



# Offering Memorandum

2225 S WASHINGTON AVE  
TITUSVILLE, FL 32780

**PRESENTED BY**  
Jeff & Jama Porter



# Property Summary



## **ICONIC WATERFRONT ASSET WITH DIRECT NASA & SPACEX LAUNCH VIEWS**

Unobstructed panoramic views across the Indian River toward Kennedy Space Center, Cape Canaveral, NASA's Vehicle Assembly Building, and active SpaceX launch operations create one of the Space Coast's most unique and irreplaceable waterfront experiences.

## **FLEXIBLE SHORELINE MIXED USE (SMU) ZONING + MULTI-TENANT CONFIGURATION**

Rare zoning flexibility combined with three separately metered, fire-separated suites supports residential, office, hospitality, retail, live-work, short-term rental, and mixed-use redevelopment opportunities

## **PRIME US-1 FRONTAGE IN THE RAPIDLY EXPANDING SPACE COAST GROWTH CORRIDOR**

Strategically positioned along South Washington Avenue with immediate access to Downtown Titusville, SR-50, I-95, Kennedy Space Center, and major aerospace employers including SpaceX, Blue Origin, Boeing, and Lockheed Martin.

# Property Overview

- **Brevard County**
- **List Price: \$1,200,000**
- **Property Type: Mixed-Use Waterfront**
- **Building Size: 3,451 SF Total**
- **Residential SF: 2,200 SF**
- **Commercial SF: 1,327 SF**
- **Lot Size: 1.18 Acres**
- **Year Built/Reno: 1965/Reimagined 2020**
- **Zoning: Shoreline Mixed Use (SMU)**
- **Traffic Count: 25,000 Vehicles/Day (US1)**
- **City Water & Sewer**
- **3 Units In Total**
- **3 Separate Meters**
- **Current Use: Office Space & Residential**
- **Unit 1 - Commercial Office Space**
- **Unit 2 - Studio Space 1 Bed | 1 Bath**
- **Unit 3 - 2 Bed | 2 Bath Residence**
- **RV Parking w/ Hookups**
- **12 Parking Spaces**
- **Newer Seawall**
- **83 FT Shoreline**
- **500 FT Riparian Rights**

# Suite Breakdown

*The Mullet Property ...*

*Business In The Front and Residential In The Back*



## SUITE A

Suite A features **1327 SF** of medical office space, currently occupied by a prosthetics/orthotics clinic. Lease ends 1/2027, use as passive income or vacate with notice. It has an estimated rental income of **\$2800 - \$3000** per month,

## SUITE B

Suite B offers **700 SF** of flexible commercial studio space, available for lease. One Bedroom | one bathroom with office space. It has an estimated rental income of **\$1000 to \$1200** per month, ideal for various uses. OR use It as additional sq footage for the residential space.

## RESIDENTIAL UNIT

The luxurious **2-bedroom, 2-bathroom** apartment spans **2200 SF**, fully renovated in 2020. It achieves an estimated rental income of **\$3,000 to \$3,500** per month, providing beautiful waterfront living. RV Parking and hookup as well.

# Renovations and Improvements

## SUITE A UPGRADES

Renovations include new LVP flooring, baseboards, lighting, electrical panel, and fresh paint, enhancing the professional environment for the current orthotics clinic and improving tenant appeal.

## RESIDENTIAL UPGRADES

The 2-bedroom apartment underwent a total renovation, with new entry doors, impact windows, quartz countertops, and a fire sprinkler system, providing a luxurious living experience.

## SUITE B ENHANCEMENTS

This suite features new LVP flooring and paint, remodeled bathroom, laundry room, and impact windows, ensuring a modern, efficient, and comfortable space for future tenants.

## BUILDING IMPROVEMENTS

The entire property received significant upgrades, including a new roof, extensive exterior paint, and reinforced seawall, ensuring durability while enhancing the overall aesthetic appeal of the building.

# Residential Interior



## EXPANSIVE LIVING ROOM

Bright and airy space with views.



## CHEF'S KITCHEN

Stylish kitchen perfect for entertaining.



## DESIGNER BATHROOM

Modern finishes and stylish features abound.



## COASTAL GUEST BEDROOM

Serene and inviting coastal retreat.



## LUXURIOUS PRIMARY SUITE

Comfort and elegance in every detail.



## PRIVATE WATERFRONT VIEWS

Enjoy your own waterfront paradise

# Photo Gallery: Commercial Suite A



**COMMERCIAL ENTRANCE**



**SUITE A INTERIOR**



**SUITE A OFFICE SPACE**



**SUITE A BATHROOM**



**TREATMENT ROOM**



**MULTIPLE OFFICE SPACES**

# Photo Gallery: Waterfront Views



**NEWER SEAWALL**



**PRIVATE HOT TUB CONVEYS**



**500' RIPARIAN RIGHTS**



**83' INDIAN RIVER FRONTAGE**



**PRIVATE BACKYARD TERRACE**



**RV PARKING**

# The View: Rocket Launches



## FRONT ROW SEATS

This property offers **unmatched views** of rocket launches, allowing residents to witness history unfold from their own backyard, enhancing the unique allure of waterfront living.

## DIRECT SIGHTLINES

With direct sightlines to NASA's Vehicle Assembly Building, every launch becomes an **inspiring event**, showcasing the excitement of space exploration right from the Indian River waterfront.

# Space Coast Market Insights

## POPULATION GROWTH

Brevard County is experiencing rapid **population growth**, currently at approximately 650,000 residents, attracting new businesses and investment opportunities in the region with a focus on aerospace and defense.

## JOB OPPORTUNITIES

With over 30,000 jobs in **aerospace and defense**, major employers like NASA and SpaceX are driving economic growth, contributing to a robust job market and increased demand for commercial real estate.

## REAL ESTATE DEMAND

The demand for **waterfront mixed-use properties** is accelerating, particularly those with direct NASA views as Titusville undergoes redevelopment, creating limited opportunities for investors in the growing Space Coast area.

# Financing Options

## CONVENTIONAL LENDER

A loan of \$840,000 at a 70% LTV with a 7.25% interest rate results in approximately \$5,733 monthly payments over 30 years, providing manageable financing.

## SELLER FINANCING

A seller-financed option of \$700,000 requires a \$500,000 down payment at a 7.00% fixed rate, offering flexible terms up to 10 years and approximately \$8,133 monthly.

## SBA 504

The \$900,000 loan at a 75% LTV with a 6.75% interest rate yields around \$6,203 per month for 25 years, ideal for small business financing.

## CREDIT UNION

With an \$840,000 loan at a 70% LTV and 7.00% interest rate, expect about \$5,593 monthly over 30 years, providing a competitive alternative for financing.

Conclusion

***"Waterfront...  
Commercial...  
Irreplaceable...  
There is no other  
property like this on  
the Space Coast."***

**-JEFF & JAMA**



# Contact Us



**JEFF & JAMA PORTER**

[www.J2PorterTeam.com](http://www.J2PorterTeam.com)



**OFFICE PHONE**

321.213.2263 | 321.960.2164



**EMAIL**

[Team@J2PorterTeam.com](mailto:Team@J2PorterTeam.com)



**DENOVO REALTY**

1500 Highland Ave  
Melbourne, FL 32935

