

# FOR SALE | Hometown Office Seconds from US-1 + SR 50

244 Acorn Drive, Titusville, FL 32780



## OFFERING SUMMARY

Sale Price:	\$115,000
Building Size:	715 SF
Available SF:	715 SF
Lot Size:	0.08 Acres
Number of Units:	1
Price / SF:	\$160.84
Year Built:	1953
Zoning:	IRC-N-C

## PROPERTY OVERVIEW

If you're looking for a flexible, central office in the middle of town, 244 Acorn Drive offers endless potential for a small business or small office tenant! Previously a cozy boutique, this space is ideal for a personal office, boutiques and other small retail options, or other client-based business (Barber Shop, Counseling, Tattoo Parlor, Accountant).

## PROPERTY HIGHLIGHTS

- Frontage on S Hopkins Ave
- Miles Of Beaches: 72 - Avg Temperature: 73 - Annual Tourists: 2.5M
- No Local Or State Personal Income Tax - No State Property Tax
- Major Employers: Lockheed, Boeing, Nasa, Blue Origin, SpaceX, Knight Armament, Parrish Medical Center, Eastern Florida State College

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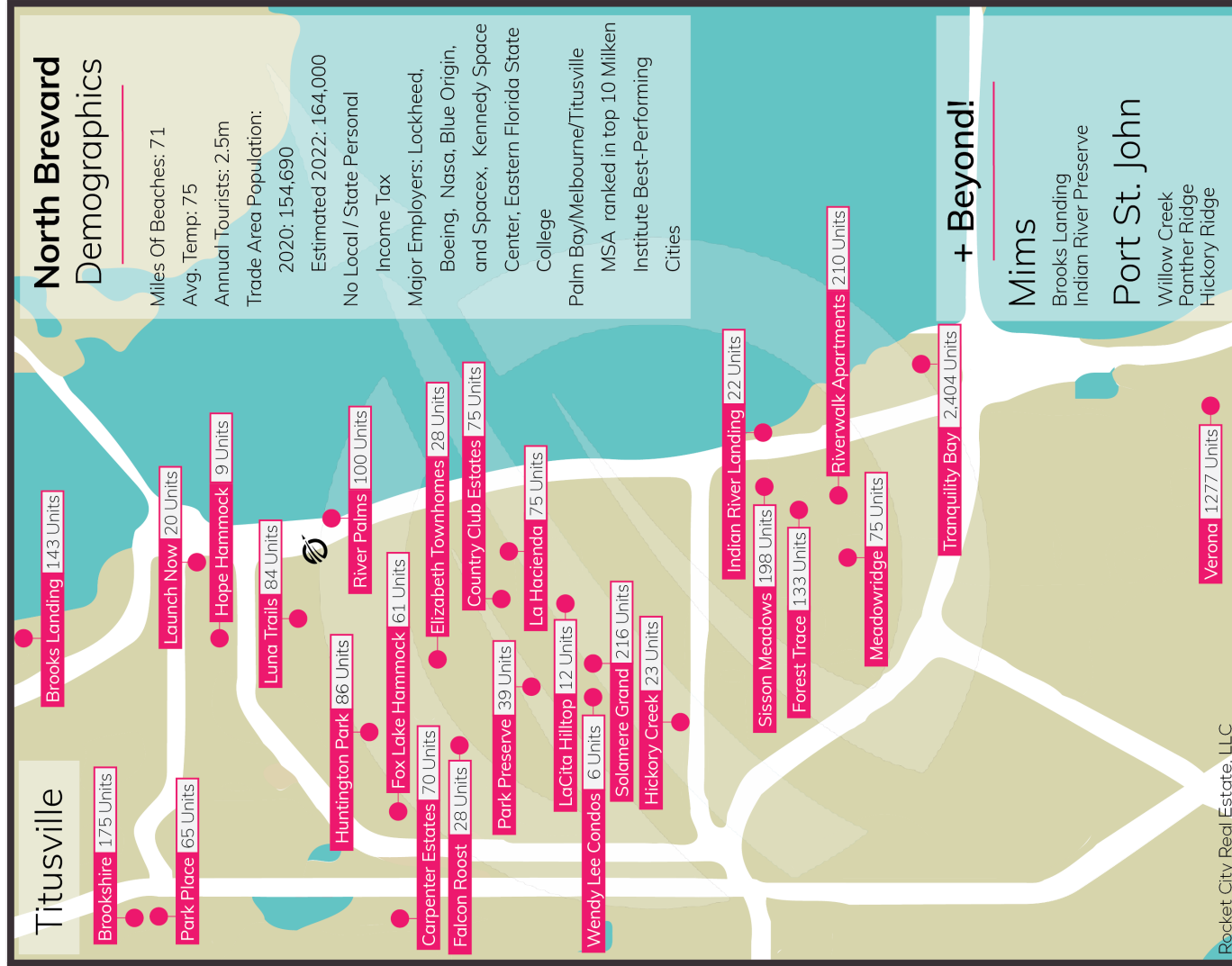
  
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**ROCKET CITY** **New Residential Development | 2021**  
 Move to the coast, stay for the Space!



1209 S Washington Ave Titusville, FL, 32780 | RocketCityRE.com | 321.291.6601

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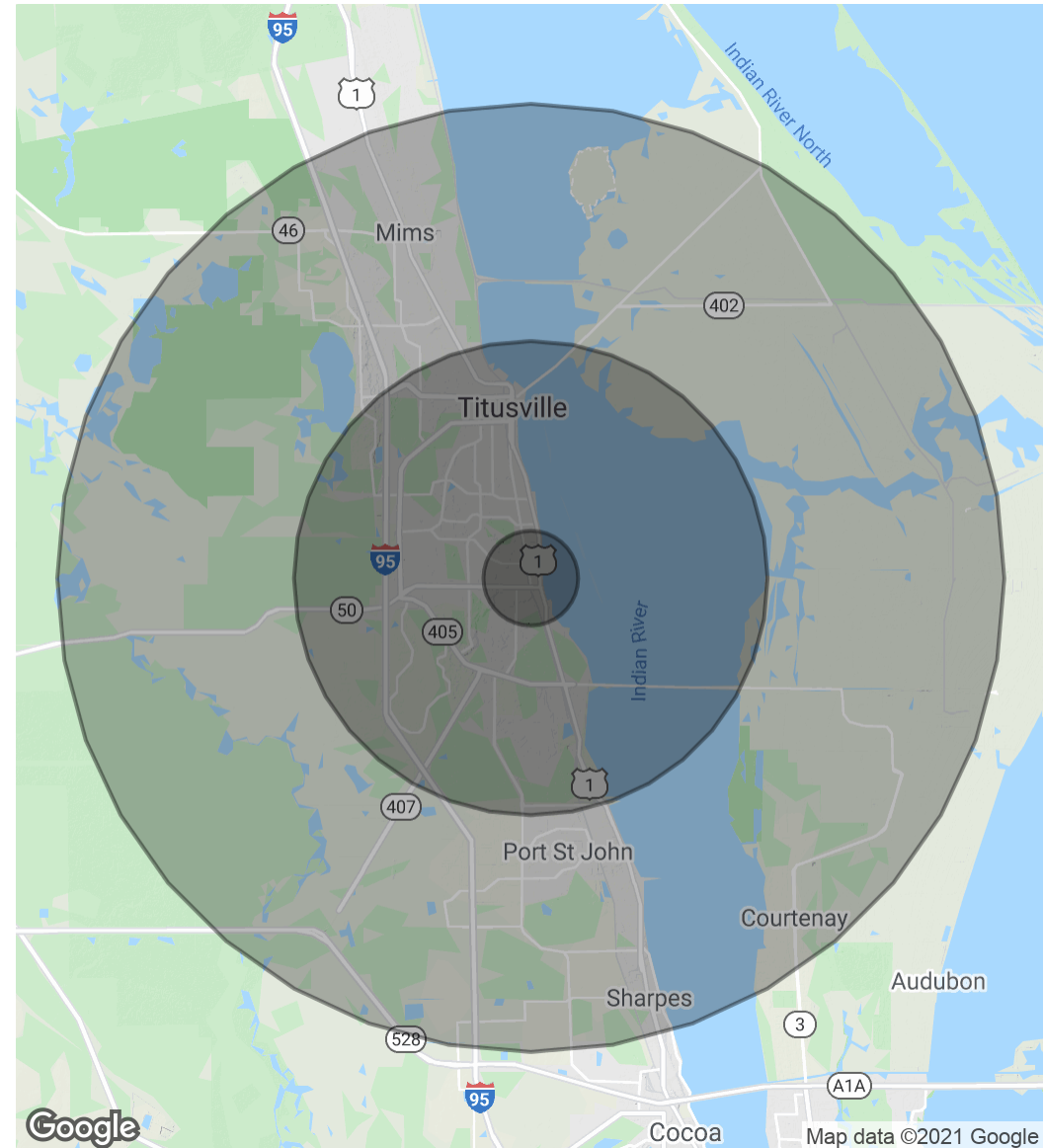
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,264	47,656	107,181
Average age	45.1	43.8	42.5
Average age (Male)	43.7	42.9	41.3
Average age (Female)	46.3	44.8	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,884	19,943	41,761
# of persons per HH	2.3	2.4	2.6
Average HH income	\$56,347	\$59,528	\$62,128
Average house value	\$234,852	\$221,372	\$212,820

\* Demographic data derived from 2010 US Census



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