

410 S HOPKINS AVE # 101

TITUSVILLE, FL 32796



RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

410 S Hopkins Ave, Units 100+101, Titusville, FL 32796

2,781 SF of retail space available for lease at \$22.00/SF/YR plus CAM (NNN). Available as a single unit (100+101) with flexibility to lease the entire building. Open floor plan across two levels, offering flexible configuration for a range of retail or service uses. Prior tenant has vacated; space is being brought fully turnkey with all systems serviced.

Lease structure: NNN. Base rent \$22.00/SF/YR; tenant responsible for its pro rata share of CAM in addition to base.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Number of Units:	1
Available SF:	2,781 SF
Lot Size:	13,242 SF
Building Size:	4,130 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	70	429	1,928
Total Population	143	855	4,152
Average HH Income	\$67,713	\$52,927	\$55,441

Owner
CASSANDRA HARTFORD
321.300.4773
cassandra@reachcommercialre.com

REACH Commercial Real Estate
reachcommercialre.com

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LOCATION DESCRIPTION

410 S Hopkins Ave is located in downtown Titusville, one block west of the Indian River and near the Titusville Playhouse and the Titusville Area Chamber of Commerce. The property is two blocks from US-1 (Washington Ave), which connects to SR-405 leading east to Kennedy Space Center, approximately 14 miles (22 minutes) away. I-95 is accessible within approximately 10 minutes via SR-407 (Exit 212) or SR-50 (Exit 215).

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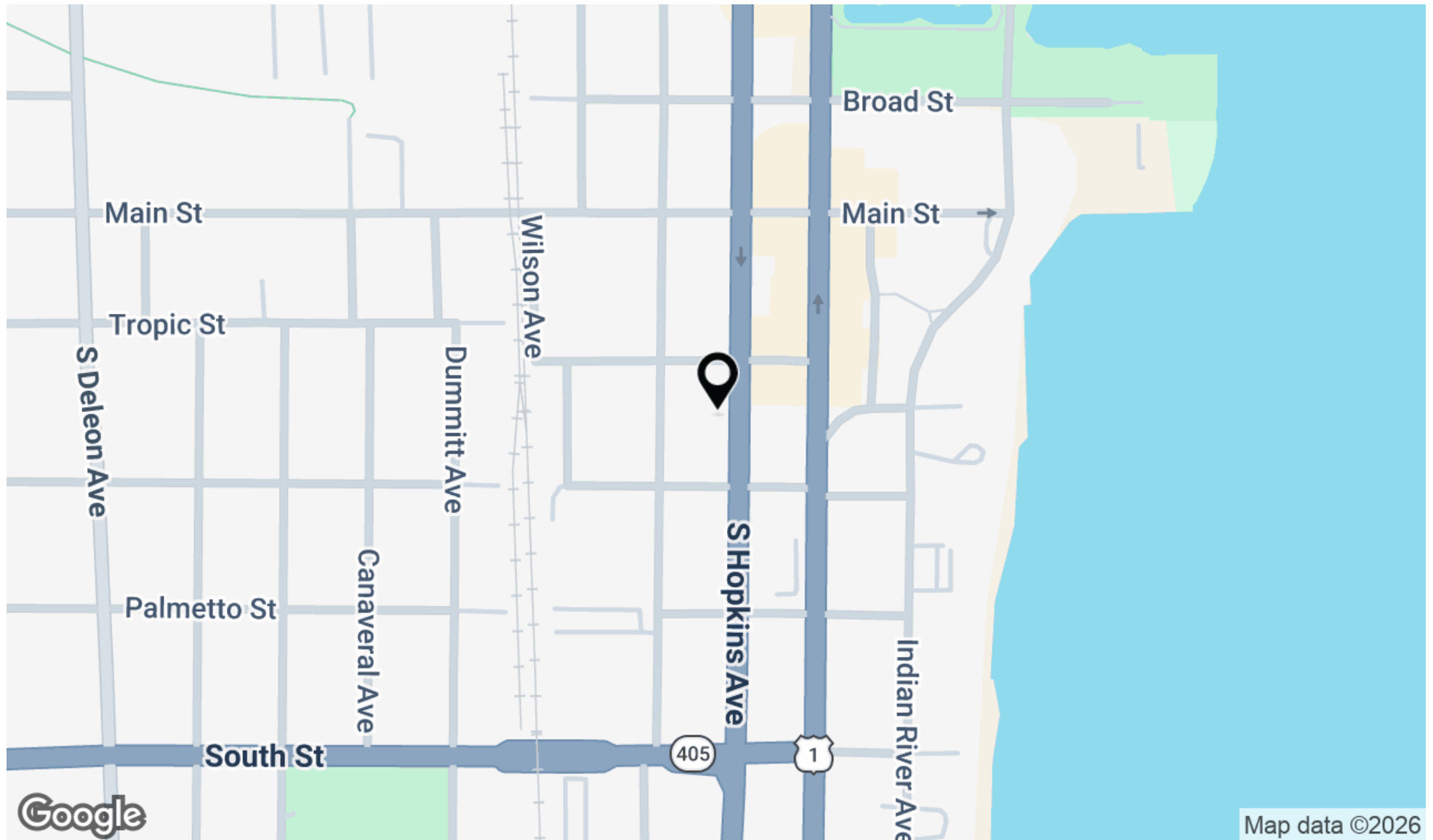
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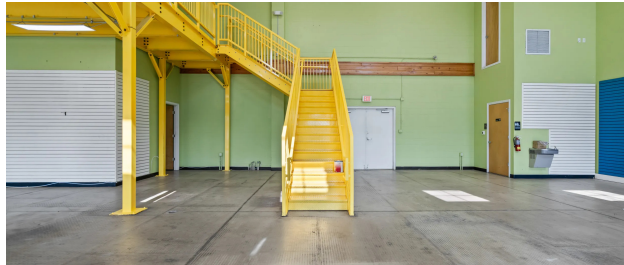
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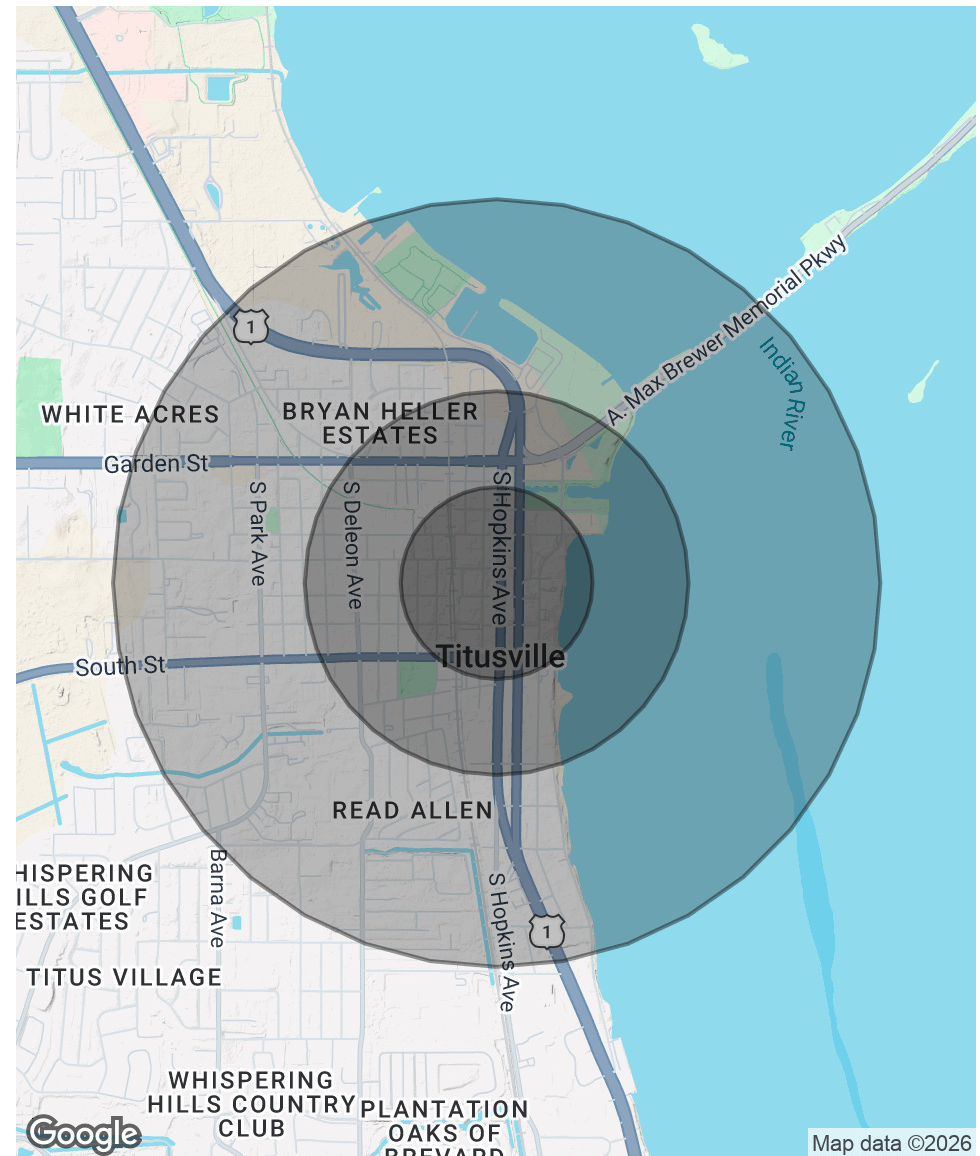
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	143	855	4,152
Average Age	57.5	47.3	43.0
Average Age (Male)	60.9	49.5	43.5
Average Age (Female)	55.6	47.4	44.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	70	429	1,928
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$67,713	\$52,927	\$55,441
Average House Value	\$377,622	\$319,696	\$273,013

2023 American Community Survey (ACS)



Owner

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