURT, TITUSVILLE, FL 32796

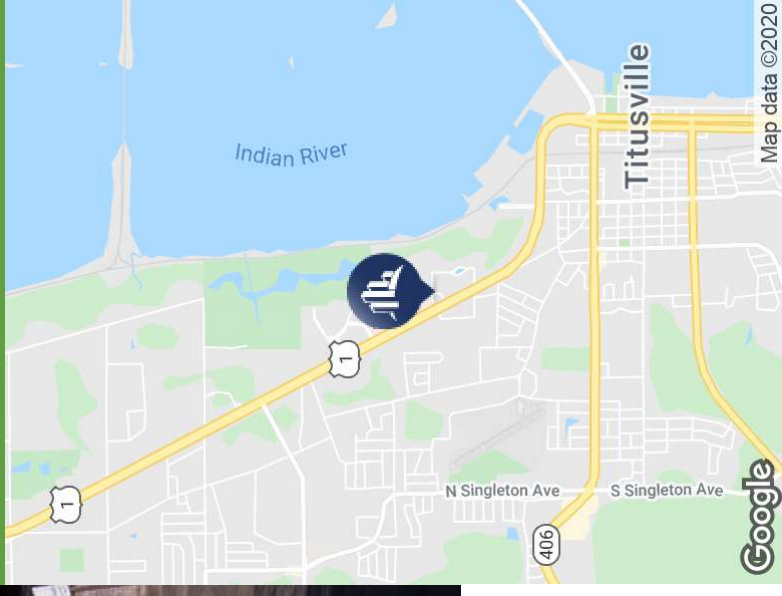
FOR SALE

Listing Price \$480,000



PROPERTY FEATURES

- 6412 square foot medical office building on 1.18 acres
- Split lobby can accommodate multiple tenants
- Separately metered electricity
- Well maintained - New roof in 2013
- Energy-efficient Solarcrete construction
- Abundant parking
- Adjacent to Parrish Medical Center
- Easy access to US Highway 1 and I-95
- HM Zoning (Hospital Medical)
- Incredible value at \$75/SF!



Brant Baylock

ASSOCIATE

321.355.3799

brant.baylock@sperrycga.com

FL #SL3384965

James Flint

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539



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.

Medical Office

1849 JESS PARRISH COURT, TITUSVILLE, FL 32796

FOR SALE

Listing Price \$480,000



Brant Baylock

ASSOCIATE

321.355.3799

brant.baylock@sperrycga.com

FL #SL3384965

James Flint

PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539


SPERRY
COMMERCIAL
GLOBAL AFFILIATESSM
FLINT BROTHERS &
ASSOCIATES
www.FlintBrokers.com

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.

Medical Office

1849 JESS PARRISH COURT, TITUSVILLE, FL 32796

FOR SALE

Listing Price \$480,000



Brant Baylock
ASSOCIATE

321.355.3799

brant.baylock@sperrycga.com

FL #SL3384965

James Flint
PRESIDENT

321.252.9090

james.flint@sperrycga.com

FL #BK3313539

SPERRY
COMMERCIAL
GLOBAL AFFILIATESSM
FLINT BROTHERS &
ASSOCIATES
www.FlintBrokers.com

Each office independently owned and operated.

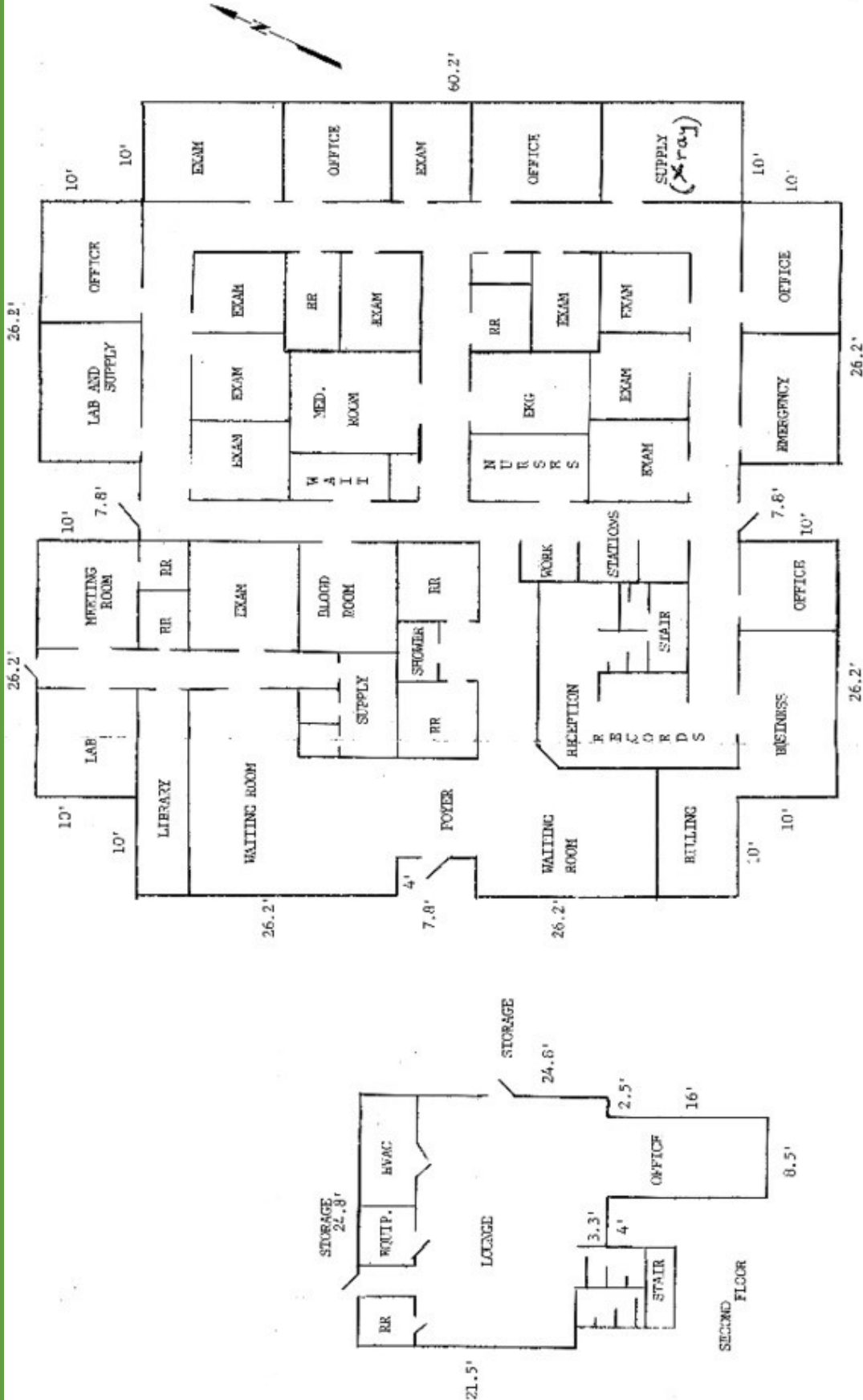
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Medical Office

FOR SALE

1849 JESS PARRISH COURT, TITUSVILLE, FL 32796

Listing Price \$480,000



Brant Baylock

ASSOCIATE

321.355.3799

brant.baylock@sperrycga.com

FL #SL3384965

James Flint

PRESIDENT

321.252.9090

james.flint@sperrycga.com

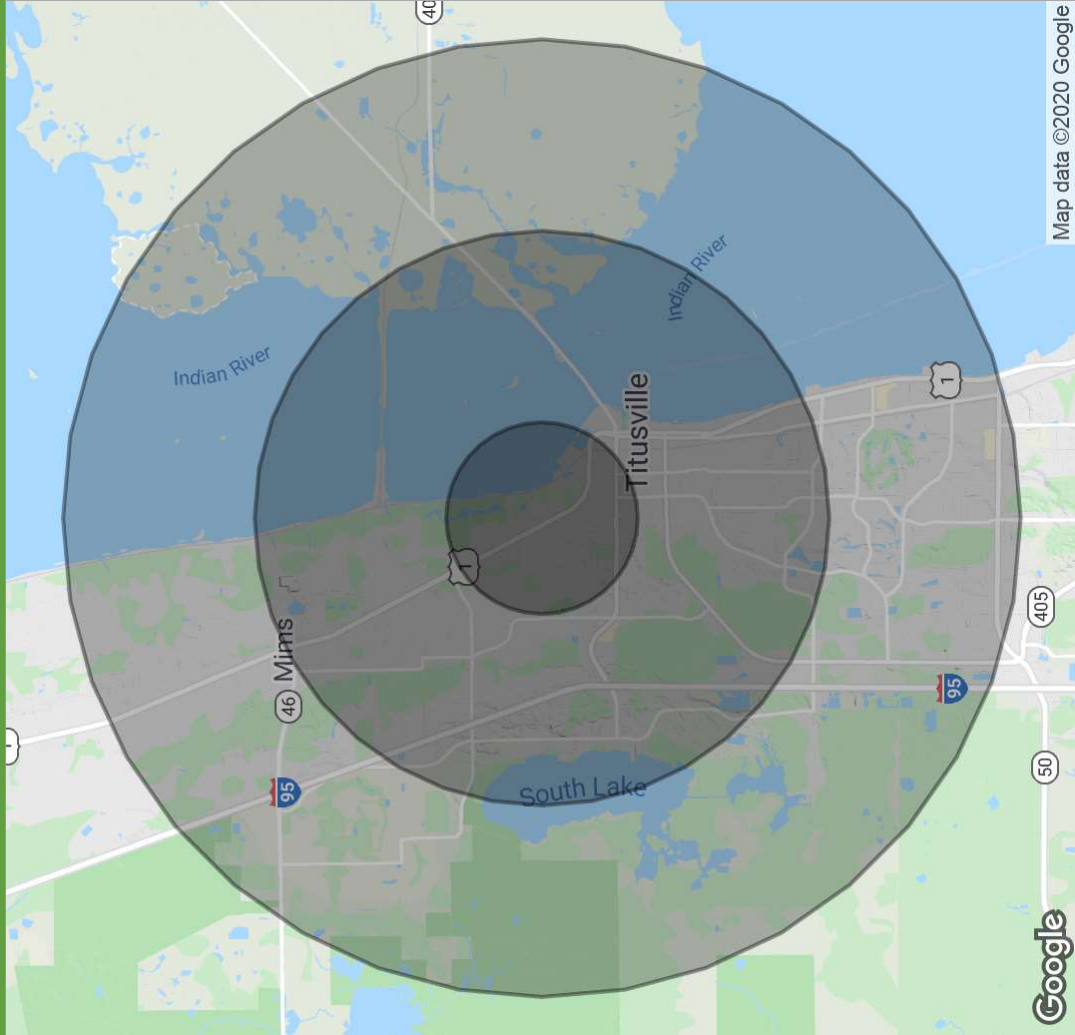
FL #BK3313539

Medical Office

1849 JESS PARRISH COURT, TITUSVILLE, FL 32796

FOR SALE

Listing Price \$480,000



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,265	29,658	54,166
Median age	45.1	42.3	44.1
Median age (Male)	46.1	41.8	43.2
Median age (Female)	44.8	42.9	44.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,775	11,797	21,940
# of persons per HH	2.4	2.5	2.5
Average HH income	\$43,211	\$50,691	\$57,433
Average house value	\$128,026	\$185,666	\$207,725

** Demographic data derived from 2010 US Census*

Brant Baylock

ASSOCIATE
321.355.3799
brant.baylock@sperrycga.com
FL #SL3384965

James Flint

PRESIDENT
321.252.9090
james.flint@sperrycga.com
FL #BK3313539



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.