

# EXECUTIVE SUMMARY

Gas Station C-Store Availability • 6058 Sisson Rd Titusville, FL 32780



## OFFERING SUMMARY

**Available SF:** 900 SF

**Lease Rate:** \$14.00 SF/yr (Gross)

**Lot Size:** 1.26 Acres

**Year Built:** 1986

**Building Size:** 4,563 SF

**Zoning:** CC

## PROPERTY OVERVIEW

Multi-tenant building anchored by Sunoco Gas Station and Hungry Howie's. Located on the hard corner of Columbia Blvd and Sisson Road in Titusville, FL. 900sf retail shell between Sunoco and Hungry Howie's available. Excellent exposure to traffic between Interstate 95 and Kennedy Space Station.

Area retailers:

Walmart Supercenter, Home Depot, Target, Lowe's, McDonald's

## LOCATION OVERVIEW

Property is located on a major artery, Columbia Blvd. (SR 405) that leads to the Space Center.

NWC of SR 405 and Sisson Rd.

1 mile west of US-Hwy 1

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# ADDITIONAL PHOTOS

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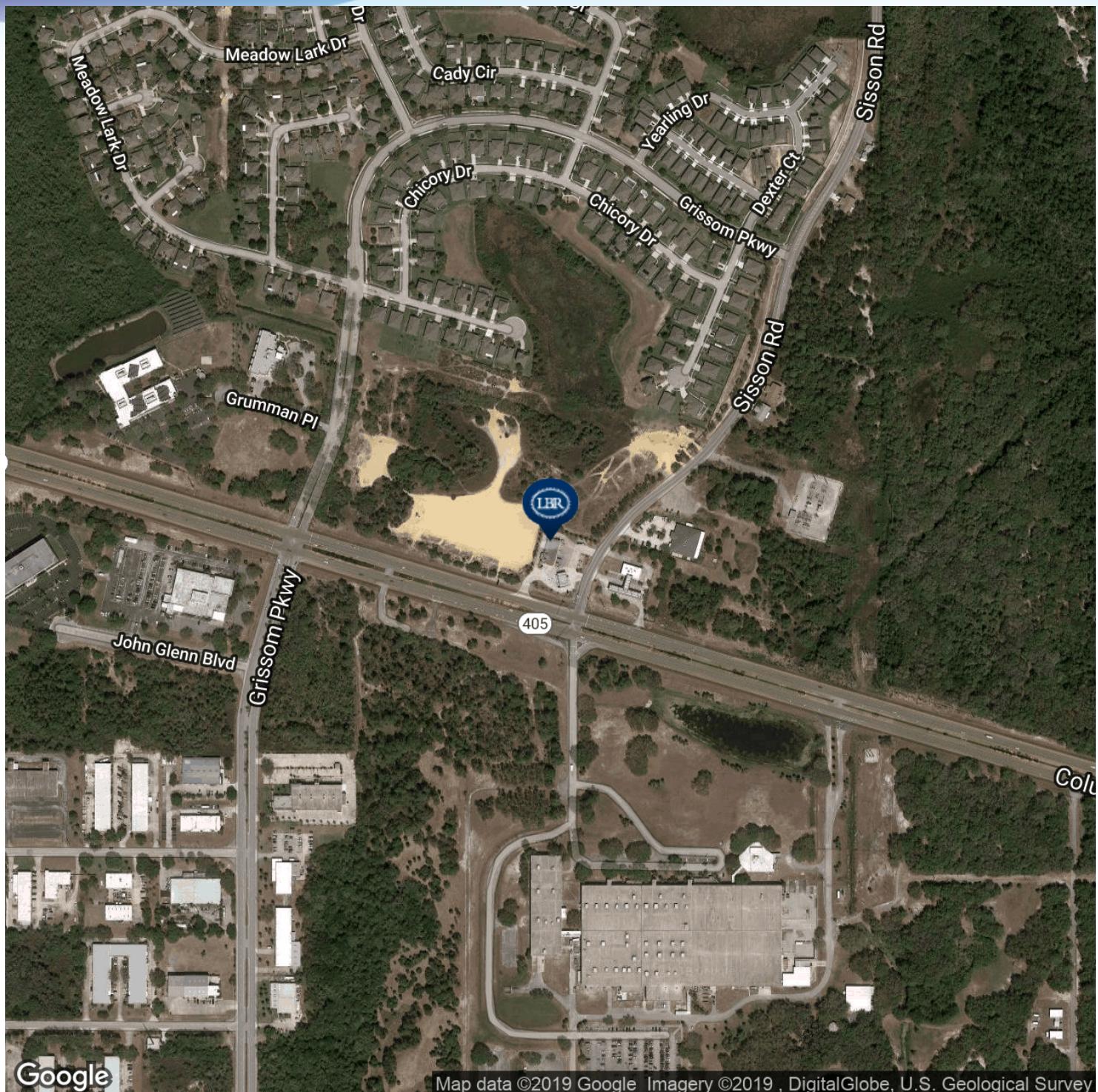
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# LOCATION MAPS

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Google

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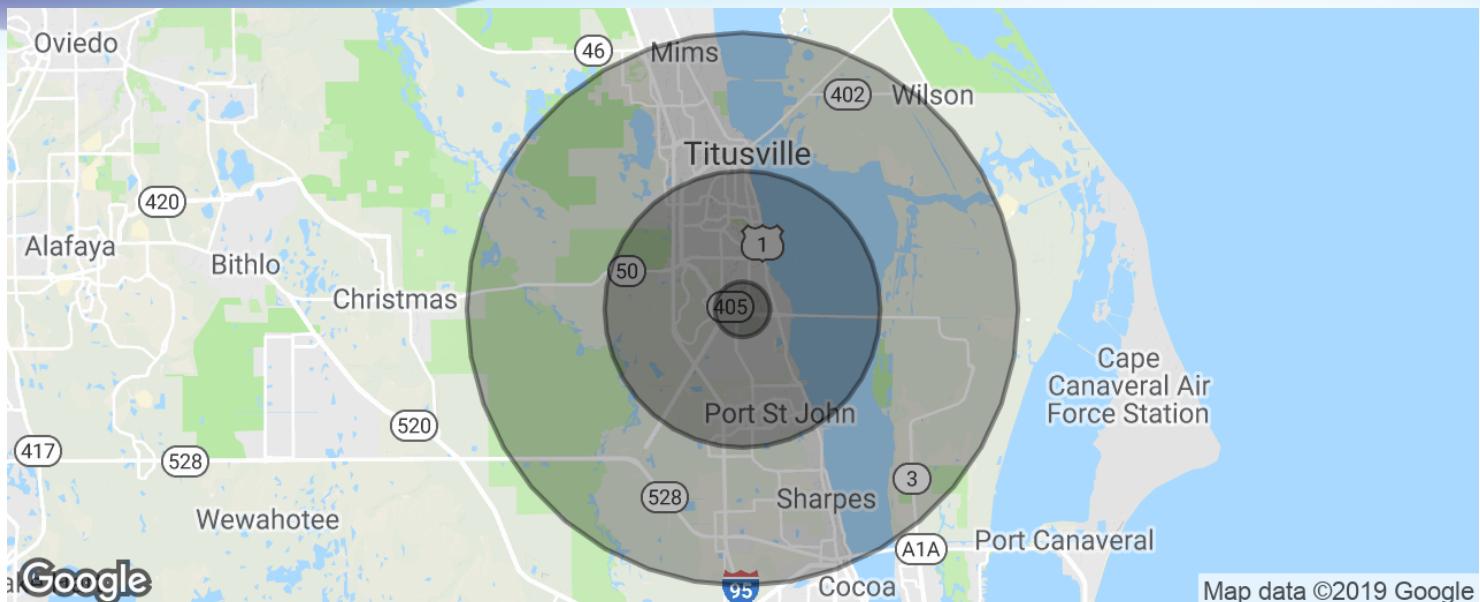
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# DEMOCRAPHICS MAP & REPORT

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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,669	52,218	116,308
Median age	43.2	42.6	42.4
Median age (Male)	42.8	41.3	41.1
Median age (Female)	43.7	44.2	43.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	712	20,973	45,248
# of persons per HH	2.3	2.5	2.6
Average HH income	\$67,334	\$63,461	\$62,593
Average house value	\$259,004	\$211,531	\$211,578

\* Demographic data derived from 2010 US Census

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