

FOR LEASE

Plaza Royale

2625 Barna Avenue, Titusville, FL 32780

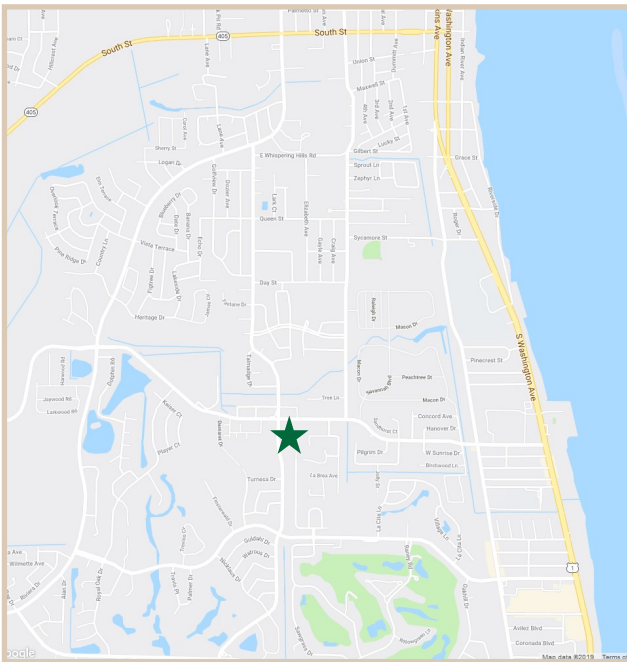
PROPERTY FACTS

Building Area:	12,244 Sq. Ft.
No. of Units:	11 Units
Unit Range:	750 - 1,502 Sq. Ft.
Year Built:	1985
Construction:	Concrete Block Stucco
Roof:	Asphalt Shingle Roof
Utilities:	City Water/Septic
Power:	FPL Electric
Zoning:	CC— Community Commercial Permitted uses include: Retail office, medical, fi- nancial institutions, and personal service.
Lease Type:	Gross



PROPERTY HIGHLIGHTS

Price	We have the best value for the price in this area.
Location	Located on major Titusville intersection surrounded by residential developments and single family homes.
Neighbors	Property is located adjacent to Walgreens and shares a corner with Dollar General, Winn Dixie and Bank of America.
Access	Full ingress/egress onto Barna Avenue and shared access to the adjacent Walgreens parking lot.
Signage	Signage for each tenant on Barna Avenue and building façade.



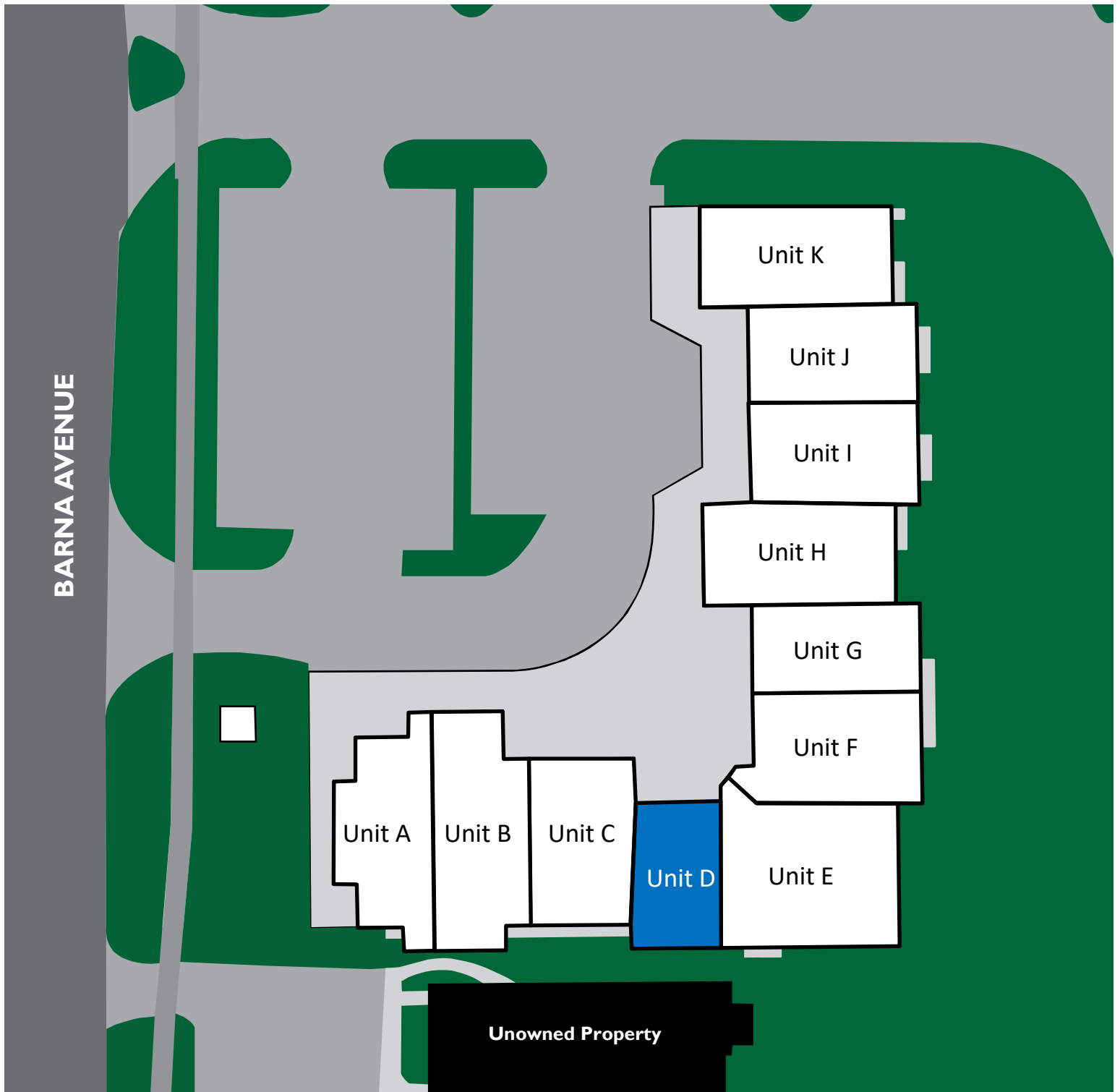
CHARLES A. VON STEIN, INC.
*Commercial Property Management,
Sales & Leasing Specialists since 1963*
626 Old Dixie Highway SW
Vero Beach, FL 32962
www.vscree.com

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

SITE PLAN

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UNITS AVAILABLE

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Unit	Size	Rate	Monthly Rate	Utilities Included				USAGE
				Water	Electric	Trash	Cable	
D	1,200	\$16.00 SF/ YR	\$1,600.00	Yes	No	Yes	No	Office and Retail Space



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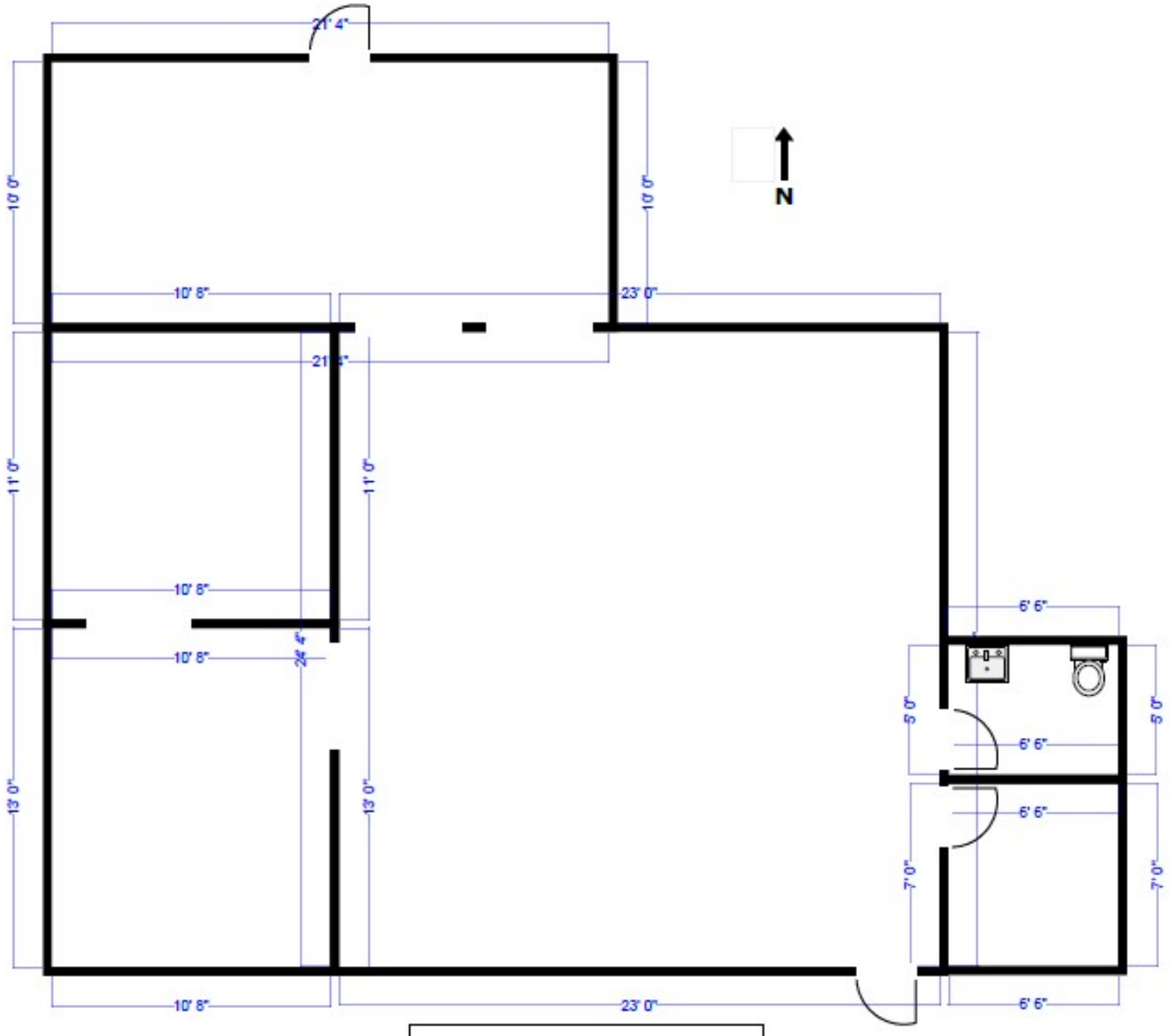
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UNITS COMING AVAILABLE

Suite D

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1,200 SF



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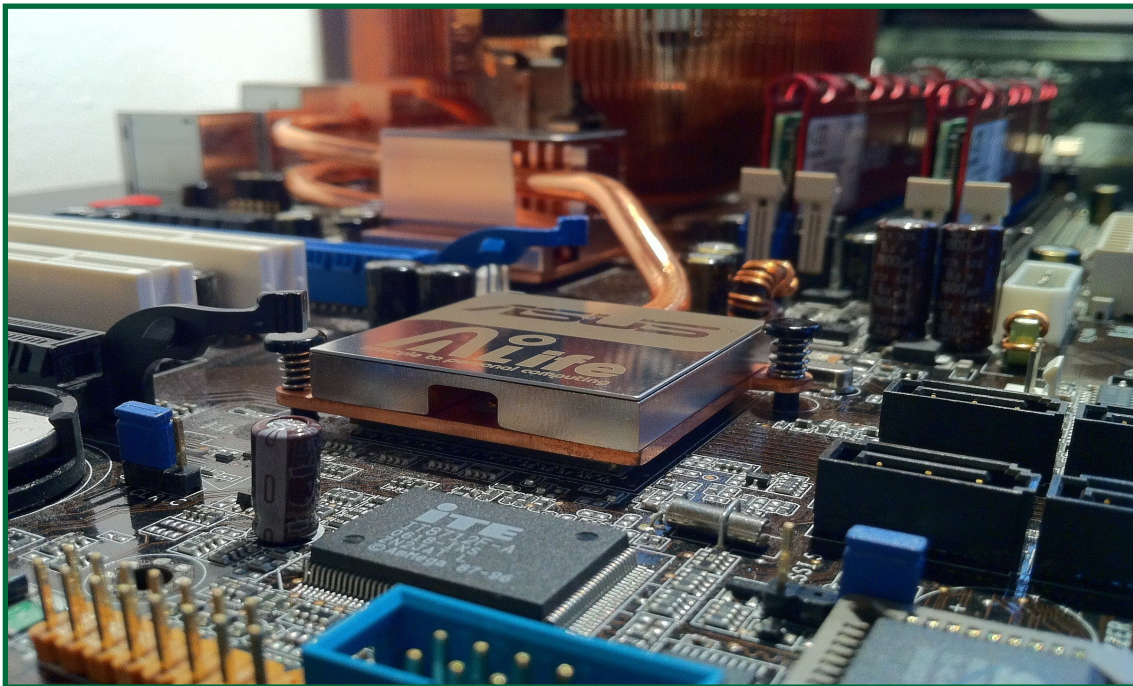
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Economy of Titusville



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.



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EMPLOYMENT IN TITUSVILLE

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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



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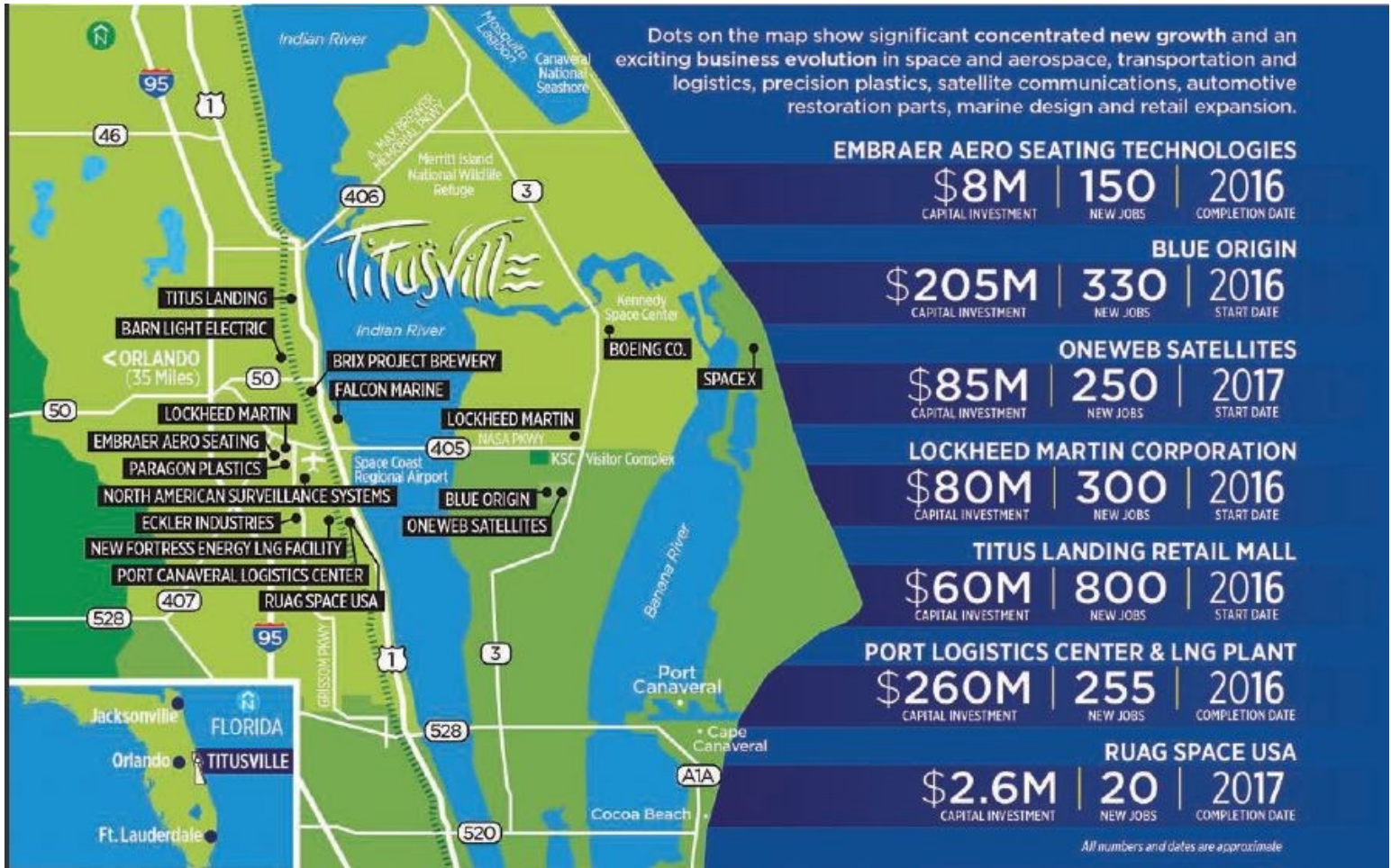
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ECONOMIC GROWTH

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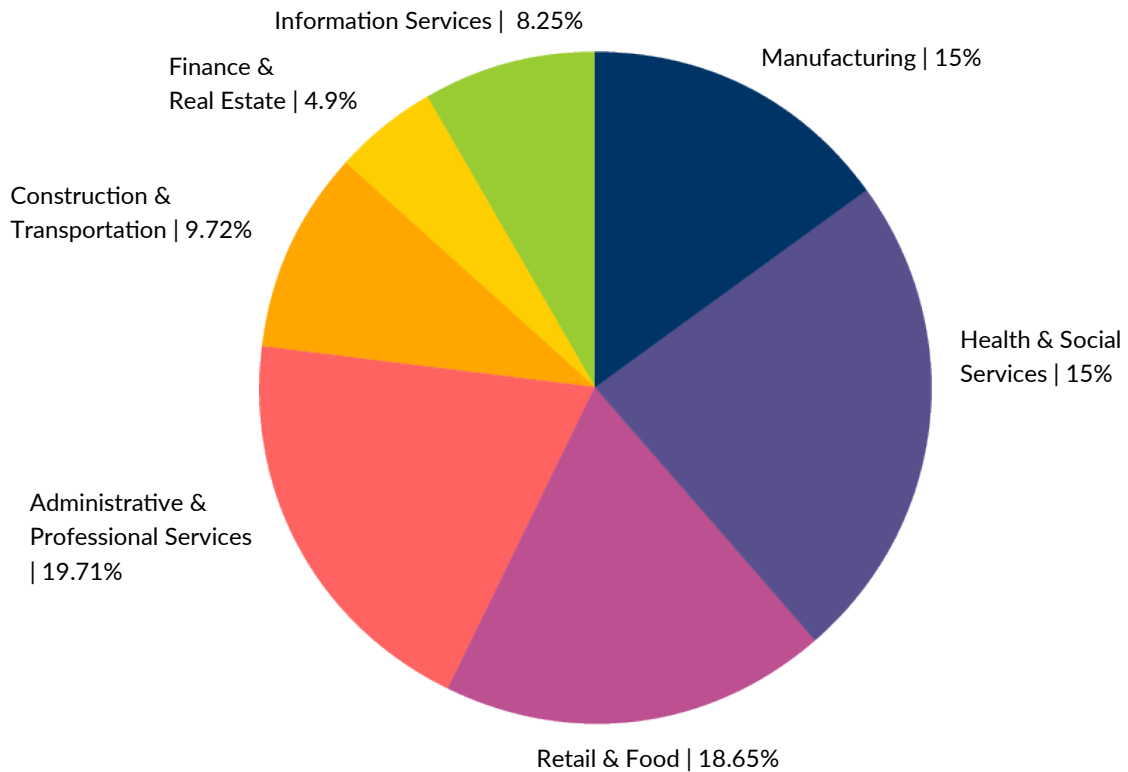
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Titusville, FL | Industry Analysis

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.

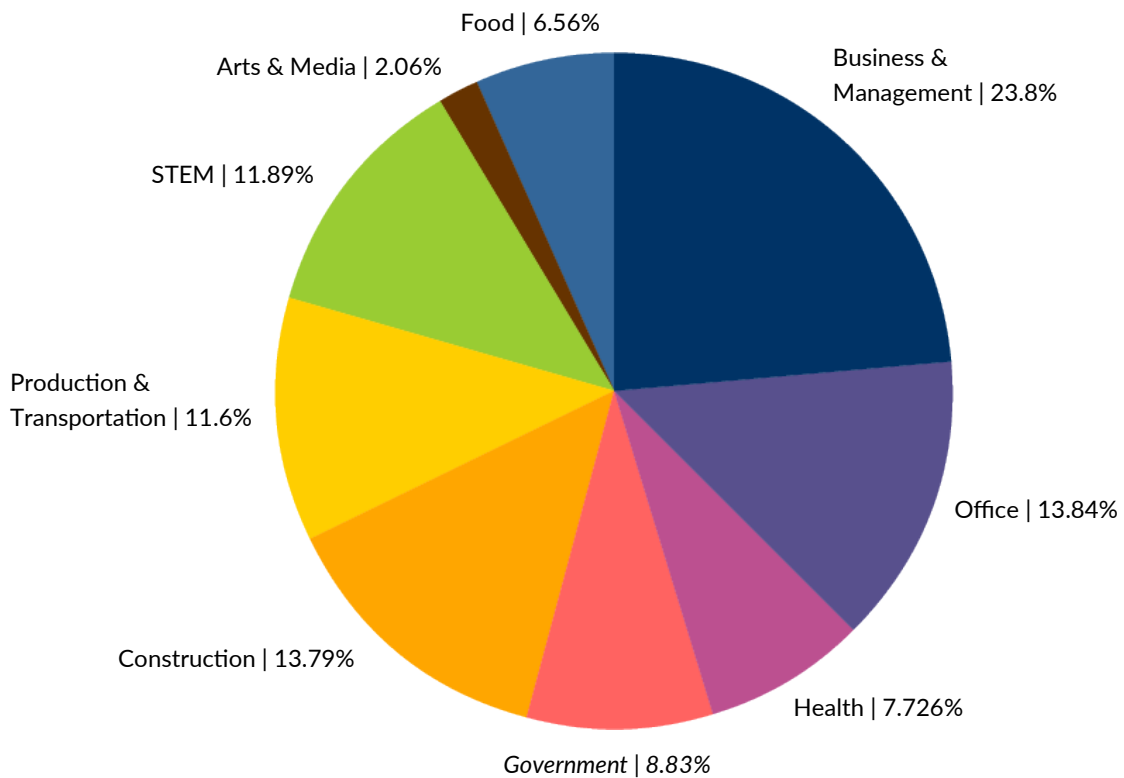


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Titusville, FL | Occupations Analysis

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.



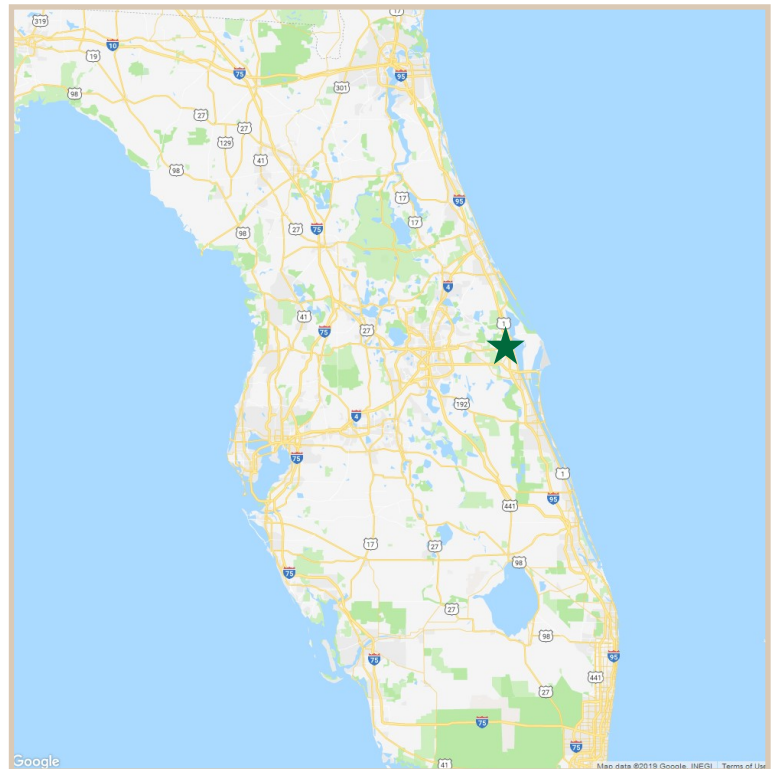
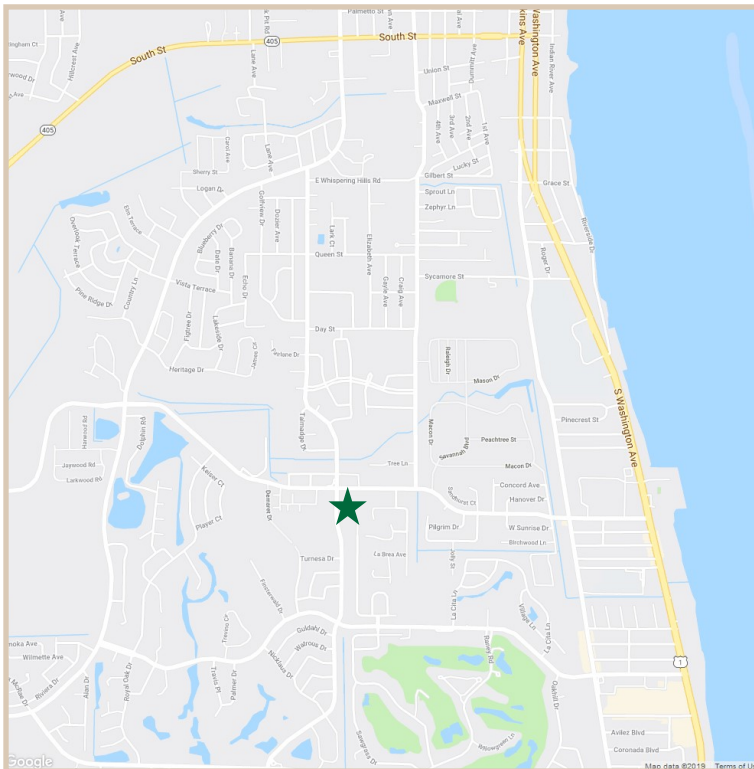
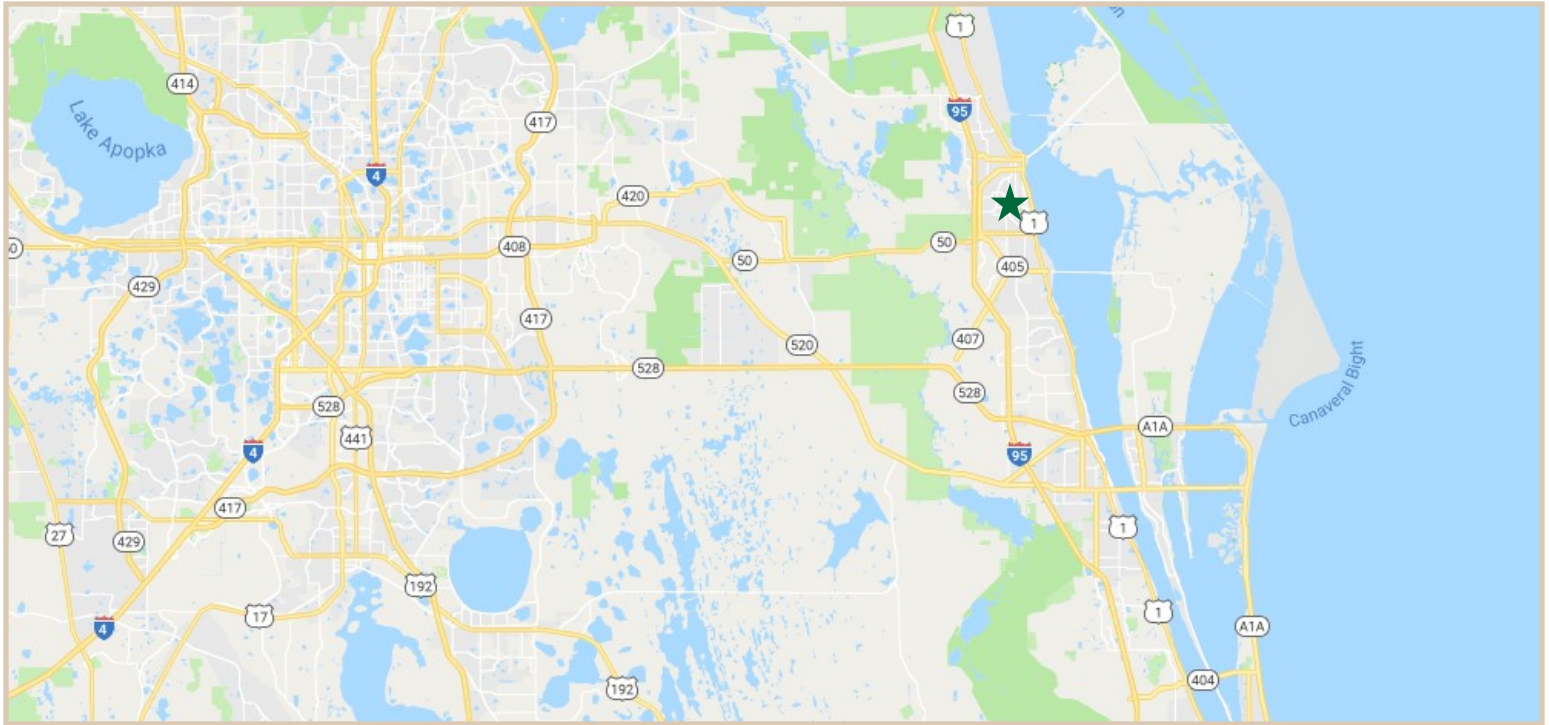
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LOCATION MAPS

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ADDITIONAL PHOTOS

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