

# FOR SALE | 3350 S Washington Ave

Titusville, FL 32780



## OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	4,284 SF
Available SF:	4,284 SF
Lot Size:	1.02 Acres
Number of Units:	1
Price / SF:	\$209.85
Year Built:	1966
Renovated:	2020
Zoning:	CC

## PROPERTY OVERVIEW

4,000 +/- SF 2nd Gen Restaurant on an acre of land right between lifestyle shopping retail center Titus Landing and Soon-to-be redeveloped Titusville Mall! Scoop up this location's excellent visibility: 225+ FT of river-facing frontage on bustling US 1! This 2nd Gen gem comes also equipped with ranges, hoods, and walk-in cooler and deep freezer with serviceware, glassware, dining tables and chairs, a washer/dryer, and alarm and camera equipment on site.

## PROPERTY HIGHLIGHTS

- 60+ Parking Spots
- All Equipment on Site Included
- 225+/- Ft Frontage on US-1 (AADT 24,000-30,000 [2020])
- River-facing Property

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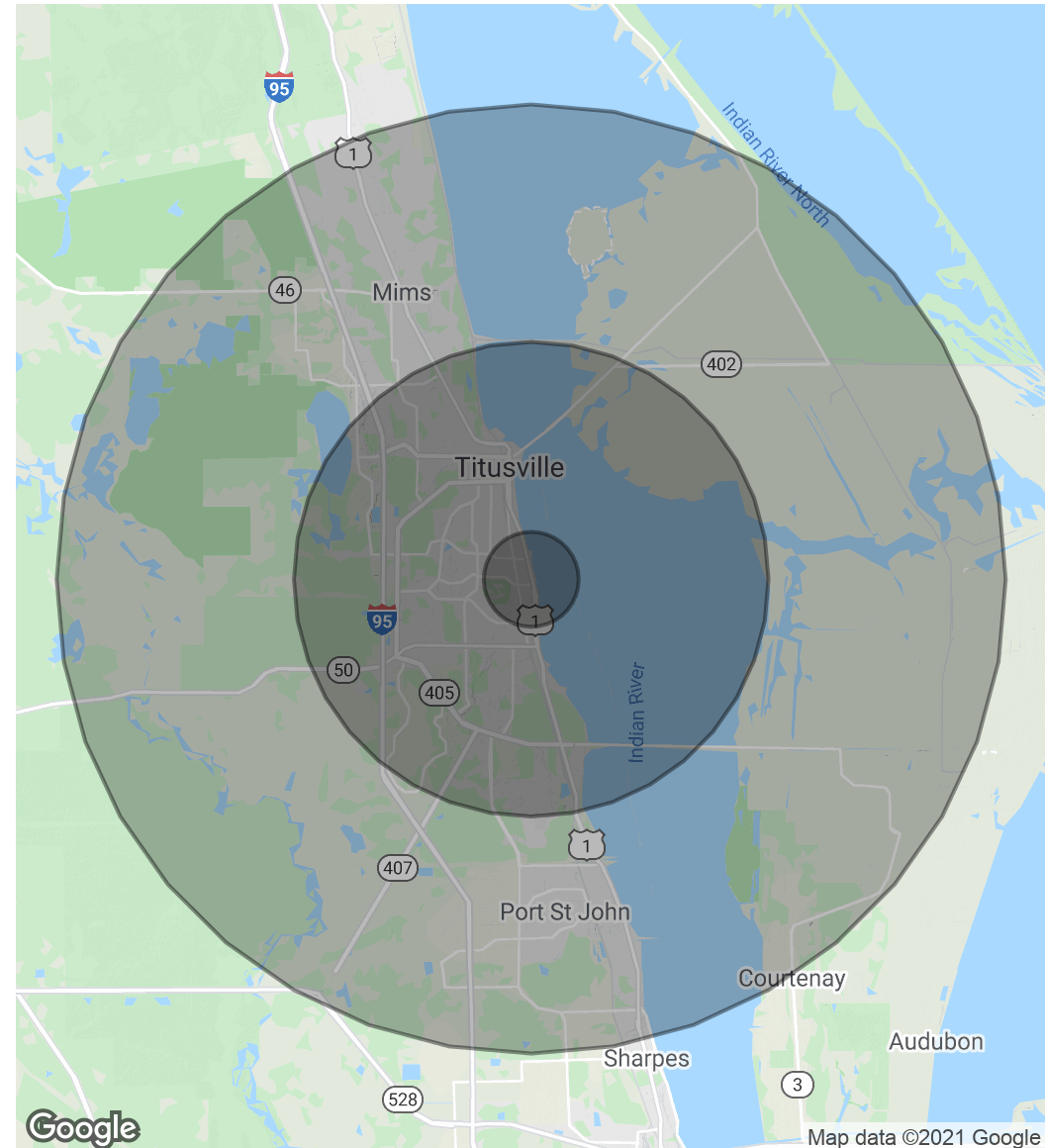
Titusville, FL 32780

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,617	52,095	102,502
Average age	44.8	43.9	42.7
Average age (Male)	41.8	43.0	41.6
Average age (Female)	47.1	44.8	44.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,595	21,714	39,981
# of persons per HH	2.3	2.4	2.6
Average HH income	\$59,454	\$58,365	\$61,944
Average house value	\$234,679	\$218,595	\$213,267

\* Demographic data derived from 2010 US Census



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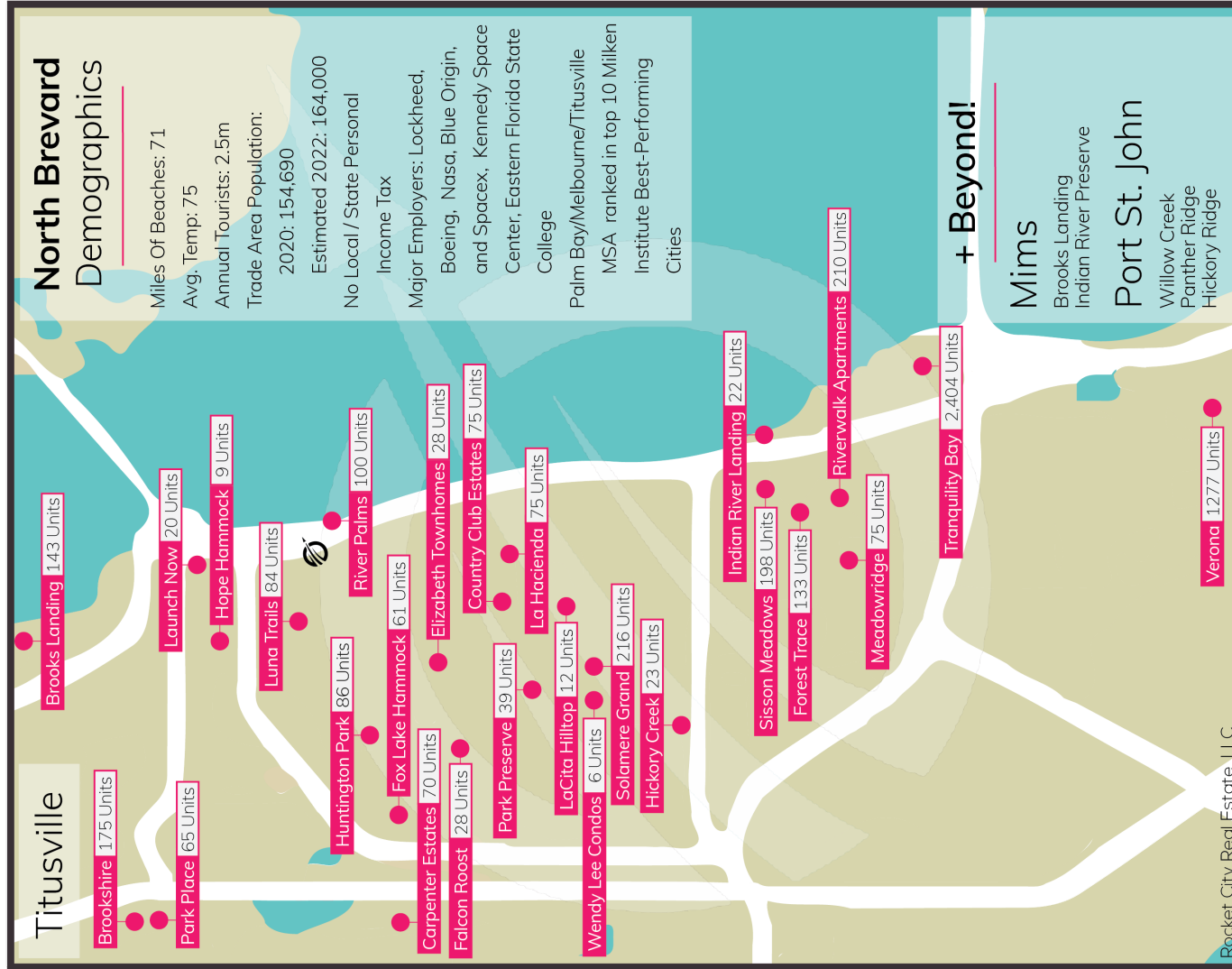
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## ROCKET CITY New Residential Development | 2021

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Move to the coast, stay for the Space!



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