

**FOR LEASE | OFFICE**



**500 N WASHINGTON AVE, TITUSVILLE, FL 32796**

## PROPERTY FEATURES:

- Building Size: 25,243 SF
- 996 SF - 4,435 SF Available
- Built-out, move-in ready, medical office suites in a strategically located building
- Within a mile from Parrish Medical Center and its 1,200 employees
- Within a mile from Eastern Florida State College campus which has a student/faculty population of 1,711 and its 1,200 employees
- Adjacent to the Space Coast Cancer Center
- Ample Parking: 5.28/1,000 SF

**Contact us now for more information**

**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
rusty@dresi.com

**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
lpicotte@demetreeglobal.com

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	5,892	33,287	57,789
Total Daytime Population	9,605	33,348	54,662
Median Age	48.3	44.8	45.4
Average HH Income	\$59,227	\$68,669	\$71,826

## TRAFFIC COUNT

US 1/N. Washington Ave. 26,500 AADT

## MAP



Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
[DemetreeGlobal.com](http://DemetreeGlobal.com)

# Aerial Map

DEM**ETREE**  
GLOBAL



Contact us now for more information

**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
rusty@dresi.com

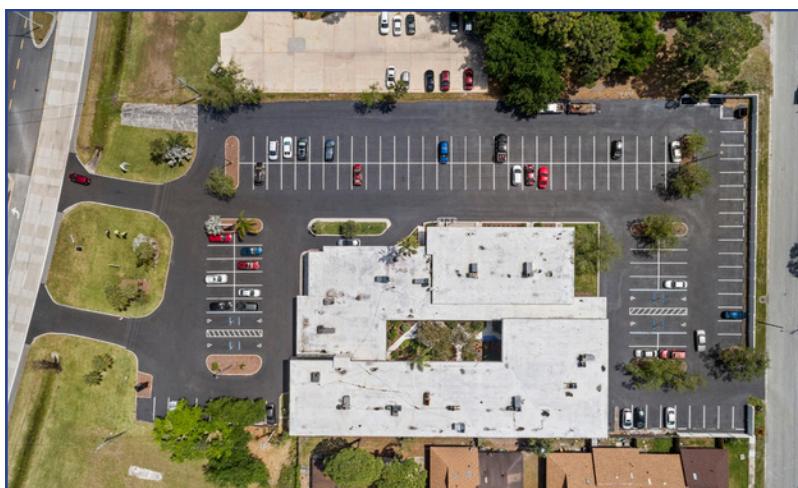
**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
lpicotte@demetreeglobal.com

Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
[DemetreeGlobal.com](http://DemetreeGlobal.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

# Aerial Images

**DEMETREE**  
GLOBAL



Contact us now for more information

**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
[rusty@dresi.com](mailto:rusty@dresi.com)

**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
[lpicotte@demetreeglobal.com](mailto:lpicotte@demetreeglobal.com)

Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
[DemetreeGlobal.com](http://DemetreeGlobal.com)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.

# Exterior Images



Contact us now for more information

**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
[rusty@dresi.com](mailto:rusty@dresi.com)

**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
[lpicotte@demetreeglobal.com](mailto:lpicotte@demetreeglobal.com)

Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
[DemetreeGlobal.com](http://DemetreeGlobal.com)

# Entrance/Courtyard

## Entrance Area



## Courtyard Area



Contact us now for more information

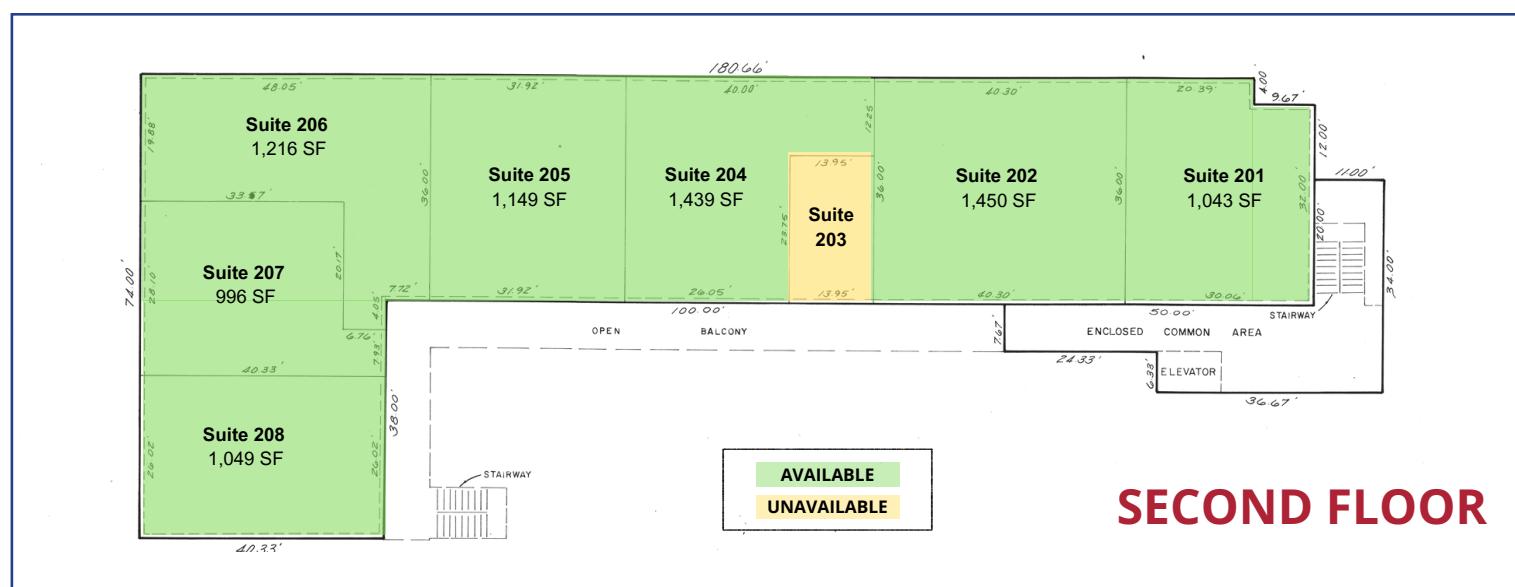
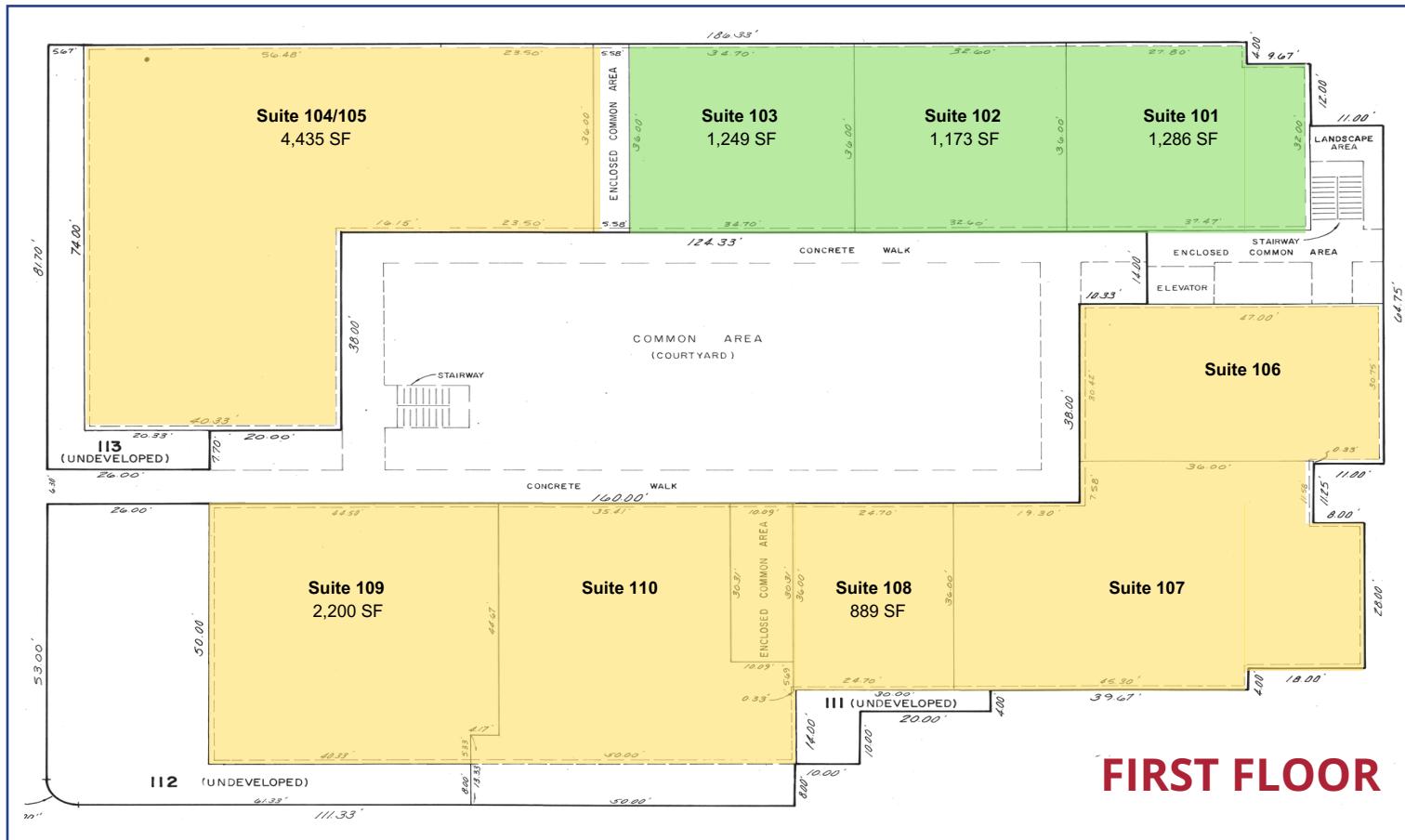
**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
[rusty@dresi.com](mailto:rusty@dresi.com)

**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
[lpicotte@demetreeglobal.com](mailto:lpicotte@demetreeglobal.com)

Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
[DemetreeGlobal.com](http://DemetreeGlobal.com)

# Floor Plans

**DEMETREE**  
GLOBAL



Contact us now for more information

**RUSTY STOECKEL**  
**BROKER/ASSOCIATE**  
(407) 422-8191  
rusty@dresi.com

**LUC PICOTTE**  
**SALES ASSOCIATE**  
(425) 275-3346  
lpicotte@demetreeglobal.com

Demetree Global  
941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
DemetreeGlobal.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing and conditions imposed by our principals.