

EXECUTIVE SUMMARY

• 3901 S Hopkins Ave Titusville, FL 32780



OFFERING SUMMARY

Sale Price: \$159,000

Price / Acre: \$311,765

Lot Size: 0.51 Acres

Zoning: CC

APN#: 22 3522-03-9-6

PROPERTY OVERVIEW

Commercial land opportunity in Titusville. Half-acre lot with +/-130 sf of frontage on S Hopkins Ave, a main north south thoroughfare.

Take advantage of Titusville's Indian River City Commercial zoning and be located amongst other local businesses and retailers.

LOCATION OVERVIEW

This area is renowned for its proximity to the Kennedy Space Center, the Canaveral National Seashore, and the Merritt Island National Wildlife Refuge. With a rich history of space exploration and natural beauty, Titusville offers a unique blend of business and leisure opportunities. The location's convenient access to major highways and transportation hubs makes it an ideal choice for investors.

JEFFERY T. ROBISON, CCIM

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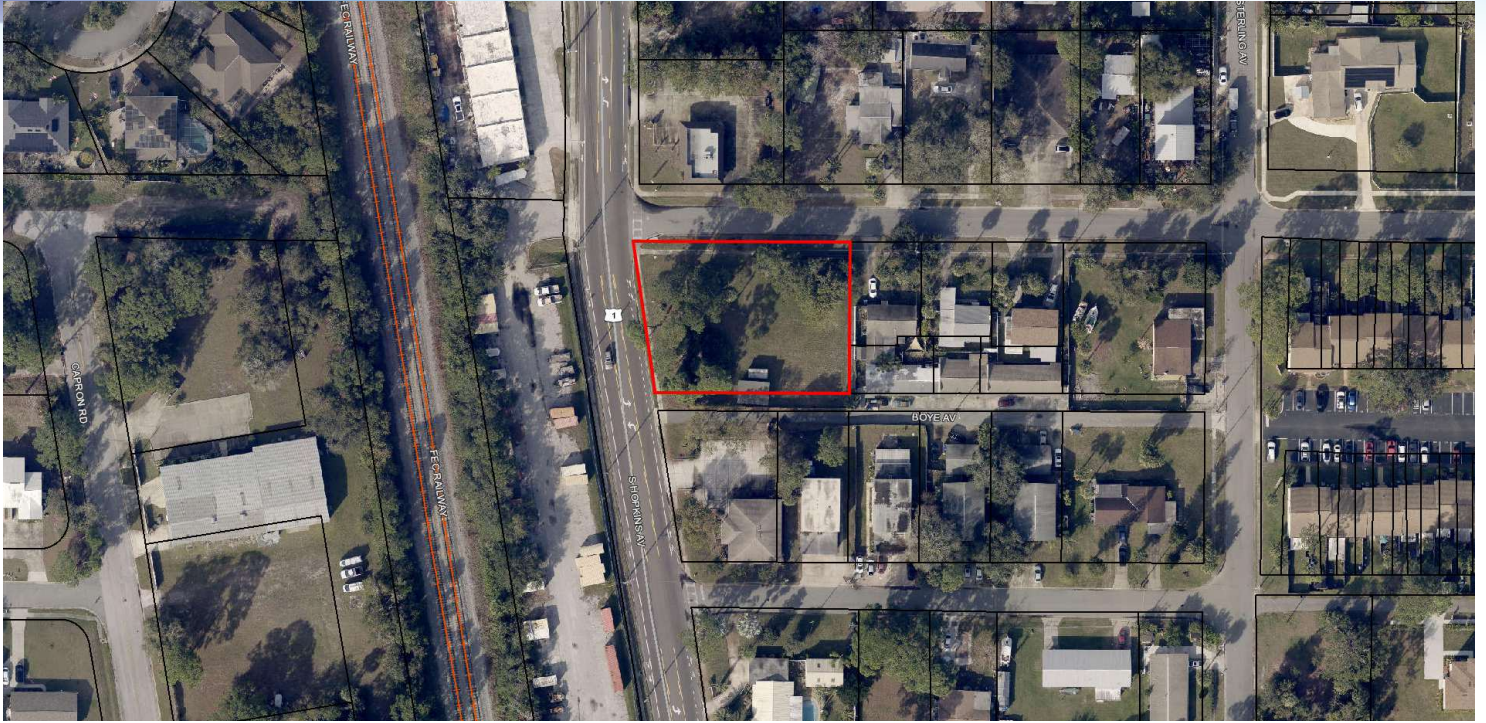
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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change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

ADDITIONAL PHOTOS

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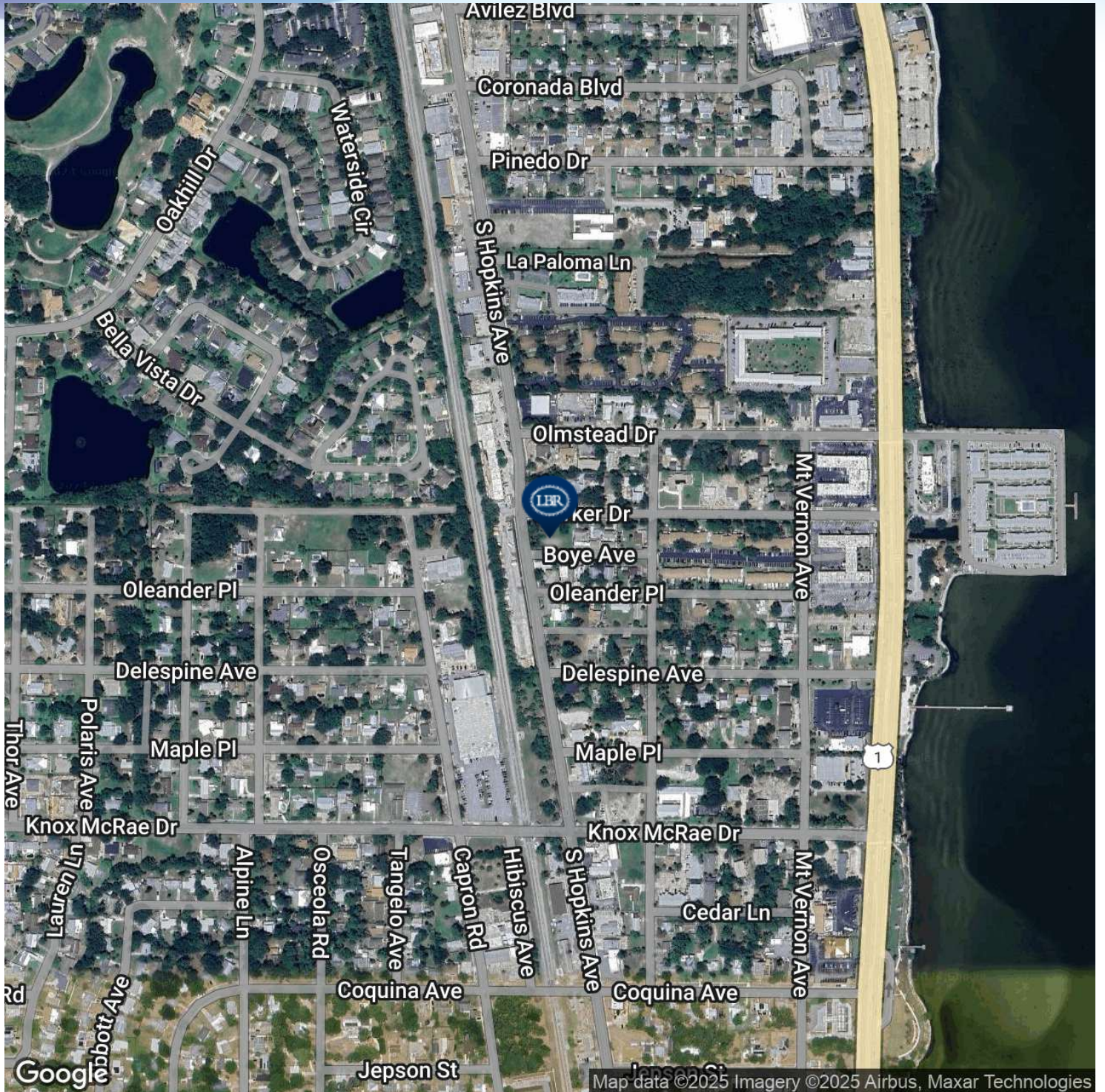
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LOCATION MAP

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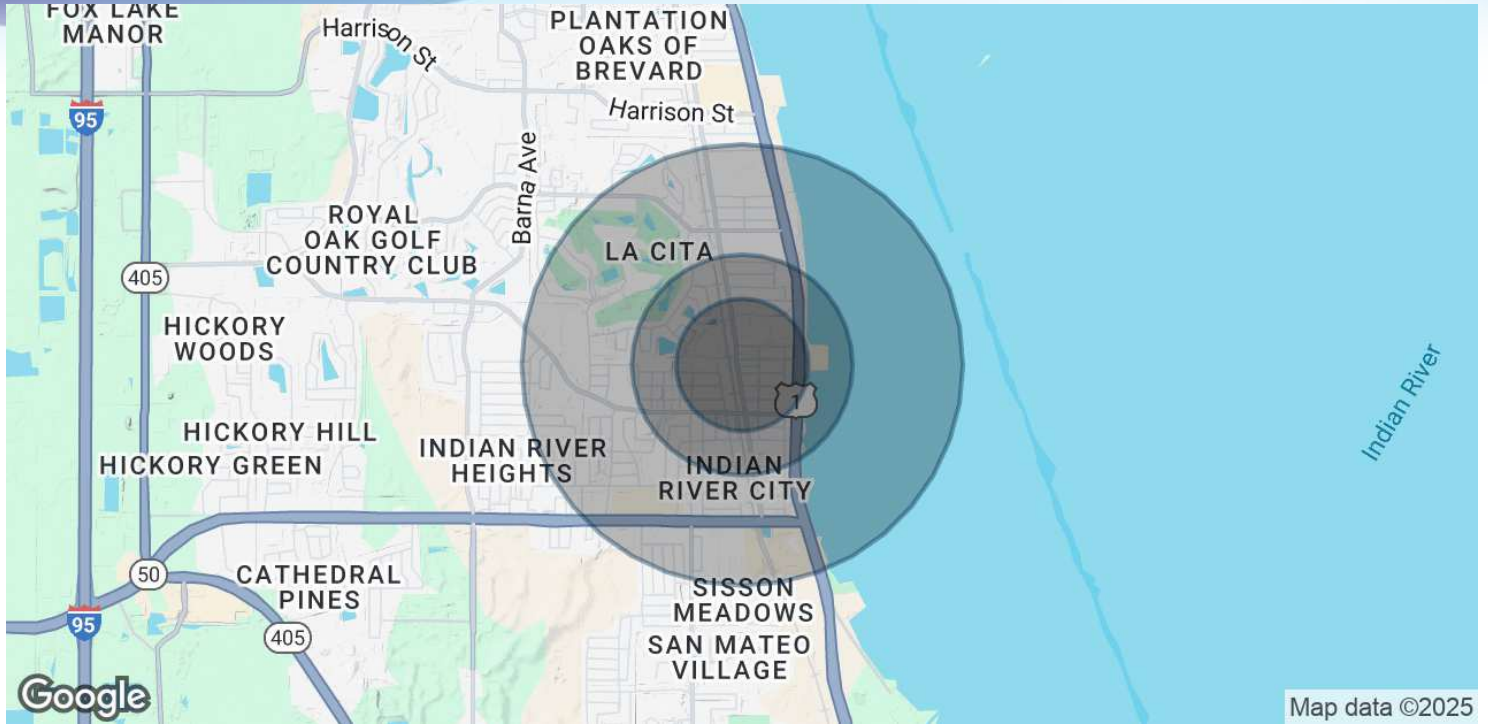
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,125	2,690	7,622
Average Age	45	45	45
Average Age (Male)	44	44	44
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	541	1,259	3,492
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$72,888	\$75,020	\$75,016
Average House Value	\$365,312	\$344,078	\$317,948

Demographics data derived from AlphaMap

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