

EXECUTIVE SUMMARY

GROUND LEASE • 3490 Garden St. Titusville, FL 32796



OFFERING SUMMARY

Available SF: 0.95 Acres

Lease Rate: \$115,000.00 per year
(Ground)

Lot Size: 0.95 Acres

Zoning: RC

PROPERTY OVERVIEW

Former restaurant for lease or build to suit
Excellent location off I-95 on Garden St - a main through fare in Titusville
Surrounded by national retailers
Highly visible location

LOCATION OVERVIEW

NEC of I-95 and Garden Street (CR 406)
Cross easement with neighboring C-store

JEFFERY T. ROBISON, CCIM

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VITOR DE SOUSA

Retail Sales & Leasing
321.722.0707 X15
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Lightle Beckner Robison, Inc.

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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

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RETAILERS

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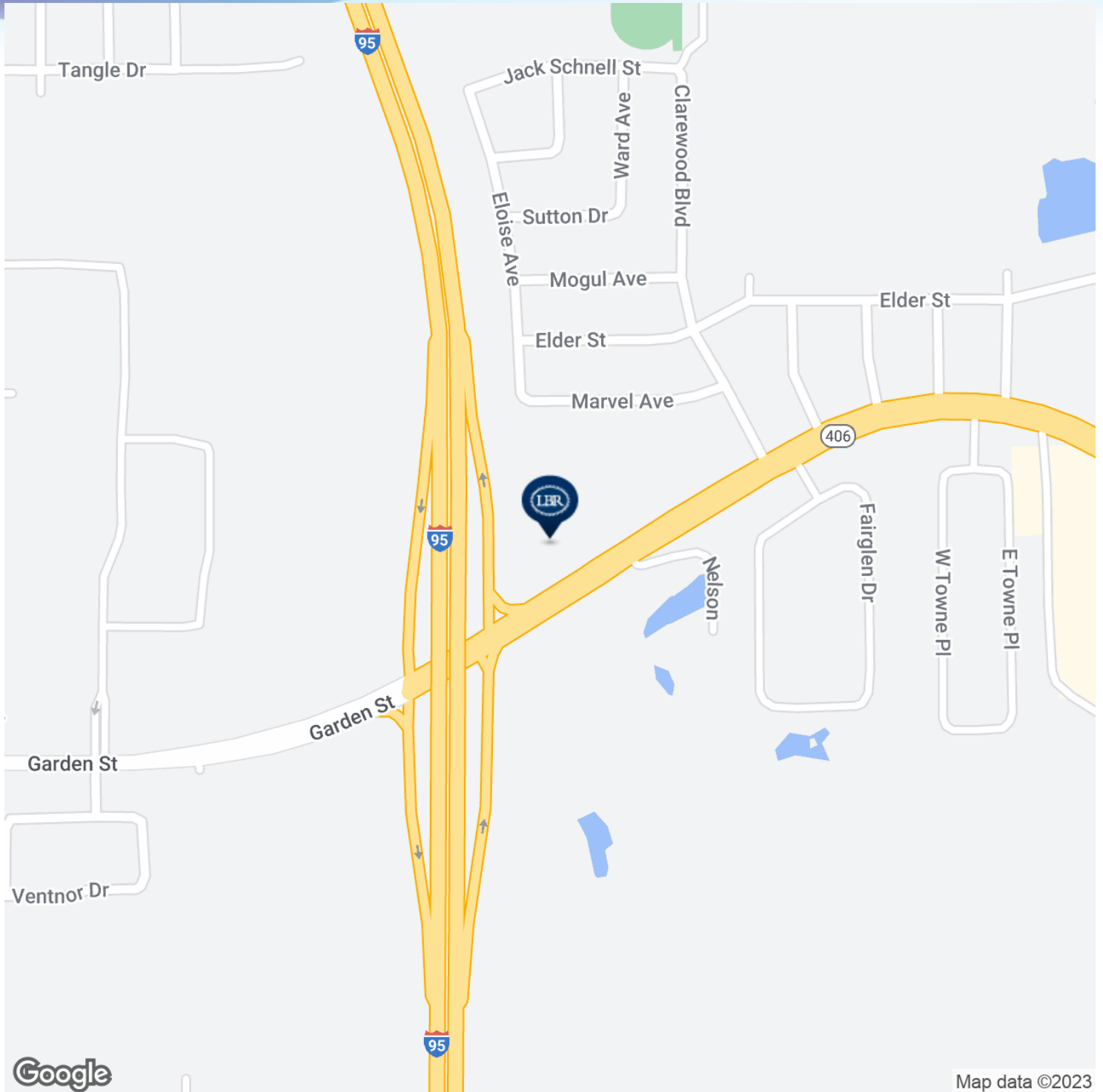
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LOCATION MAP

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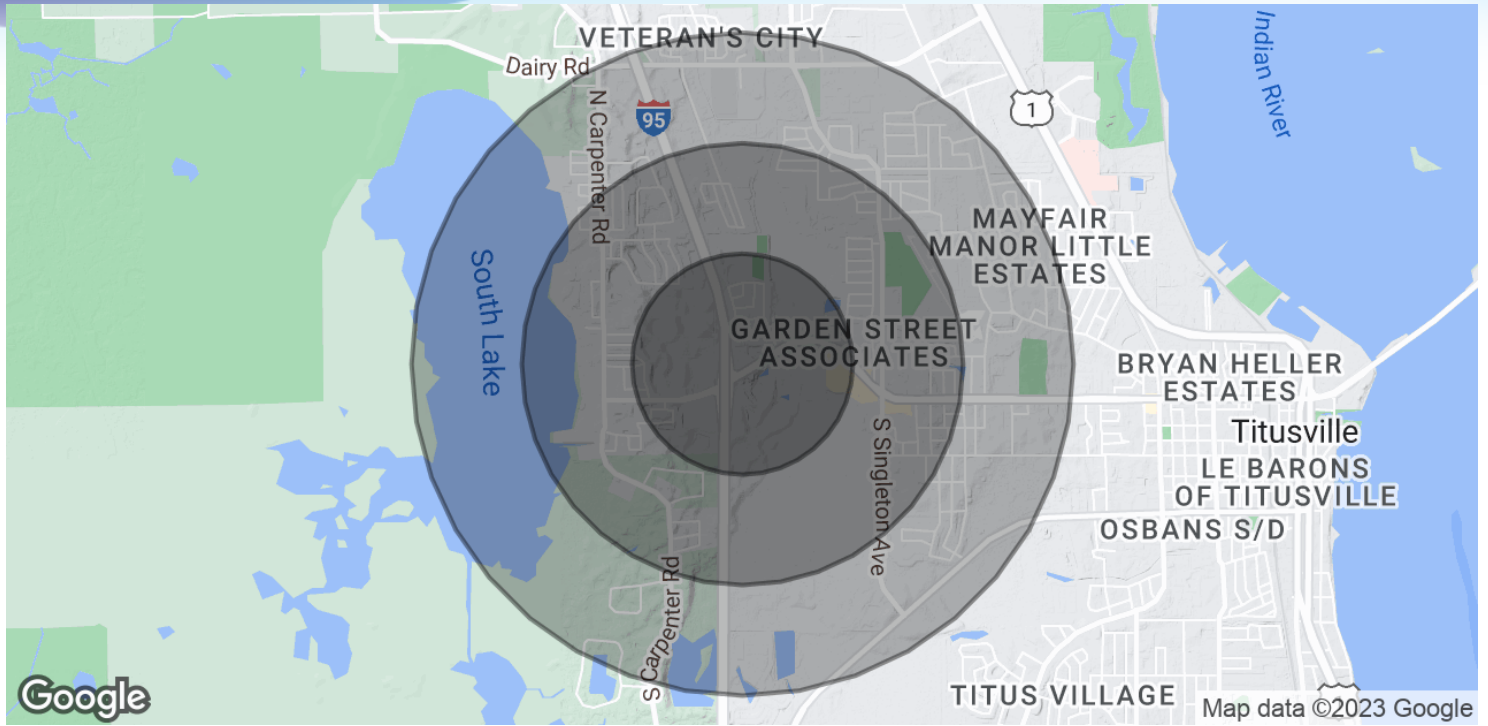
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	888	3,697	8,469
Average Age	52.4	49.9	47.3
Average Age (Male)	51.5	49.7	47.7
Average Age (Female)	51.9	49.1	46.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	417	1,720	3,897
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$60,167	\$60,058	\$58,766
Average House Value	\$827,242	\$333,491	\$251,660

* Demographic data derived from 2020 ACS - US Census

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