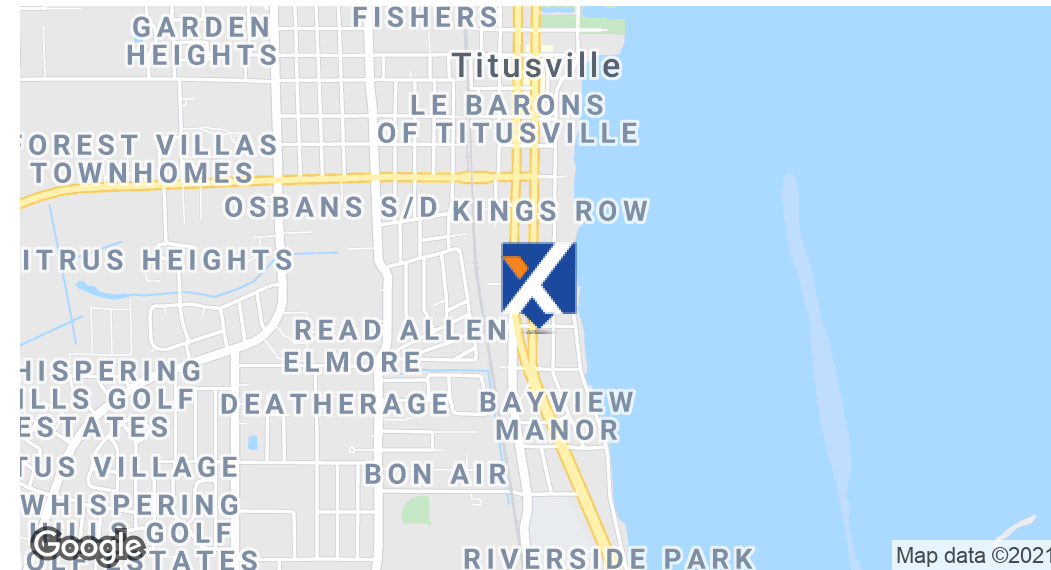


FOR SALE | 1209 S Washington Ave

Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	1,475 SF
Available SF:	
Lot Size:	0.26 Acres
Number of Units:	1
Price / SF:	\$220.34
Year Built:	1952
Renovated:	2021
Zoning:	CC

PROPERTY OVERVIEW

Would you like to own a cozy office in Downtown Titusville? Not only is this building renovated and polished, it also features a kitchen, two bathrooms, paved parking, and up to four private offices, with space enough for a conference room. The entrance is large and open, allowing for even more space for the creative-minded to use as a waiting room, additional workspace, greeting area, etc.. A new A/C was installed in 2014. With direct frontage on US 1, this property is not only highly visible, but easily accessible in the heart of Titusville. Minutes from I95 and SR50, it's also close to everything in the heart of the space coast.

PROPERTY HIGHLIGHTS

- Recently Renovated!
- Up to 4 Private Offices
- Direct Frontage on BUSY US 1
- Easy access to Orlando, Miles of Beaches, Kennedy Space Center and more!

Holly Carver

321.291.6601 x2
Holly@RocketCityRE.com

Lisa Earnhardt

407.929.8009
Lisa@RocketCityRE.com

expTM
COMMERCIAL

FOR SALE | 1209 S Washington Ave

Titusville, FL 32780



Holly Carver

321.291.6601 x2

Holly@RocketCityRE.com

Lisa Earnhardt

407.929.8009

Lisa@RocketCityRE.com

expTM
COMMERCIAL

FOR SALE | 1209 S Washington Ave

Titusville, FL 32780



Holly Carver

321.291.6601 x2

Holly@RocketCityRE.com

Lisa Earnhardt

407.929.8009

Lisa@RocketCityRE.com

expTM
COMMERCIAL

Exp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

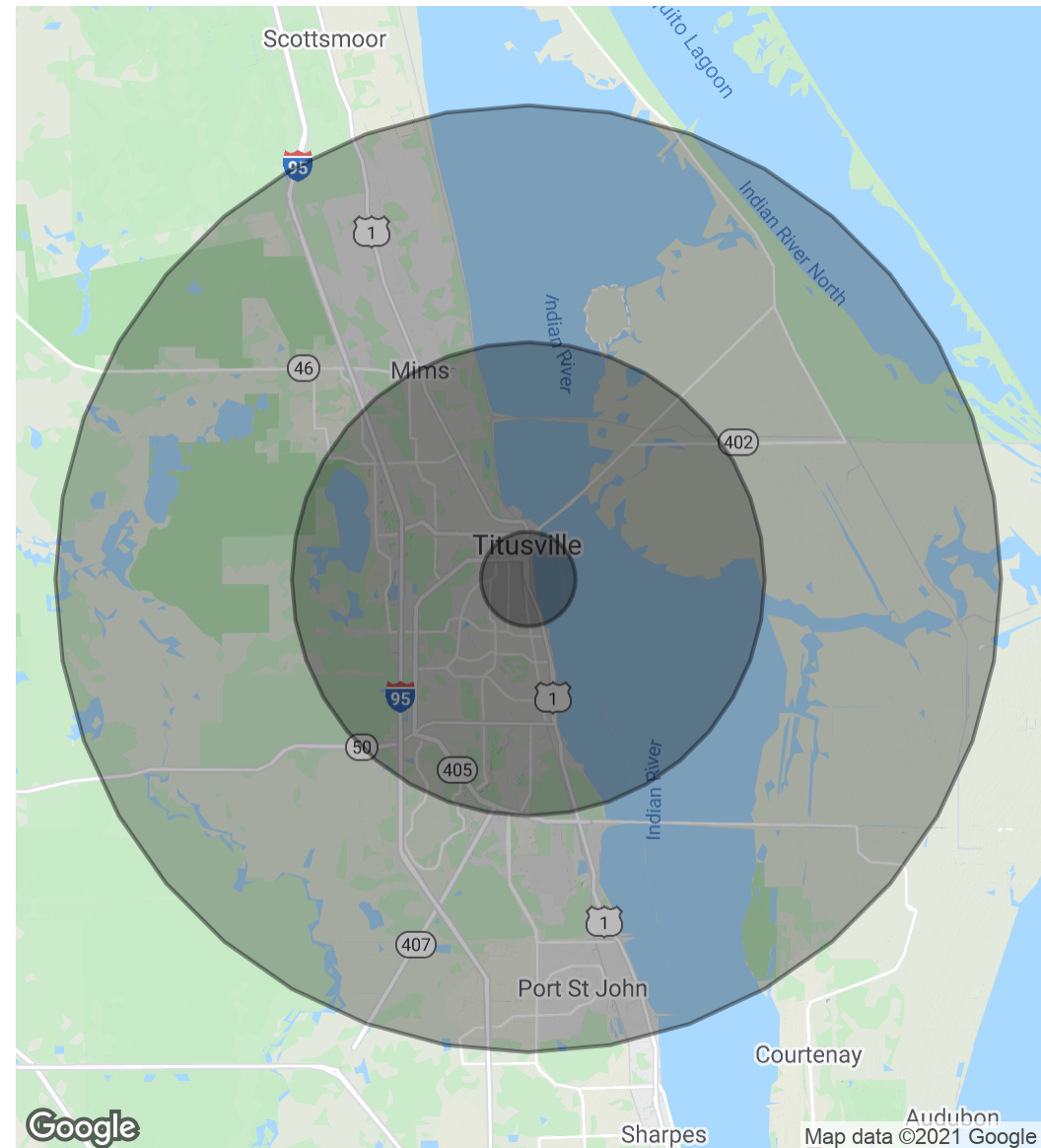
FOR SALE | 1209 S Washington Ave

Titusville, FL 32780

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,211	55,679	95,185
Average age	38.2	43.8	43.4
Average age (Male)	39.0	43.0	42.5
Average age (Female)	37.7	44.7	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,124	22,885	37,780
# of persons per HH	2.5	2.4	2.5
Average HH income	\$41,865	\$57,572	\$61,354
Average house value	\$180,467	\$208,945	\$216,603

* Demographic data derived from 2010 US Census



Holly Carver

321.291.6601 x2

Holly@RocketCityRE.com

Lisa Earnhardt

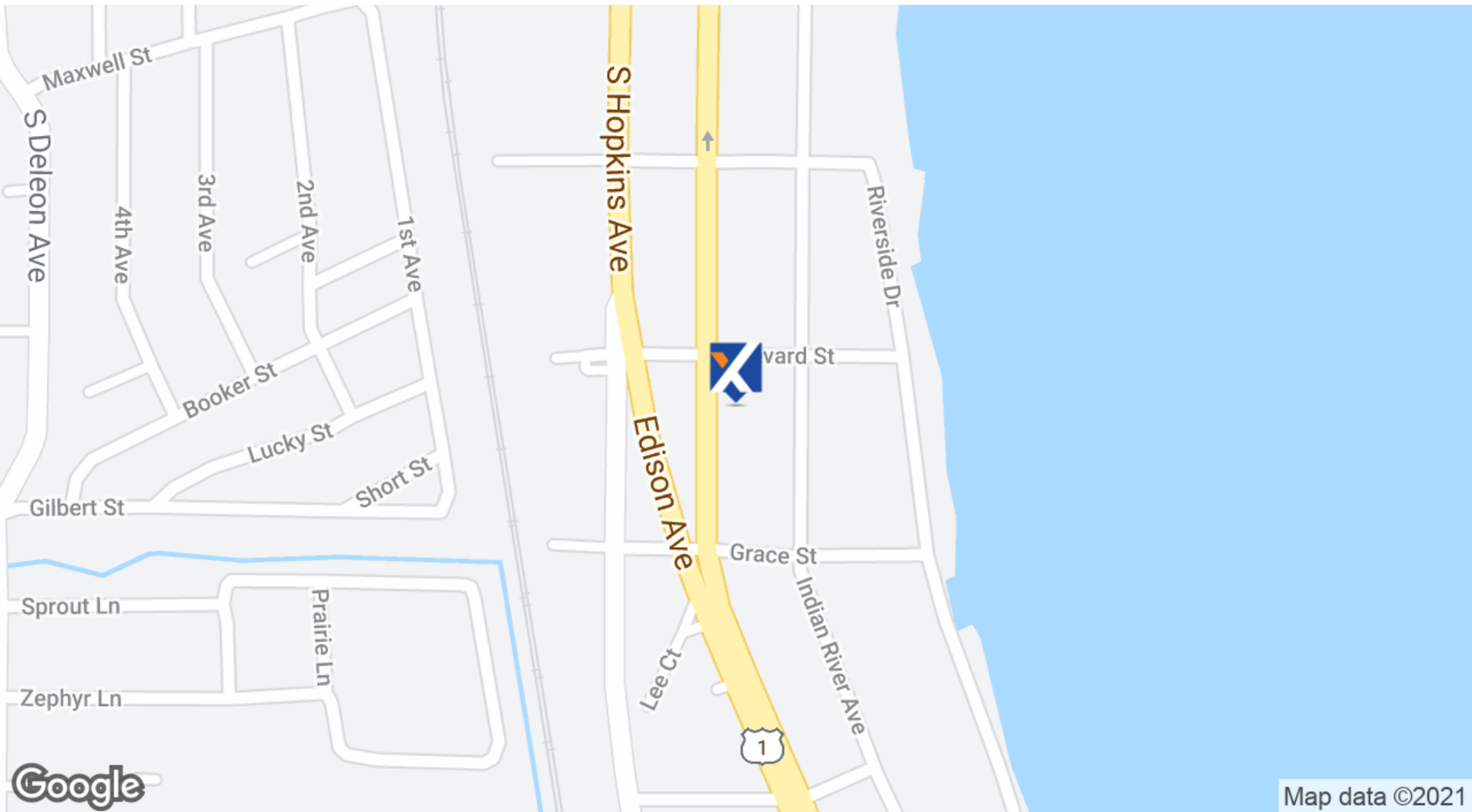
407.929.8009

Lisa@RocketCityRE.com

expTM
COMMERCIAL

FOR SALE | 1209 S Washington Ave

Titusville, FL 32780



Holly Carver

321.291.6601 x2

Holly@RocketCityRE.com

Lisa Earnhardt

407.929.8009

Lisa@RocketCityRE.com

expTM
COMMERCIAL