



RETAIL- OFFICE-PID PROPERTY FOR SALE

Former Bank Branch - Freestanding

5445 S Washington Ave Titusville, FL 32780

FOR SALE | \$950,000

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
321.722.0707 X14
brian@teamlbr.com

EXECUTIVE SUMMARY

Former Bank Branch- Stand Alone Building • 5445 S Washington Ave Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$950,000
Price / SF:	\$149.32
Lot Size:	2.04 Acres
Year Built:	1991
Building Size:	6,362 SF
Zoning:	PID
APN#:	22-35-26-00-513
Market:	North Brevard
Submarket:	Titusville

PROPERTY OVERVIEW

Property Zoning Future Land Use - Planned Industrial Development
Potential End User Flexibility for High Tech and Clean Light Assembly
Current Build Out is a Bank Facility with Drive Thru Lanes on a Large Two Acre Parcel

Titusville Enjoys a Rapidly Growing Economy with Emerging Opportunities in the Center of Florida's Aerospace Community
A Key Location in the High Tech Corridor of East Central Florida with Neighbors Lockheed Martin, Blue Origin, One Web

LOCATION OVERVIEW

Titusville, the Gateway to Nature and Space, on US Highway 1 (Washington Ave)
Easy Access and Great Visibility

Less than 50 Miles to Metro Orlando
+/- 10 Miles to Kennedy Space Center
+/- 21 Miles to Port Canaveral

BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

Former Bank Branch- Stand Alone Building • 5445 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

Aerial Image 5445 S Washington



© 2019 Pictometry

01/19/2019

Community Data Profile

Updated: May 2017

Map coordinates: 28° 35' 28" N, 80° 49' 12" W

Data summary compiled by:

**Matt Siebert, North Brevard Economic Development Zone
and Edyie McCall, City of Titusville, Florida**



COMMUNITY: North Brevard (Greater Titusville Area) COUNTY: Brevard STATE: Florida

LOCATION Distance From (in miles)

Atlanta, GA	<u>478</u>	Birmingham, AL	<u>596</u>
Charlotte, NC	<u>518</u>	Miami, FL	<u>221</u>
Mobile, AL	<u>538</u>	Jacksonville, FL	<u>134</u>
Nashville, TN	<u>730</u>	New Orleans, LA	<u>681</u>
Tampa, FL	<u>127</u>	Washington, DC	<u>847</u>

NOTE: Brevard County is in the Eastern Time Zone

POPULATION¹

	2000 Census	2010 Census	2016 Estimates
City of Titusville	<u>40,670</u>	<u>43,761</u>	<u>44,363</u>
Brevard County	<u>476,230</u>	<u>543,372</u>	<u>579,130</u>
Florida	<u>15,982,378</u>	<u>18,802,690</u>	<u>20,270,000</u>

North Brevard Trade Area³ population in 2016: 150,023 Source: AGS

EDUCATION (Titusville/Port St. John/Mims)

Public Elementary Schools: 9 Charter Schools: 2
Public Middle Schools: 3
Public High Schools: 3
2010 High School Graduation Rate: 90.2%⁶
Community College: Eastern Florida State College

Universities: 7 metro-wide - including University of Central Florida

SPACE INDUSTRY (NASA & Private Sector)

Kennedy Space Center (NASA): 8,500 employees
(includes civil servants and contract employees);
100-150 (estimated) service members separate
from nearby Patrick Air Force Base each year;
Over 40,000 vehicles are registered at Patrick;
Space Coast Regional Airport is a designated state
“Spaceport” for low orbit vehicles;
Blue Origin building \$200 million rocket plant here.

HEALTH FACILITIES²

Parrish Medical Center – 371,000 sq. ft. facility
Clinics: 16, including chronic care and early detection
Doctors (apprx): 180 (Parrish Medical)
Number of Beds: 210 (Parrish Medical)
Additional information @ www.parrishmed.com

COMMUNITY FACILITIES⁴

Libraries: 3 branches of county-wide system
Golf Courses: 5 Movie Screens: 10 (others metro-wide)
Number of Hotels:⁵ 8 Room Total (apprx): 840
Fitness Centers: 12, including local YMCA
Churches: 60+
Synagogues: 5 (countywide) Mosques: 4 (countywide)
Recreation Parks: 15 Bowling Centers: 1 (Titusville)

¹ Source data includes U.S. Census Bureau (2010), “Quick Facts” Survey, and Applied Geographic Solutions (AGS) modeling.

² Additional healthcare providers in the vicinity include HealthFirst and Wuesthoff; trade area also near UCF’s Medical Park in Orlando.

³ The “Titusville Trade Area” is an approximately 200 sq. mile area, located north of SR 528 to the Volusia County line; Source: AGS 2015

⁴ Numbers approximate.

⁵ Number does not include motels, a number of which line U.S. Highway 1 from Cocoa to Titusville.

⁶ For county, based upon 2014 U. S. Census “Quick Facts.” For the City of Titusville, the rate was 89.0%.

COMMUNICATIONS

Newspapers: Florida Today (Daily)
Space Coast Daily (Daily)
 Radio Stations: Multiple FM/AM formats
 Television Stations (Orlando): WKMG (CBS),
WFTV (ABC), WESH (NBC)
 Cable Providers: Comcast, BrightHouse, AT & T
Charter, Time Warner
 Post Office Facilities: Multiple locations
 Cell Phone Providers: Multiple vendors

GOVERNMENT

County Manager or Administrator? YES
 Type of County Government: 5-person commission
 Sheriff Department – *county-wide service*
 Number of Sworn Officers: 843 (2016)
 City Manager (Titusville)? YES
 Titusville Police Dept. – 88 Sworn Officers (2016)
 Fire & Rescue Division – *county-wide service*
 Number of firefighters: 120 (apprx.)
 Equipment: Crimson, Pierce
 Fire Insurance Rating: Class 3/3X (city)

Zoning Regulations? YES
 Planning Commission? YES
 International Building Code? YES

CLIMATE & MAJOR RESOURCES

Mean Temperature: Annual 77° F
 Cold Season (Dec-Mar): 71° F Warm Season (Jun-Sep): 85° F
 Average Monthly Rainfall: 4.39 inches
 Altitude Above Mean Sea Level: 20 ft.
 Area (North Brevard): 220 sq. miles
 Prevailing Winds: E to W on coast, SW to N inland
 Climate Type: Tropical

Agricultural (fruit, produce)

Recreational Water Resources: Canaveral National Seashore, Indian River Lagoon, St. John's National Wildlife Refuge

UTILITIES

Electricity: Florida Power & Light (FPL)
 Water: Titusville Water Resources; Cocoa Water Source: St. John's River, numerous wellfields
Water Treatment (Titusville) – Mourning Dove Facility
 Capacity of Water Plant: 4 million GPD⁷
 Average Daily Consumption: 4.3 MGD
 Peak Consumption: 5.4 MGD
 Storage Capacity: 7.2 MG
 Natural Gas: Florida City Gas
 LP Gas (Available from): AmeriGas, Ferrellgas,
Orlando Propane
 Sanitary Sewer: City of Titusville
 Percent of Coverage: 90% (apprx.)
 Percent of Storm Sewer Coverage: 85%
 Treatment Plant Type: Secondary/Tertiary

Plant Capacity (Buffalo Road facility): 1.67 MGD
 Plant Capacity (Knox McRae Rd facility): 2.0 MGD

Solid Waste Disposal: Waste Management

MSA LABOR FORCE ANALYSIS ⁽²⁰¹⁶⁾

Civilian Labor Force ⁸	267,459
Total Non-Farm	212,200

Goods Producing:

Mining, Logging, Construction	13,000
Manufacturing	23,100

Service Providing:

Trade, Transportation, Utilities	36,900
Information	2,300
Financial Activities	7,700
Professional, Business Services	29,700
Education, Health Services	36,100
Leisure, Hospitality	27,100

Government:	28,000
Other Services:	8,300

*North Brevard is located within Florida's
8th U.S. Congressional District*

⁷ City of Titusville also purchases water from the neighboring City of Cocoa Water Utilities to augment its capacity.

⁸ Titusville/Melbourne/Palm Bay MSA, from July 2015 Labor Profiles, U.S. Bureau of Labor Statistics. Does not include military services.

TRANSPORTATION

Railroad: Florida's East Coast Railway (FEC)
 Intermodal Hub: Norfolk-Southern (on U.S. Hwy 1)
 Interstate: I-95 (direct routes to Jacksonville and Miami)
 Highways: U.S. Hwy 1; SR 528 ("Beachline" from Orlando);
SR 50 (to Orlando); SR 46 (to Sanford and I-4)

Road improvements (to 3-lanes) underway on I-95

Major Motor Freight Carriers (sample listing):
John Greene Logistics (321-269-9169)
Conway Freight (407-812-5479)
FED EX Freight – Cocoa facility (800-463-3369)
Southeastern Freight (407-855-1540)

Airport: Space Coast Regional Airport (TICO)
Runway Length: One @ 7,319 ft, one @ 5,000 ft.
Orlando International Airport just 30 miles away

PORT FACILITIES

Port Canaveral – Nation's 2nd Busiest Cruise Port
 Nearest Navigable Waterway: Indian River
 Channel Depth: 9', between Indian River Lagoon and Banana River
 Operates Foreign Trade Zone (FTZ) # 136
13,093 jobs generated by port (cruise, cargo, marina activity)
\$1.1 billion in revenue for businesses providing port services

LOCAL FINANCIAL INSTITUTIONS¹⁰

Community Credit Union (www.ccuflorida.org)
 Branch offices: 7 Deposits: \$376 million Texas Ratio:¹¹ 10.49%
 Fidelity Bank of Florida (www.fidelitybankofflorida.com)
 Branch offices: 2 Deposits: \$229 million Texas Ratio: 11.3%
 Florida Bank of Commerce (www.fbcbank.com)
 Branch offices: 7 Deposits: \$258 million Texas Ratio: 4.99%
 Space Coast Credit Union (www.sccu.com)
 Branch offices: 57 Deposits: \$2.93 billion Texas Ratio: 12.48%
 Seacoast Bank (www.seacoastbank.com)
 Branch offices: 45 Deposits: \$2.64 billion Texas Ratio: 6.19%

AD VALOREM TAXES⁹ (2016)

Taxing Authorities:	Rate:
County General Fund	4.3631
Brevard Library District	0.5232
Brevard Mosquito Control	0.2067
School – by State Law	4.6680
School – by Local School Board	0.7480
School – Capital Outlay	1.5000
City of Titusville	7.9011
Recreation District 1	0.6445
St. Johns River Water Mgmt.	0.2885
FL Inland Navigation District	0.0320
Titusville Indian River Acq.	0.4711
Env End LD/Wtr	0.0582
Env End LD/Wtr (DBTP)	0.1036
N Brevard Recreation – D1	0.1841
N Brevard Recreation (DBTP)	<u>0.6159</u>
<i>Total Millage</i>	<i>22.308</i>

(per \$1,000)

REGIONAL STATISTICS

+ Ninth most populated county in FL (2010)
 + Number of households (2010): 547,307
 + Sperling's Cost of Living Index: 85

KEY WEB LINKS

GTR: www.GreaterTitusville.com
 Brevard County School System:
www.brevard.k12.fl.us
 Titusville Chamber of Commerce:
www.titusville.org
 City of Titusville:
www.titusville.com
 EDC of Florida's Space Coast:
www.spacecoastedc.org
 North Brevard Economic Development Zone:
www.NBEDZ.com
 Brevard County: www.BrevardCounty.us
 Florida Department of Economic Opportunity:
www.FloridaJobs.org

⁹ The county and state levy a sales tax charge that totals 6% on select purchases.

¹⁰ Several national and regional banks – including Wells Fargo, Bank of America, BB&T, TD Bank, and PNC – operate branch offices in the area.

¹¹ The "Texas Ratio" is an indicator on how much funds a bank has available compared to the total value of loans considered at risk. A ratio close to 100% is considered poor. (Source: www.depositaccounts.com).

Major Industries/Sectors in Titusville Area¹²

Name	Product	Employees (apprx.)
Kennedy Space Center (NASA)	Space exploration/services	8,500 (NASA & Contractors)
Parrish Medical Center	Health services provider	1,200
Knight's Armament	Ammunition manufacturer	280
Professional Aircraft Accessories	Aviation components manufacturer	170
Boeing	Aerospace (office)	125
Ecklers' Industries	Automotive parts manufacturer	125
Astrotech/Lockheed Martin	Aerospace components assembly	100
Barnlight Electric	Electrical fixtures manufacturer	110
Vectorworks Marine	Boat manufacturer	65
Bristow Academy	Helicopter training facility	50
Precision Shapes	Machine shop	50
Gold Tone	Musical instrument manufacturer	35

Income Characteristics for Titusville Trade Area¹³

Median Household Income (2016)	\$ 48,249
Average Household Income (2016)	\$ 62,290
Average Family Income (2016)	\$ 70,489

Additional data on Median Income Data and Per Capita Income estimates is available from U.S. Bureau of Census (ACS-AFF), for the City of Titusville and Brevard County proper. Visit www.NorthBrevard.biz to access this data.

For more information, please contact:

Troy Post, CEcD, CBE

North Brevard Economic Development Zone
400 South Street – Suite 1A
Titusville, Florida 32780

(PH) 321-264-5205

troy.post@brevardcounty.us

Edyie McCall

City of Titusville
555 South Washington Avenue
Titusville, Florida 32780

(PH) 321-567-3774

edyie.mccall@titusville.com



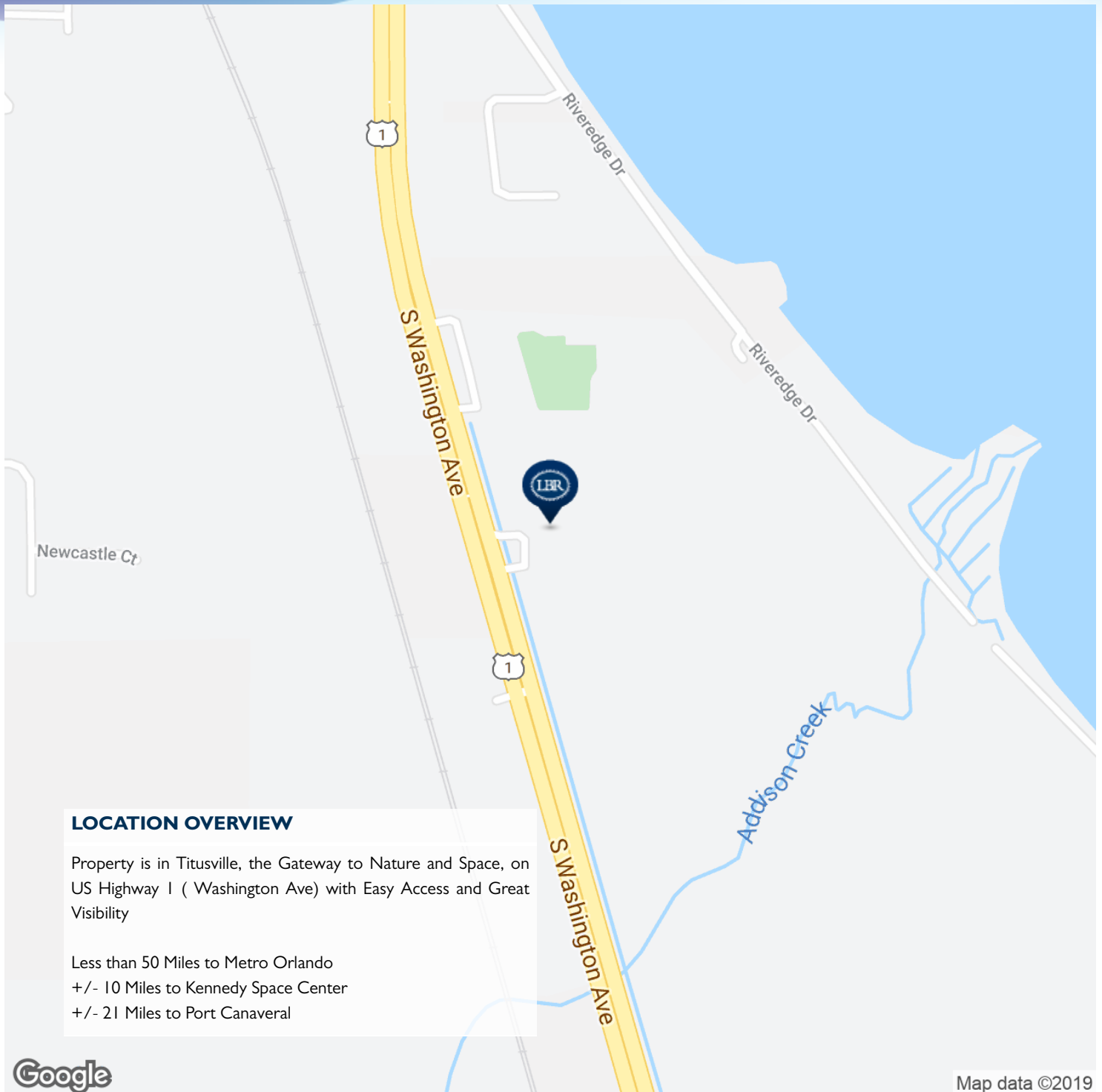
NOTE: *All information deemed reliable, but not guaranteed*

¹² Top employers in the county also include several large retail establishments (such as Wal-Mart, Target, and Lowe's) along with public sector entities (such as the Brevard Public School Board and personnel employed by Brevard County government). However, those entities are not listed in the above analysis.

¹³ The "Titusville Trade Area" is an approximately 200 sq. mile area, located north of SR 528 to the Volusia County line; it includes the city of Titusville, along with several unincorporated communities in north Brevard County. Source: AGS 2015.

LOCATION MAPS

Former Bank Branch- Stand Alone Building • 5445 S Washington Ave Titusville, FL 32780



BRIAN L. LIGHTLE, CCIM, SIOR

President | Broker
321.722.0707 X14
brian@teamlbr.com

Lightle Beckner Robison

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.