

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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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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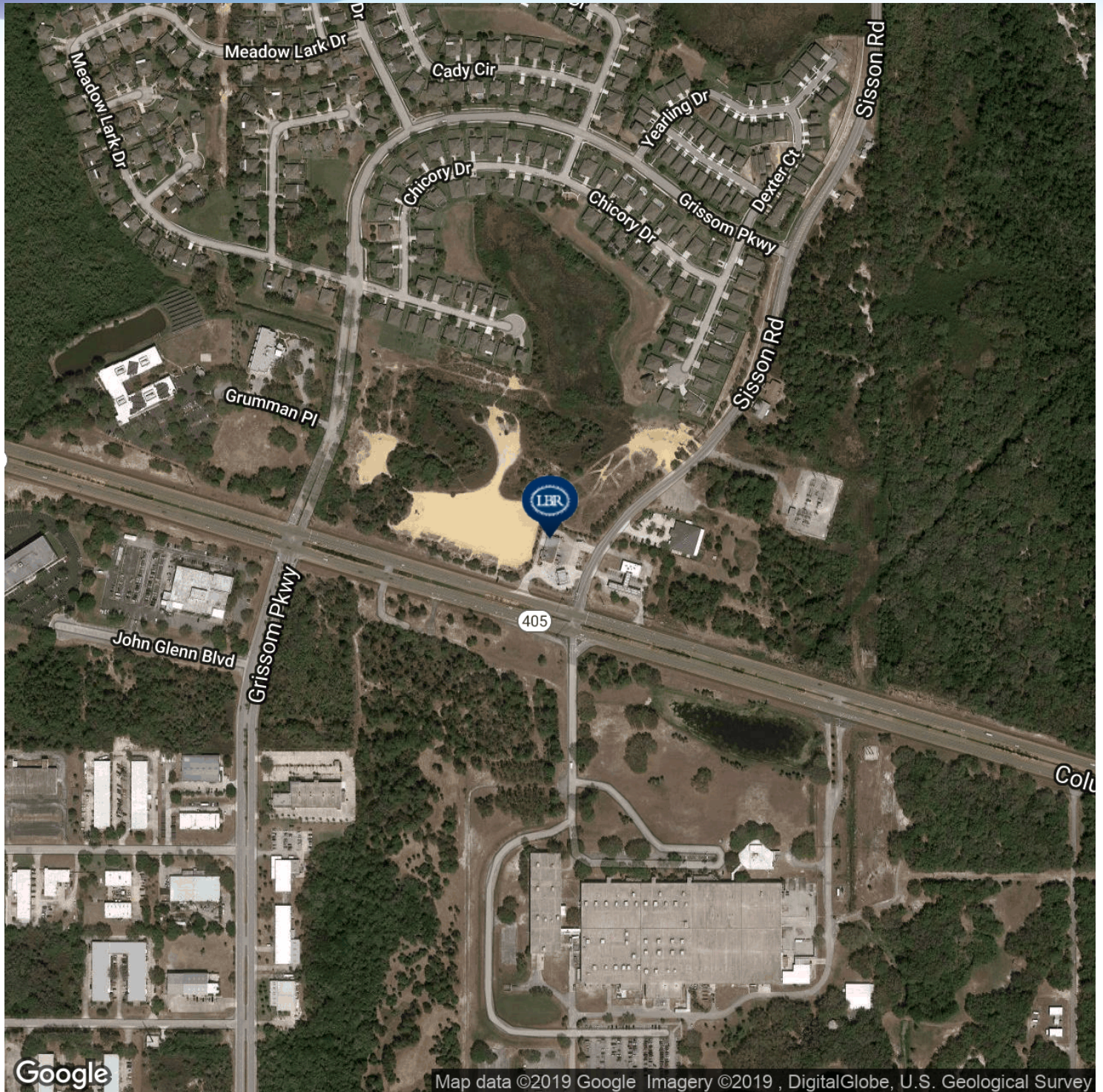
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LOCATION MAPS

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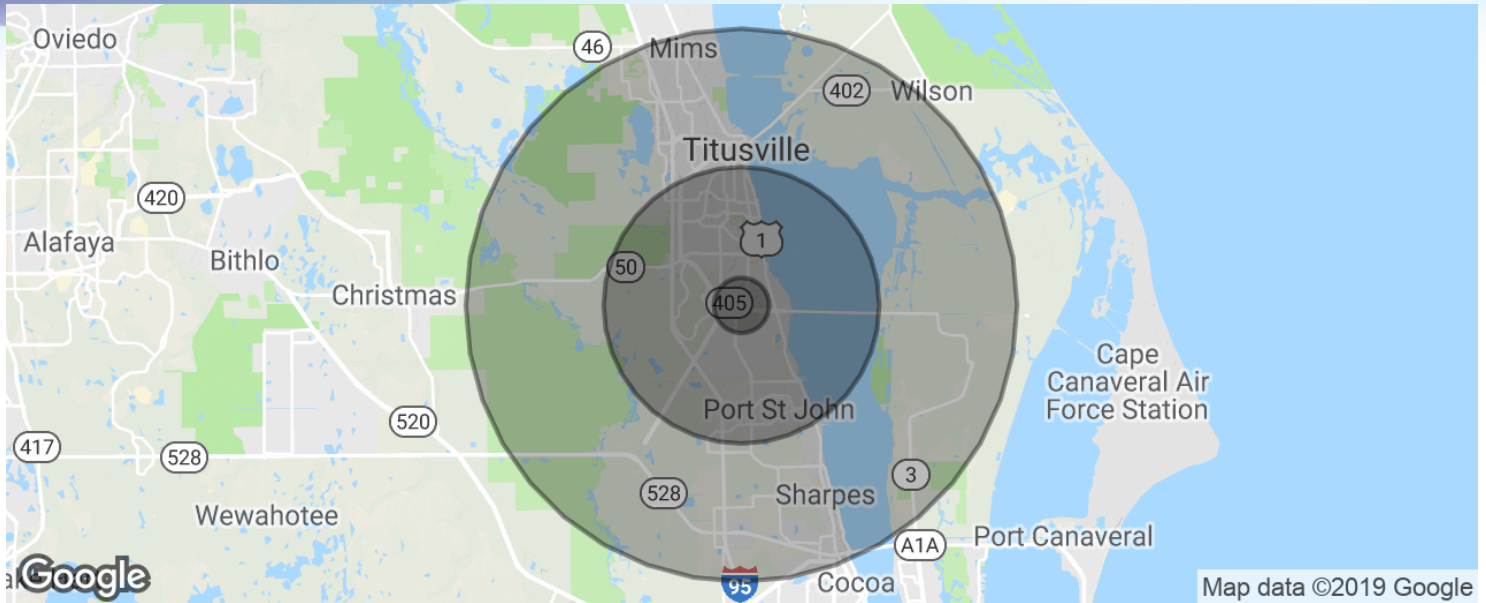
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DEMOGRAPHICS MAP & REPORT

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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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