

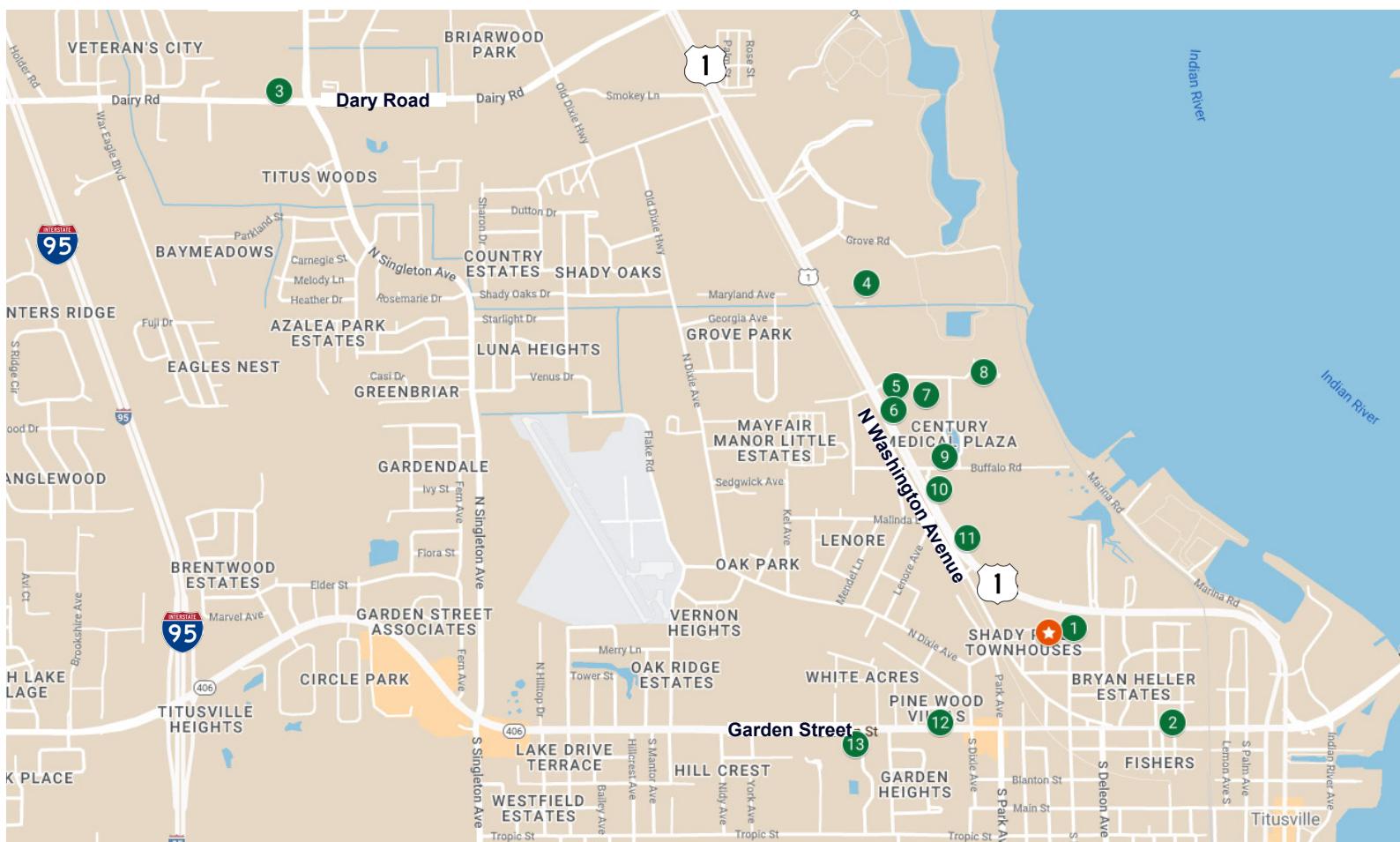


500 N Washington Avenue, Titusville, FL

FOR SALE MEDICAL OFFICE SPACE ON FLORIDA'S SPACE COAST

- 25,243 SF Available
- Move in ready
- Investment opportunity
- Re-development opportunity
- North Washington Avenue frontage
- Within a mile from Parrish Medical Center





1 Parrish Occupational Med Services	4 Parrish Medical Center	7 Titusville Rehab & Nursing
2 Medec Medical Care	5 VITAS Healthcare	8 Bedrock Rehab & Nursing Center
3 Indian River Medical Office	6 Orthopedic Center Of Titusville	9 Brevard Medical Dermatology
10 VIPcare Titusville		
11 North Brevard Medical Support		
12 HealthQuest Wellness Center		
13 Coast Orthopedic Center		
★ 500 N Washington Ave		

THE OFFERING

Building Size: 25,243 SF

- Built-out, move-in ready, medical office suites
- Ample Parking: 5.28/1,000 SF

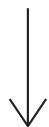
Located on Washington Avenue with 29,500 CPD, this site is located in a highly-sought after medical district located on Florida's Space Coast. 500 N Washington sits within a mile from Eastern Florida State College campus which has a student/faculty population of 1,711 and its 1,200 employees.

KEY REGIONAL DEMOGRAPHICS



LABOR FORCE	2 MILE	5 MILE	10 MILE
POPULATION	16,916	56,100	83,074
HOUSEHOLDS	7,223	23,984	35,190
HOUSEHOLD INCOME	\$61,749	\$67,199	\$72,949
TRAFFIC COUNT US 1/N. WASHINGTON AVE	29,500 AADT		

TITUSVILLE



Titusville is known as the "Gateway to Nature and Space" due to its close proximity to NASA's Kennedy Space Center and Cape Canaveral Space Force Station. Residents and visitors can experience space launches, visit museums, and learn about the history of space exploration.

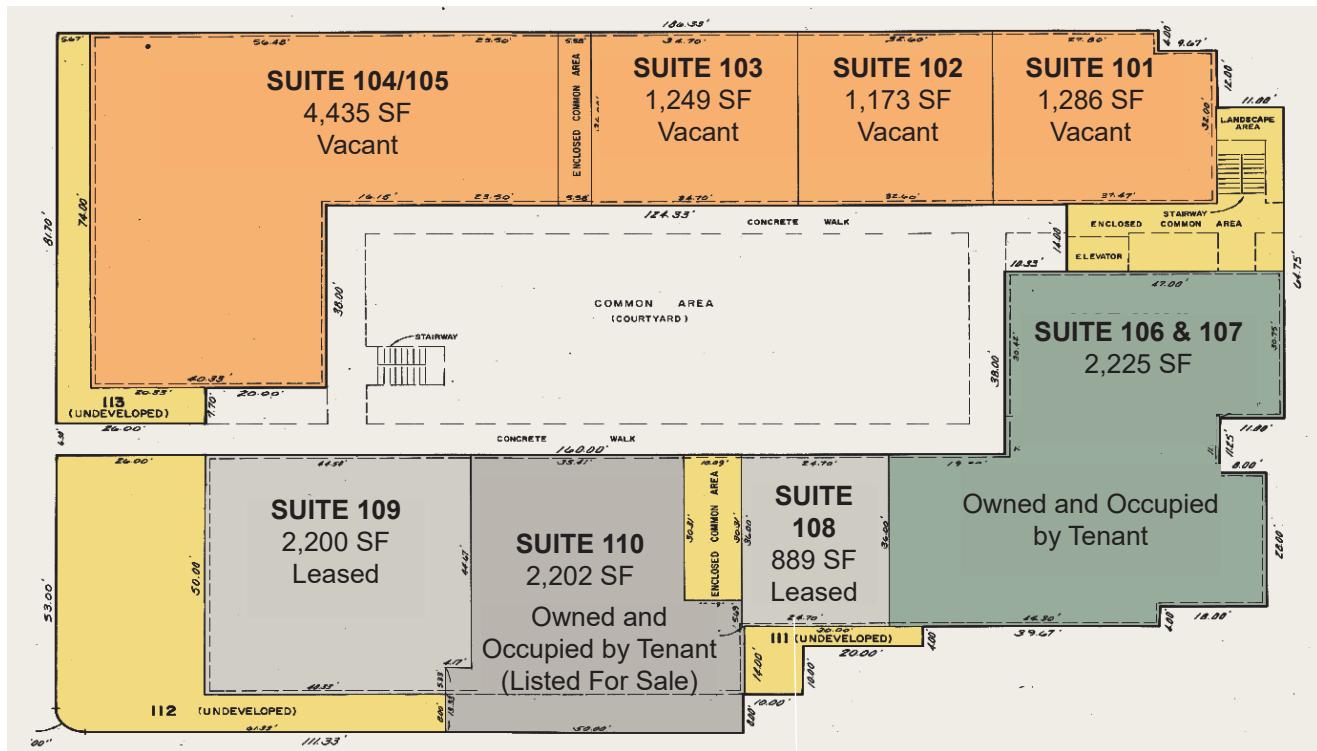
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Key benefits include:

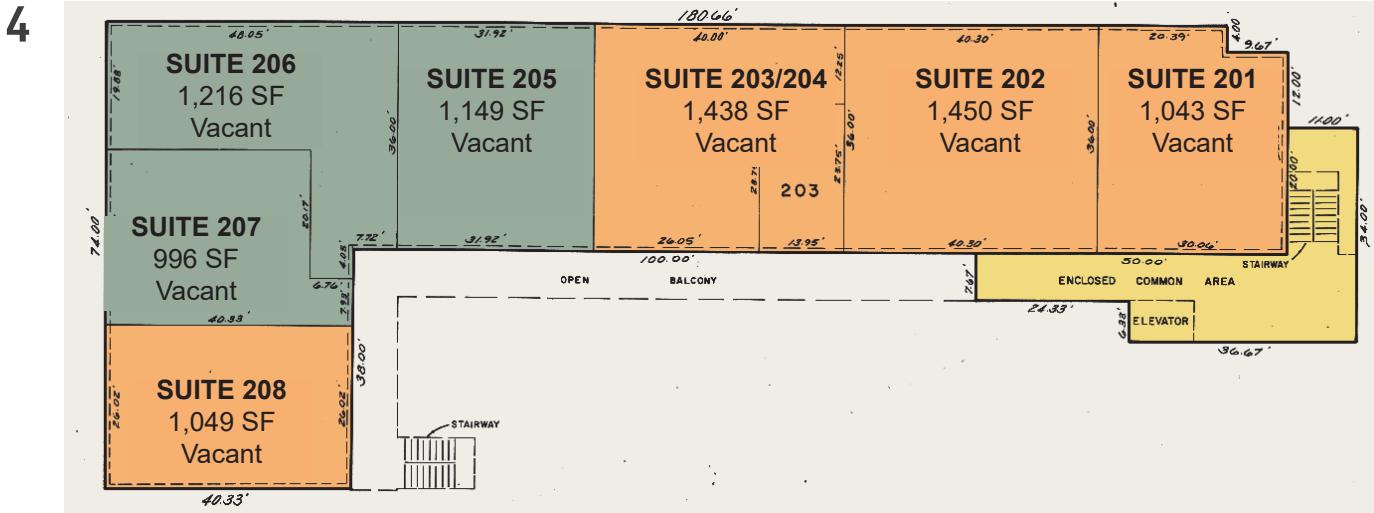
Convenient Location: Situated on Florida's Space Coast, Titusville offers convenient access to major cities such as Orlando and Daytona Beach via Interstate 95 and State Road 528. Residents can enjoy the benefits of small-town living while still being within driving distance of urban amenities and attractions.

FLOOR PLAN

1st Floor



2nd Floor



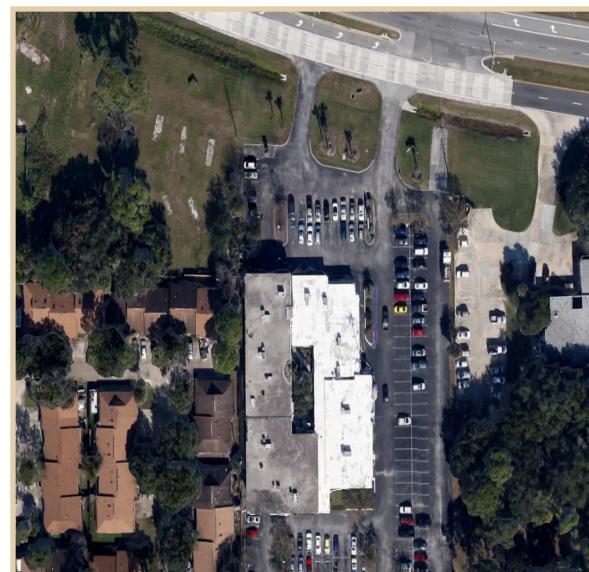
Building Size:
25,243 SF

2.31 to 3.23 Acres available
for Sale

Built-out, move-in ready,
medical office suites in a
strategically located building

Ample Parking:
5.28/1,000 SF

AERIAL IMAGES



A tall, dark grey rectangular sign. At the top, the number "500" is displayed in a large, white, sans-serif font. Below a thin horizontal line, the words "TITUSVILLE MEDICAL PLAZA" are stacked vertically in a large, white, sans-serif font. There are two thin horizontal lines above and below the word "MEDICAL".

500
TITUSVILLE
MEDICAL
PLAZA

CONTACT US

JOE HILLS

Principal

1 407 718 3096

jhills@hlipartners.com

GENA FILION

Vice President

1 407 962 6562

gfilion@hlipartners.com