

2700

S WASHINGTON AVE

TITUSVILLE, FLORIDA 32780



Former Bank For Sale
3,011 Square Feet



**CUSHMAN &
WAKEFIELD**

// PROPERTY FEATURES



BUILDING SIZE
3,011 SF



SITE SIZE
0.95 ACRES



PARKING
19 SPACES (Add'l parking
in adjacent lot)



DRIVE-THROUGH LANES
2



ACCESS
FULL ACCESS



ZONING
CC



TRAFFIC COUNT
25,000 AADT



YEAR BUILT
1981



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// PROPERTY OVERVIEW

- 2700 S Washington Ave is a freestanding former bank site. This includes a two-lane drive through with full access.
- Located directly on S Washington Ave which is a major North-South thoroughfare. Washington Ave gives major access to the broader market of Titusville.
- This site is located on a hard corner in front of a lighted intersection. This is conducive to positive traffic stacking, extra exposure to consumers and ease of access.
- This site is located directly adjacent to Titus Landing which is a major driver for the market. Anchor tenants include Hobby Lobby, Epic Theatres, Bealls, and Sportsmans Wholesale.

// GALLERY



AERIAL VIEW



SOUTHEAST VIEW



SITE VIEW



NORTHEAST VIEW

AREA RETAIL MAP



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// AREA DEMOGRAPHICS

POPULATION



1 MI	6,184
3 MI	38,447
5 MI	53,962

HOUSEHOLDS

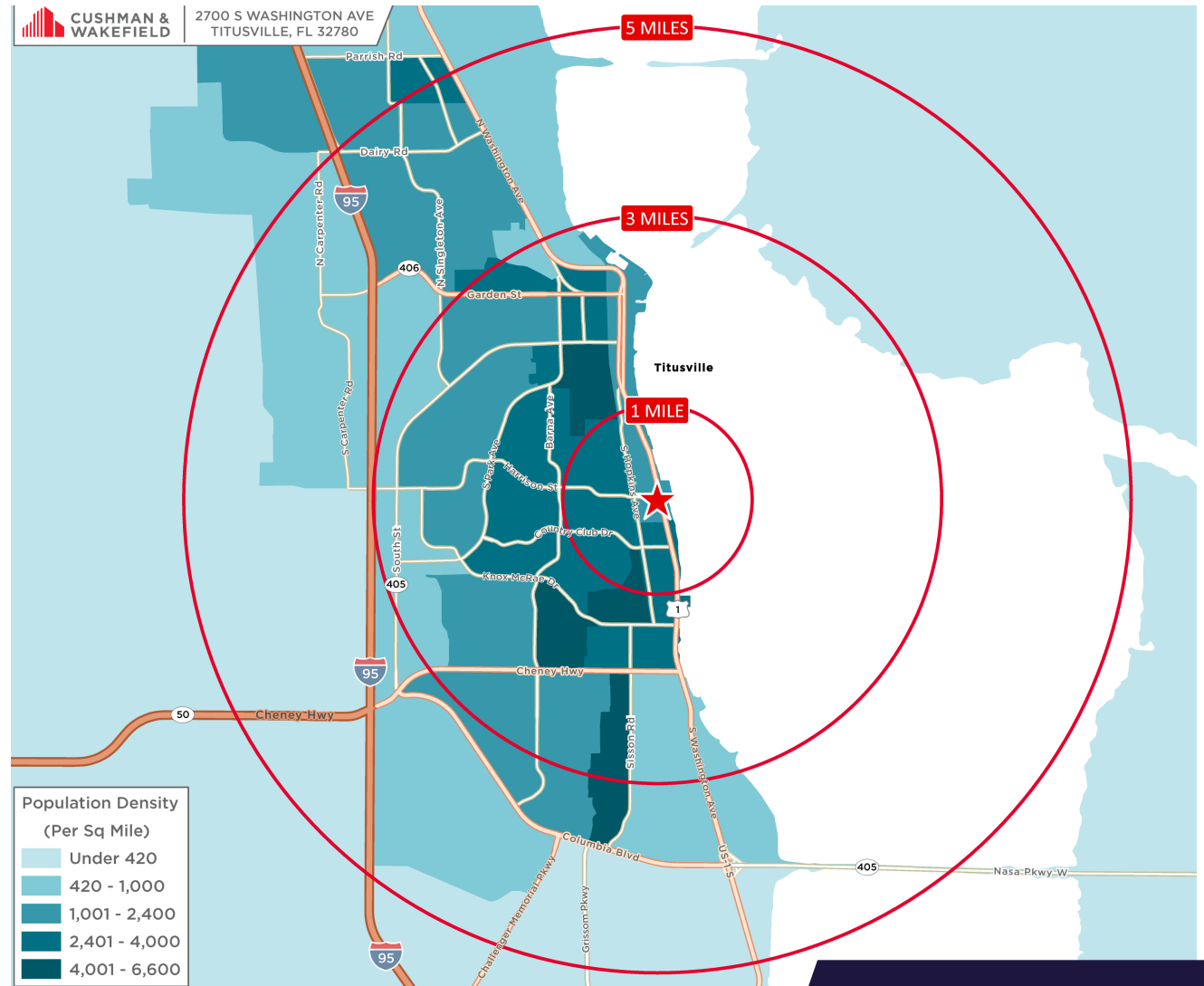


1 MI	2,998
3 MI	17,178
5 MI	23,625

AVERAGE HOUSEHOLD INCOME



1 MI	\$94,363
3 MI	\$90,654
5 MI	\$92,611



5-MILE RADIUS

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