

Titusville Office Space

3380 S. Park Ave, STE 07, Titusville, FL 32780



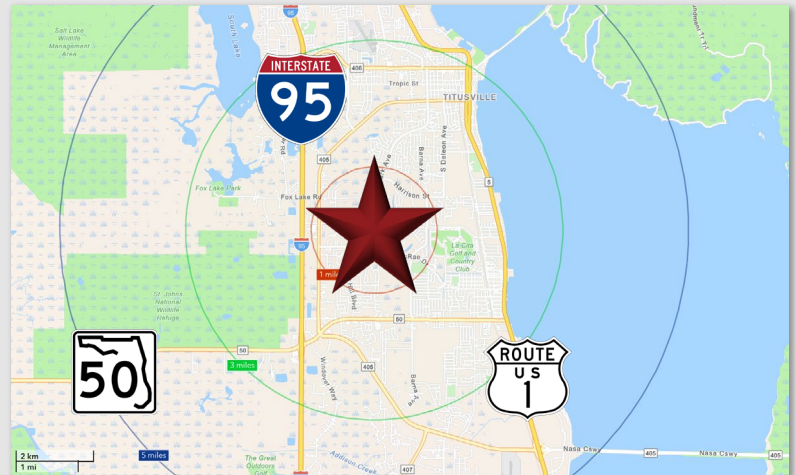
For Lease: \$1,150/mo MG

LOCATION HIGHLIGHTS

This property is situated across from the Royal Oaks community on S Park Ave with a traffic count of 5,500 cars per day. It is conveniently located less than 1 mile east of South Street (SR 405) and 1 mile west of Barna Ave. Additionally, it's a 6-minute drive from both the I-95 and SR 50 interchange, and from US Hwy 1.

LISTING HIGHLIGHTS

- **±740 SF** office space available for immediate occupancy
- **Full build-out** includes a large front work area with new flooring, office space, and a private restroom
- Monument signage available
- 2 dedicated parking spaces + 7 overflow spaces
- Water and trash removal included in monthly rent



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	6,012	41,538	58,037
Median HH Income	\$76,760	\$71,835	\$73,256
Average HH Income	\$95,043	\$92,972	\$93,280

CONTACT FOR MORE INFORMATION

Rebecca Craddock

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Marie Shorey, CCIM

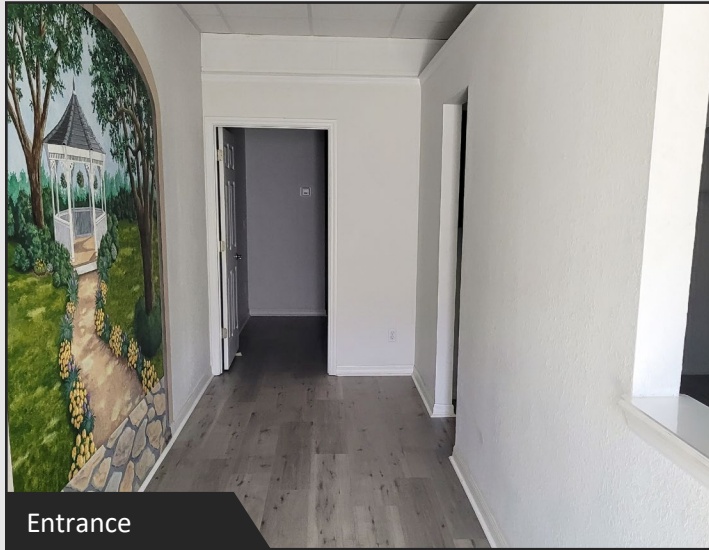
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 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



Entrance



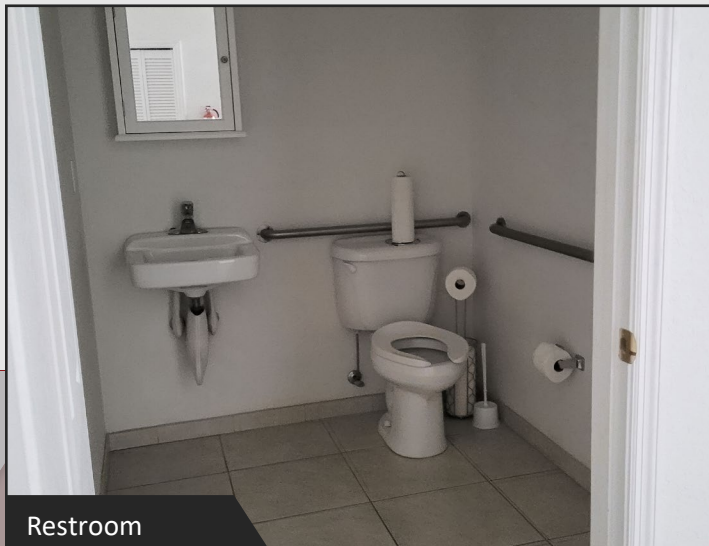
Reception



Reception



Back Work Area



Restroom

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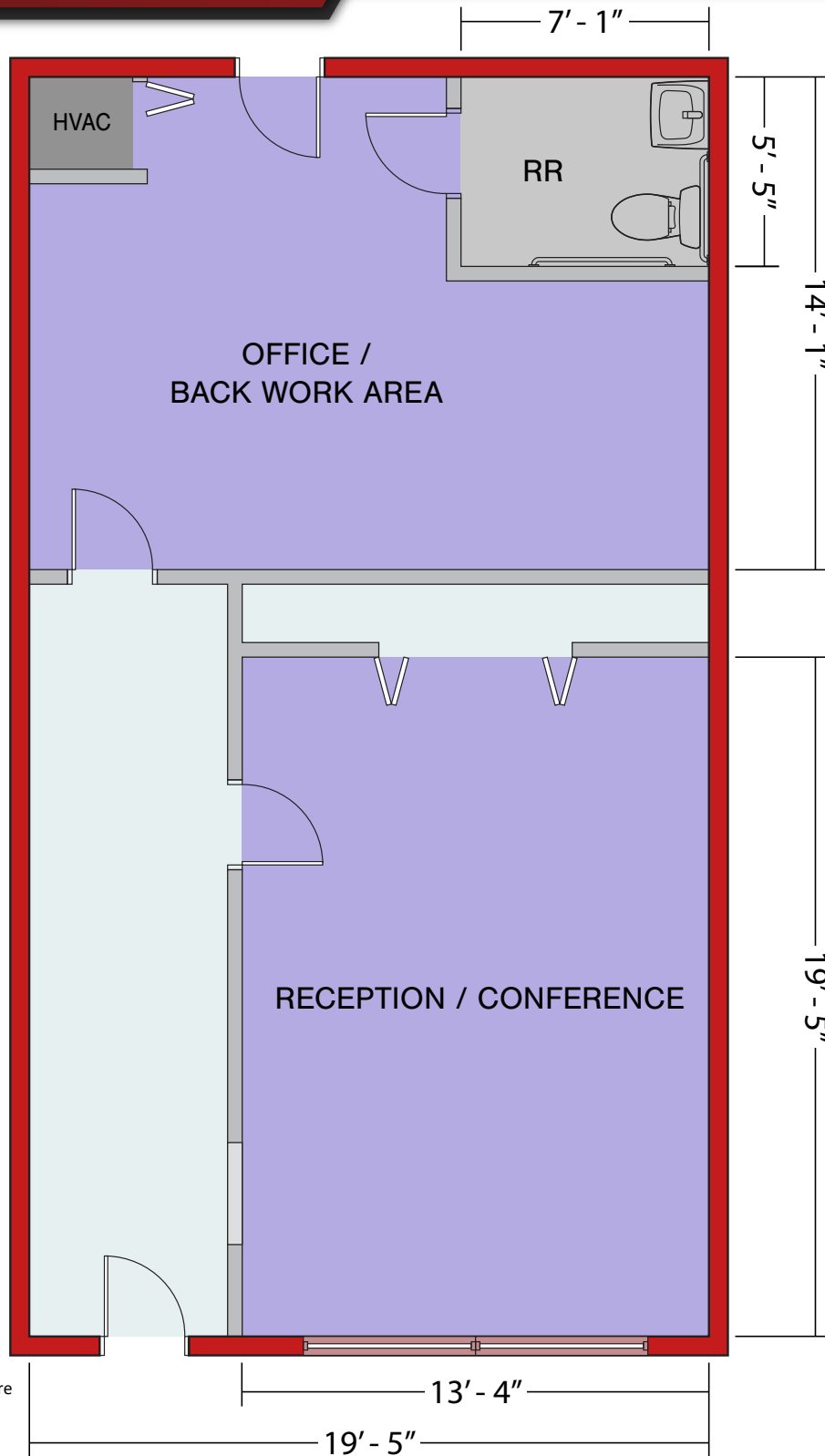
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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
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NOT TO SCALE.

Illustrated for marketing purposes only.
Any measurements, sizes, and/or dimensions are
approximate. Layout and furnishes shown may
vary. Subject to continued revisions.



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