

# FOR LEASE

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

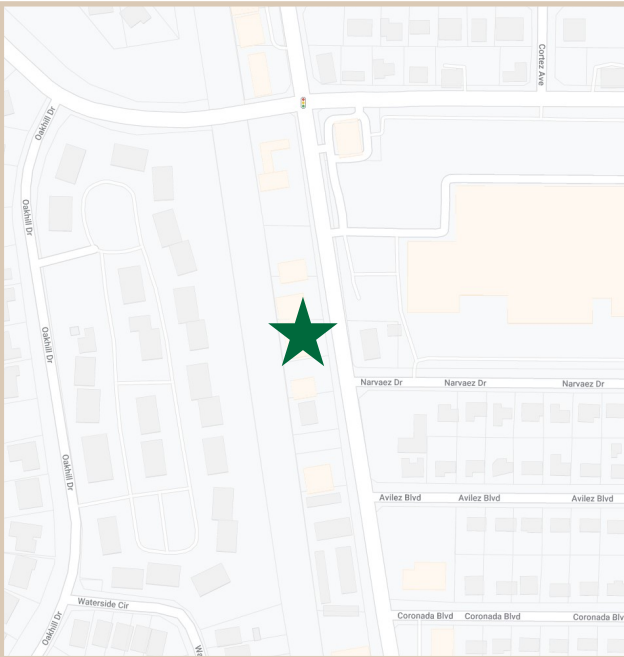
## PROPERTY FACTS

Building Area:	5,670 Sq. Ft.
Parcel Size:	.28 Acres
Number of Units:	4 Units
Unit Range:	1,215 – 1,518 SF
Year Built:	1966
Construction:	CBS
Frontage	106 Feet
Property Type:	Professional Office Building



## PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking	Ample amount of parking in front of each unit with additional parking running parallel with the road.
Location	Two miles East of I-95 near Titus Landing Lifestyle Center, Beall's Epic Theatres, Tuesday Morning, and BB&T.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting.



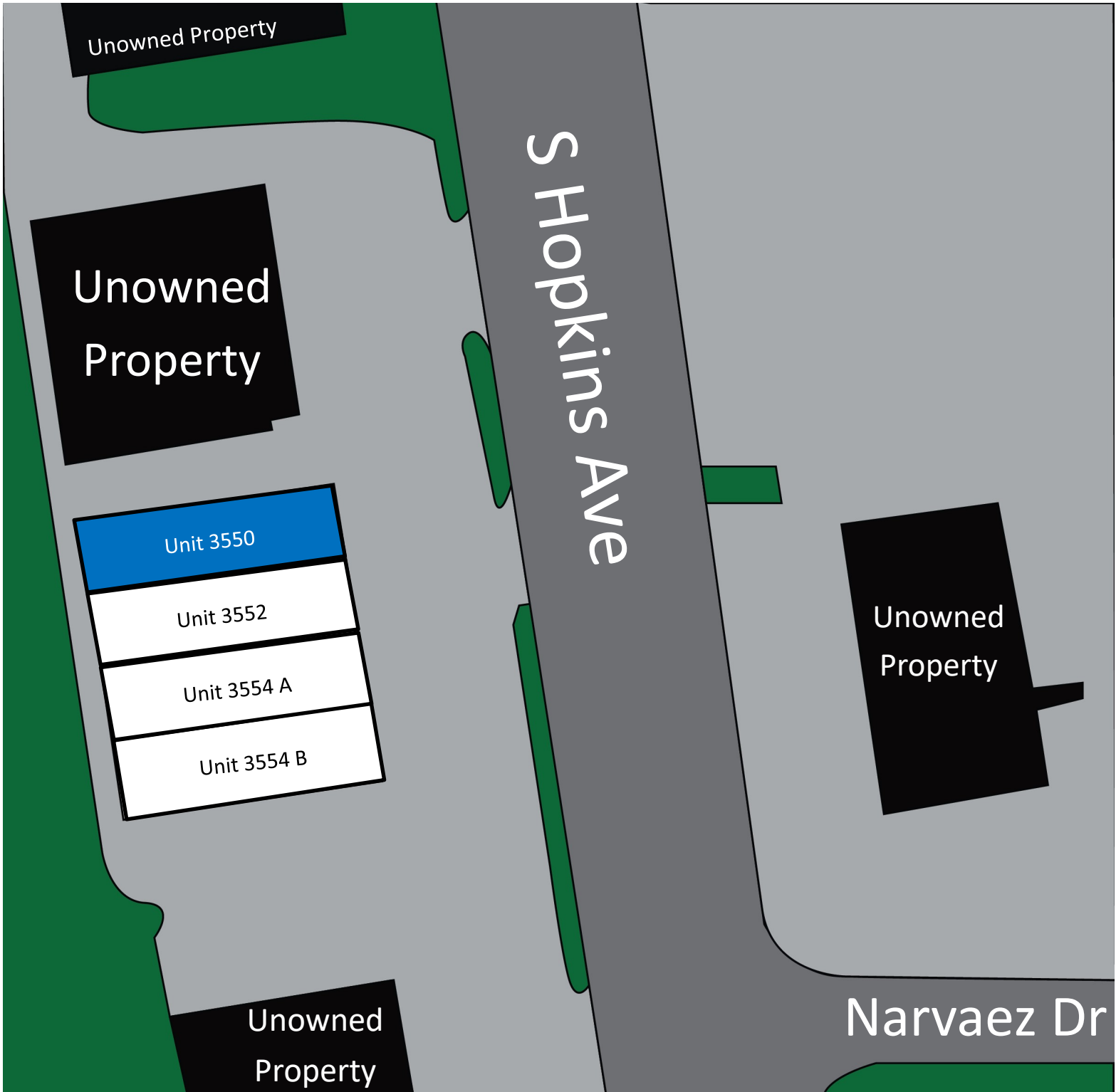
**CHARLES A. VON STEIN, INC.**  
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscree.com

**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# SITE PLAN

Site Plan

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscre.com](http://www.vscre.com)

**CONTACT INFO:**

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscre.com](mailto:leasing@vscre.com)

# UNITS FOR LEASE

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				USAGE
				WATER	ELECTRIC	TRASH	CABLE	
3550	1,215 SF	\$12.00 / YR	\$1,215.00	Yes	No	Yes	No	Recently Renovated Office/Retail Space



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
 Sales & Leasing Specialists since 1963*  
 626 Old Dixie Highway SW  
 Vero Beach, FL 32962  
[www.vscre.com](http://www.vscre.com)

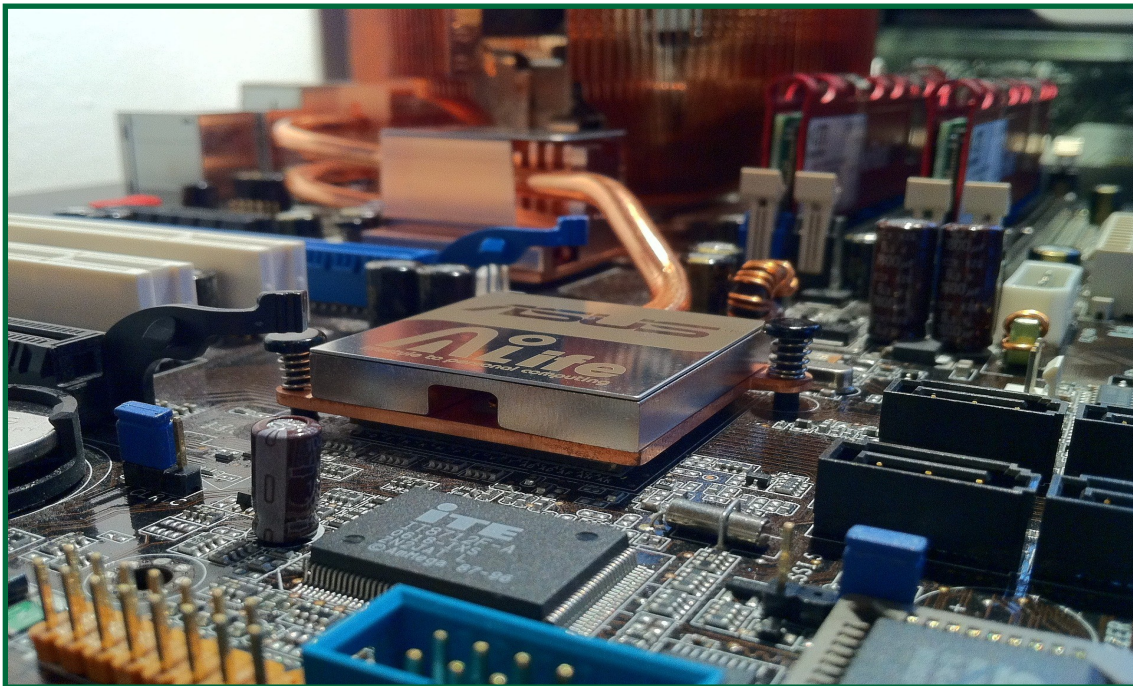
**CONTACT INFO:**  
 Brevard County: 321.725.1961  
 Indian River County: 772.778.4885  
 Fax: 772.778.4908  
 Leasing: [leasing@vscre.com](mailto:leasing@vscre.com)

## *Economy of Titusville*



Titusville commands a diversified and developed local economy. This is demonstrated by Titusville's encompassing range of industries and occupations available to the local population. Investors and tenants alike will benefit from occupying space in this flourishing

environment. The economy of Titusville itself is anchored by a diverse cluster of significant employers, insulating the region from instability.



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# EMPLOYMENT IN TITUSVILLE

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

## Major Employers in Titusville

- **Kennedy Space Center (NASA)** - Space exploration and services (Includes federal employees and contract positions)
- **Parrish Medical Center (PMC)** - Health services provider
- **Knight's Armament** - Weapons, firearms, and munitions manufacturer
- **Professional Aircraft Accessories** - Aviation components manufacturer
- **Boeing** - Aerospace (office)
- **Barn Light Electric** - Electrical fixtures manufacturer
- **Ecklers Industries** - Automotive parts and components
- **Blue Origin** - Rocket manufacturer
- **Astro-tech (Lockheed Martin)** - Aerospace components assembly
- **SpaceX** - Rocket manufacturer/launch operations
- **Paragon Plastics** - Thermos-formed plastic maker
- **Space Coast Regional Airport** - Helicopter training, weightless training, warbird museum and airport services



### CHARLES A. VON STEIN, INC.

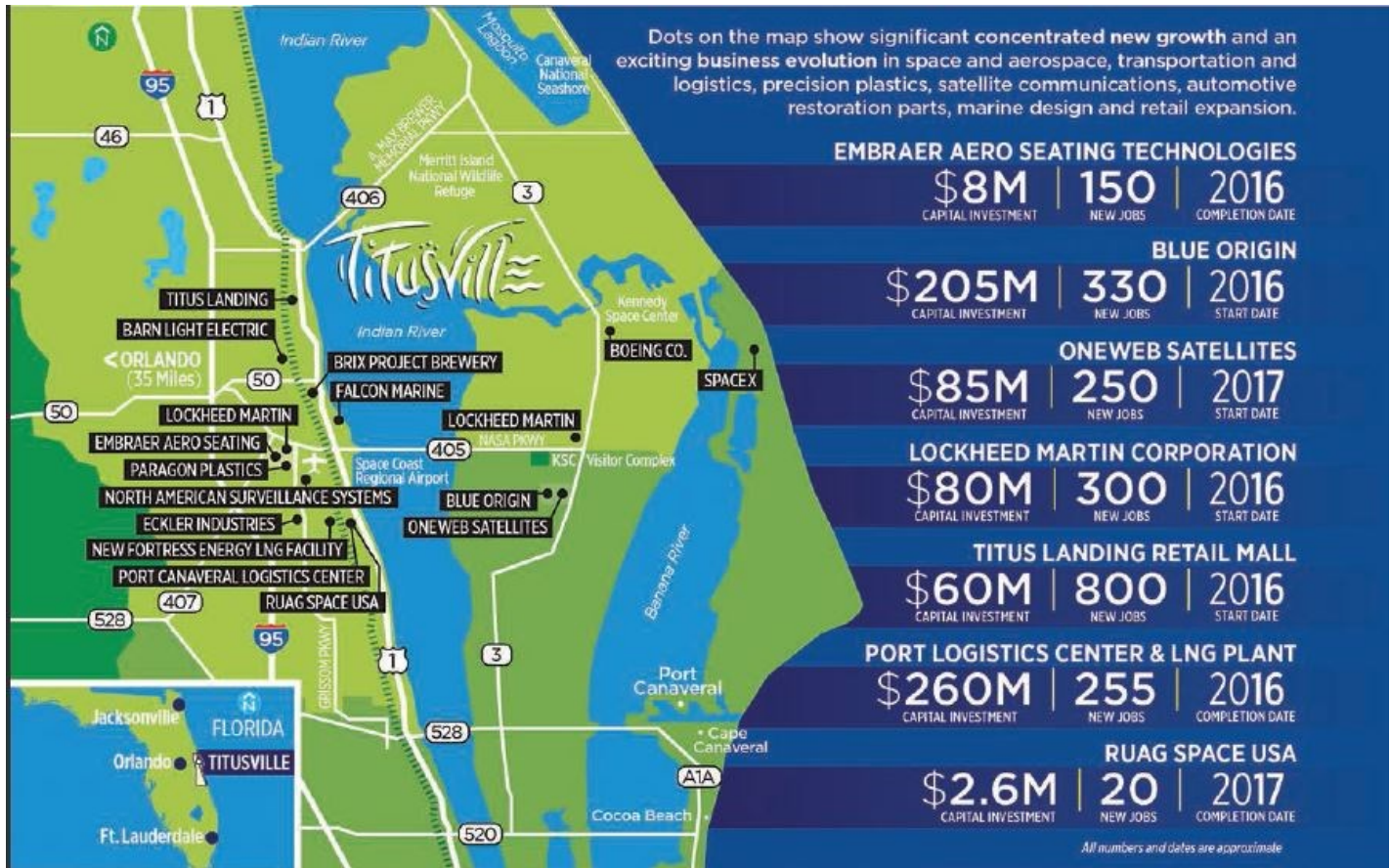
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

### CONTACT INFO:

Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscrc.com](mailto:leasing@vscrc.com)

# ECONOMIC GROWTH

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

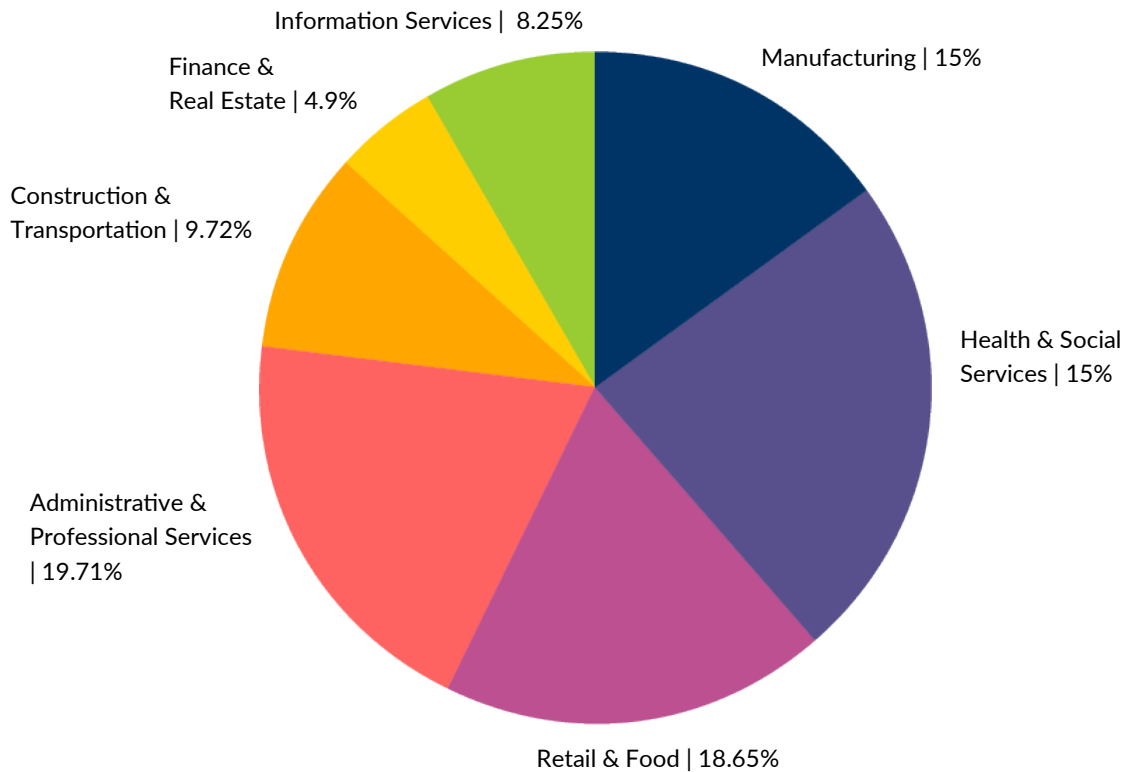


**CHARLES A. VON STEIN, INC.**  
 Commercial Property Management,  
 Sales & Leasing Specialists since 1963  
 626 Old Dixie Highway SW  
 Vero Beach, FL 32962  
 www.vscrc.com

**CONTACT INFO:**  
 Brevard County: 321.725.1961  
 Indian River County: 772.778.4885  
 Fax: 772.778.4908  
 Leasing: leasing@vscre.com

## Titusville, FL | Industry Analysis

Titusville hosts a diversified variety of well-developed industries. This flourishing economic ecosystem fosters a robust environment for business that continues to contribute to the ongoing growth in the area. The breakdown of information found on the pie chart below illustrates data from an industry analysis of Titusville, FL. This industry information is helpful in better understanding the ample opportunity built into this area's local economy.



**CHARLES A. VON STEIN, INC.**  
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscrc.com

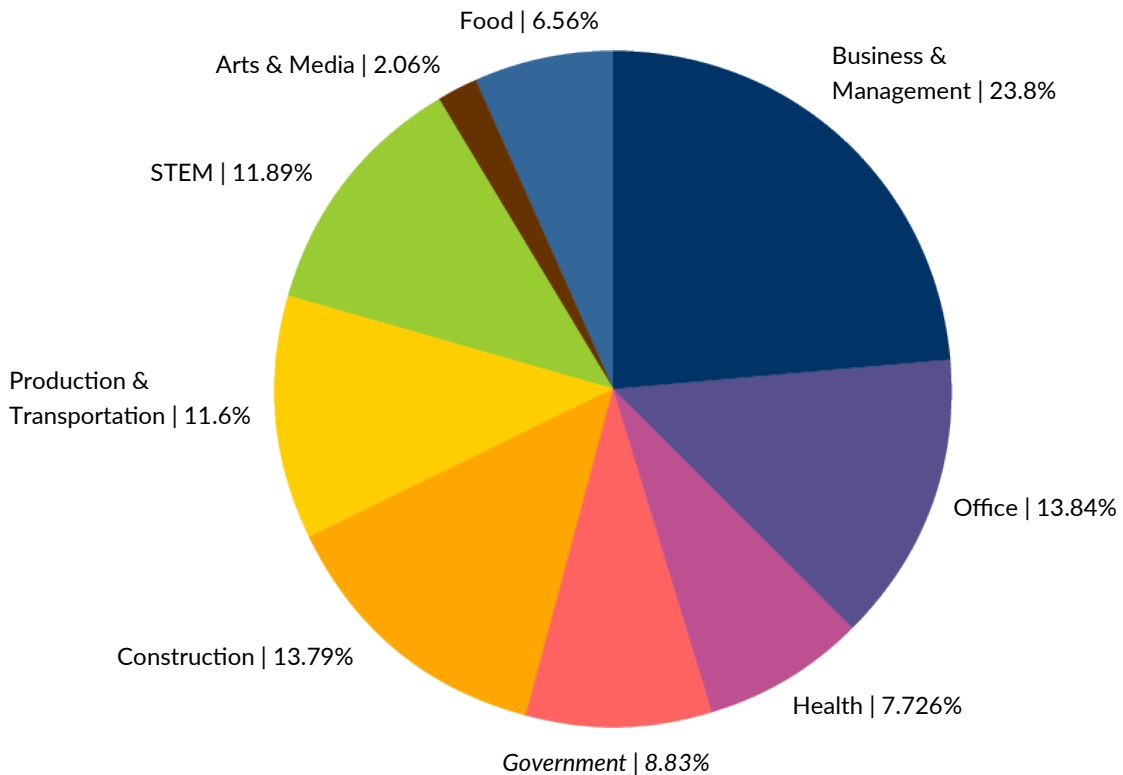
**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com

# OCCUPATIONS

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

## Titusville, FL | Occupations Analysis

Titusville also offers a large variety of occupations. This diversified economic ecosystem fosters a healthy job market that helps cultivate ongoing growth in the area. The compilation of information found on the pie chart below illustrates data from an occupation analysis of Titusville, FL. This employment information is an illuminating tool for better understanding the makeup of what Titusville has to offer both consumers and investors alike.



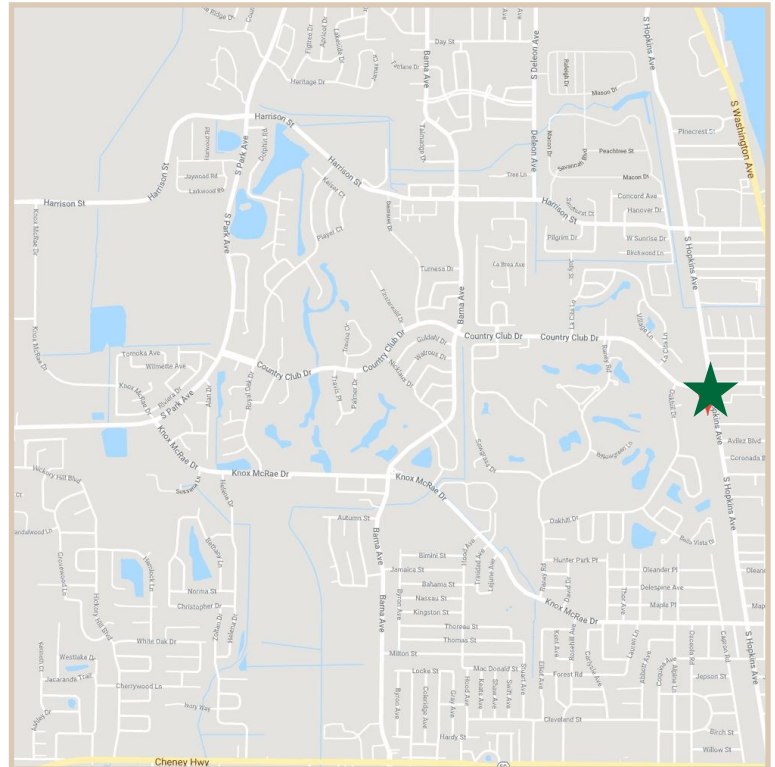
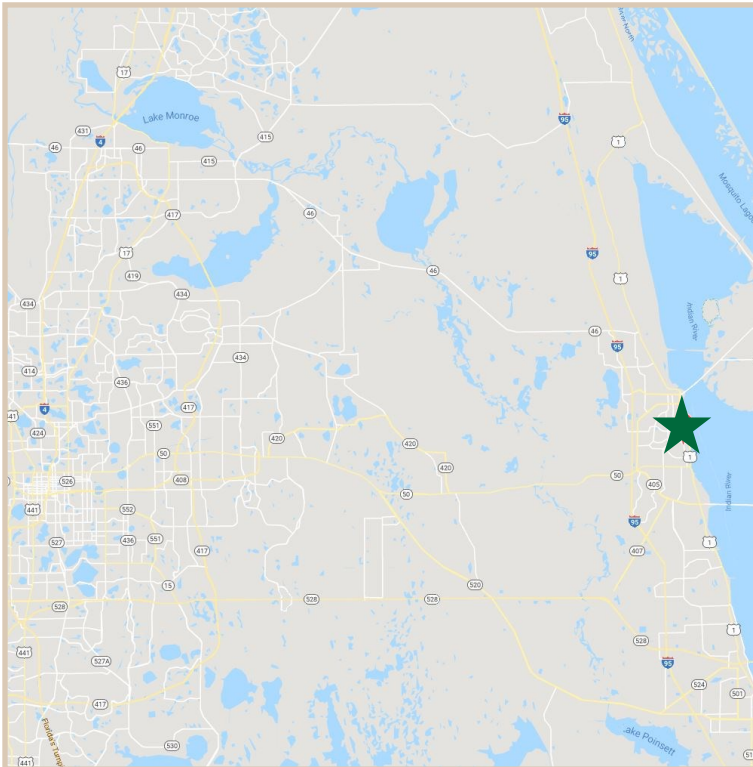
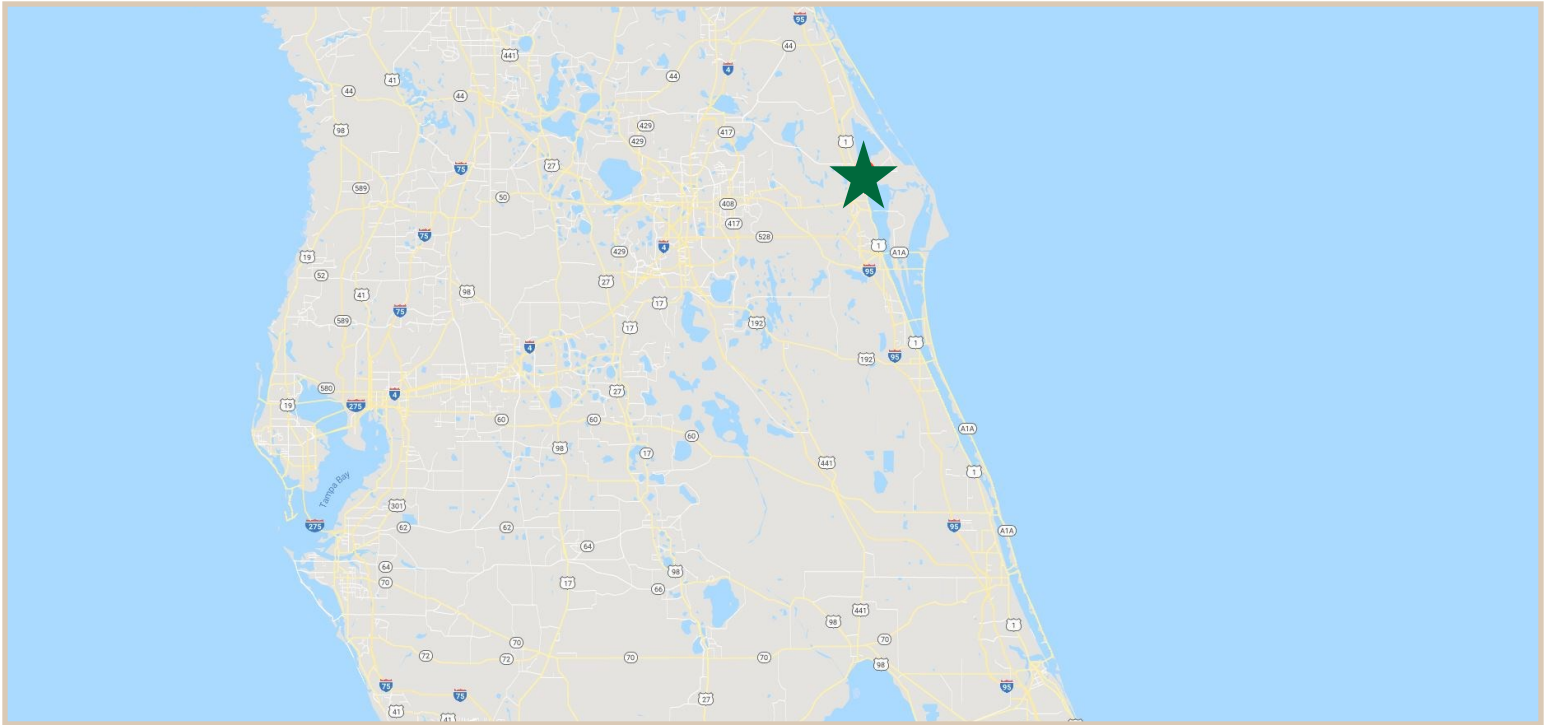
**CHARLES A. VON STEIN, INC.**  
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscre.com

**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: leasing@vscre.com



# LOCATION MAPS

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780



**CHARLES A. VON STEIN, INC.**  
*Commercial Property Management,  
Sales & Leasing Specialists since 1963*  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
[www.vscrc.com](http://www.vscrc.com)

## CONTACT INFO:

Brevard County:  
Indian River County:  
Fax:  
Leasing:

321.725.1961  
772.778.4885  
772.778.4908  
[leasing@vscrc.com](mailto:leasing@vscrc.com)

# ADDITIONAL PHOTOS

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780



**CHARLES A. VON STEIN, INC.**  
Commercial Property Management,  
Sales & Leasing Specialists since 1963  
626 Old Dixie Highway SW  
Vero Beach, FL 32962  
www.vscrc.com

**CONTACT INFO:**  
Brevard County: 321.725.1961  
Indian River County: 772.778.4885  
Fax: 772.778.4908  
Leasing: [leasing@vscre.com](mailto:leasing@vscre.com)

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASING OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.