



*Building Value in Partnership*

**3412 S Washington Ave  
Titusville, FL 32780**

**FOR LEASE**



**VACANT,  
CLEARED  
LAND,  
READY TO  
BUILD!**



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## **READY TO BUILD!**

**DON'T WAIT - SHOVEL READY!** .36 commercial acres for land lease with 160' of US Hwy 1 frontage. This property was previously used as a drive-thru coffee shop. All paved areas including parking on this site are available. Take advantage of this heavy traffic location!

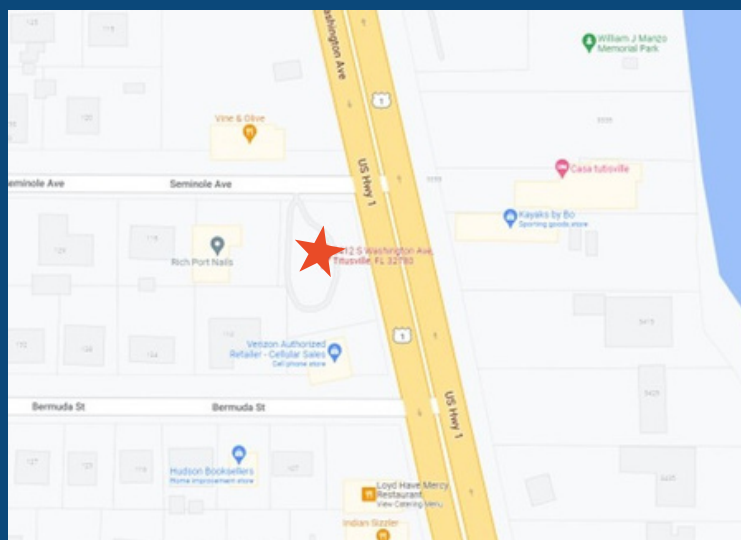
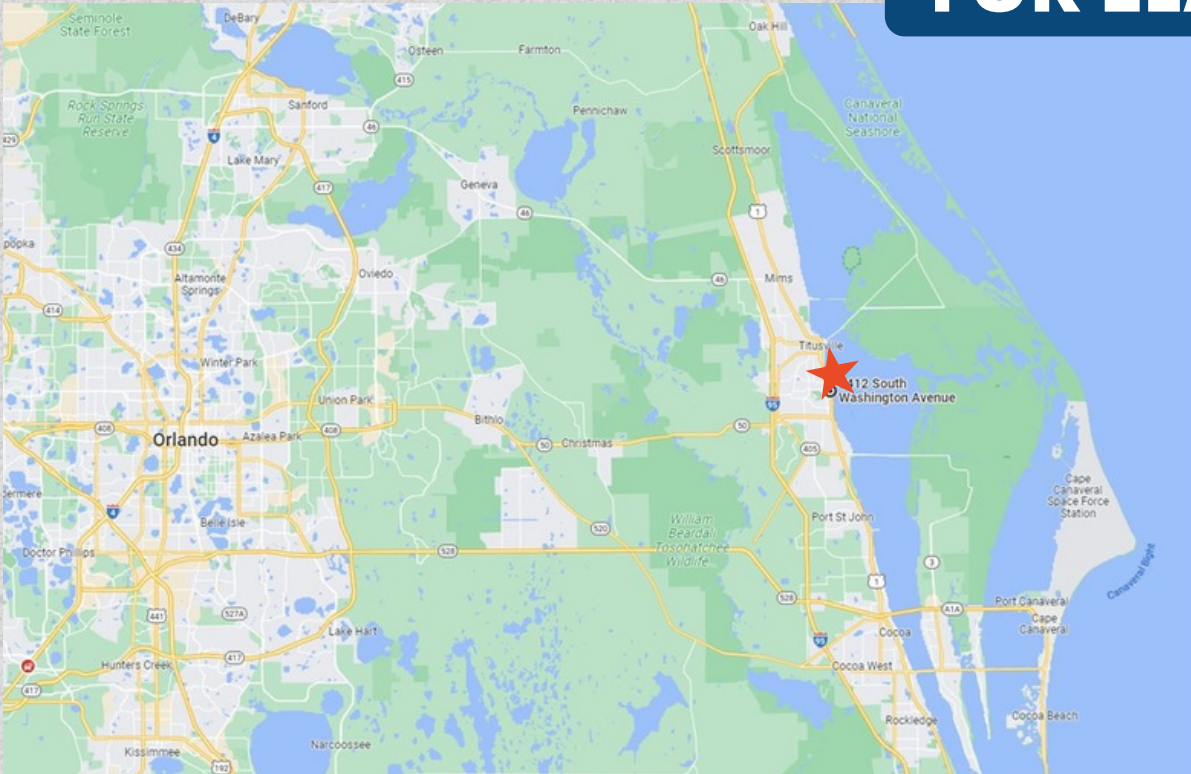




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The property is on the west side of Washington Avenue (US Hwy 1) between Seminole Ave & Bermuda St. The new Titus Landing Mall is one block to the south and the beach is less than 10 miles away. The Orlando International Airport (MCO) is a quick 30 minute drive.



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**\$3,000/mo.**

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