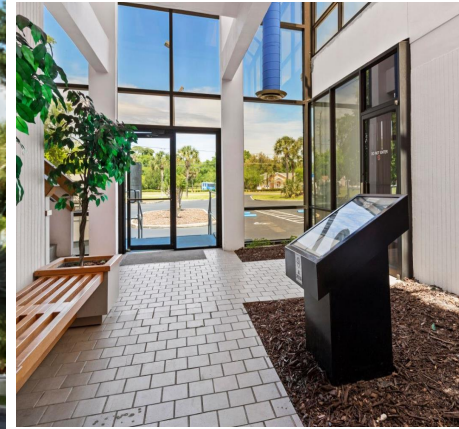


# Titusville Medical Plaza



MOVE-IN READY MEDICAL OFFICES



500 N Washington Ave  
Titusville, FL 32796



# HIGHLIGHTS

- Building Size: 25,243 SF
- 889 SF - 1,049 SF Available
- Built-out, move-in ready, medical office suites in a strategically located building
- Less than a mile from Parrish Medical Center and its 1,200 employees
- Less than a mile from Eastern Florida State College campus which has a student/faculty population of 1,711 and its 1,200 employees
- Adjacent to the Space Coast Cancer Center
- Ample Parking: 5.28/1,000 SF



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
108	Available	First	889	\$15.50	MG	Waiting room/ reception with five private office and one bathroom.
207	Available	Second	996	\$15.50	MG	Waiting room/ reception with three exam rooms, a kitchenette and two bathrooms.
208	Available	Second	1049	\$15.50	MG	Waiting room/ reception area with three exam rooms, a kitchenette and two restrooms with storage.



## POPULATION

1 MILE	3 MILE	5 MILE
5,076	31,103	52,588



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$51,567	\$57,574	\$61,940



## NUMBER OF HOUSEHOLDS

1 MILE	3 MILE	5 MILE
2,204	13,222	22,500

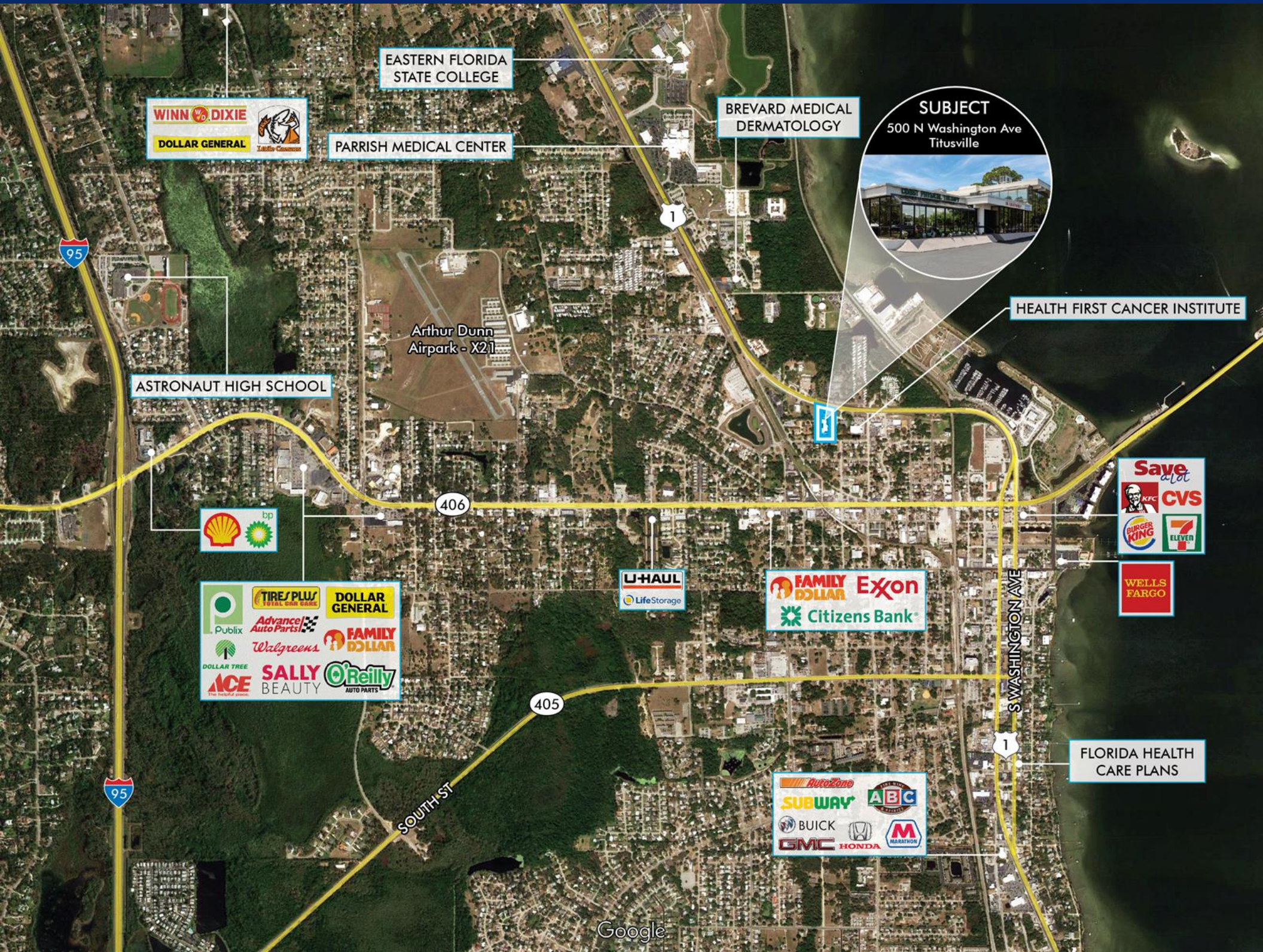
**PROPERTY FEATURES**

CURRENT OCCUPANCY	88.40 %
BUILDING SF	25,238
GLA (SF)	25,238
LAND SF	95,832
YEAR BUILT	1966
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	132
PARKING RATIO	5.28/1000

**MECHANICAL**

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes





EASTERN FLORIDA STATE COLLEGE

BREVARD MEDICAL DERMATOLOGY

PARRISH MEDICAL CENTER



SUBJECT  
500 N Washington Ave  
Titusville

WINN-DIXIE  
DOLLAR GENERAL

Arthur Dunn Airpark - X21

HEALTH FIRST CANCER INSTITUTE

ASTRONAUT HIGH SCHOOL

406

Save a lot  
KFC  
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ACE BEAUTY  
SALLY BEAUTY  
O'Reilly AUTO PARTS  
DOLLAR GENERAL  
FAMILY DOLLAR

U-HAUL  
LifeStorage

FAMILY DOLLAR  
Exxon  
Citizens Bank

WELLS FARGO

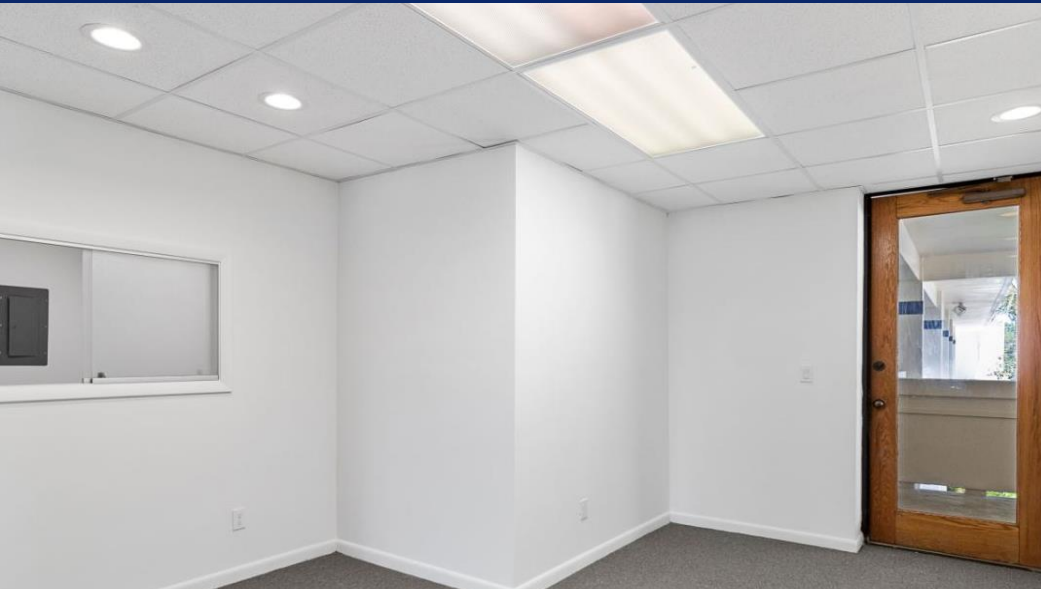
405

SOUTH ST

S WASHINGTON AVE

FLORIDA HEALTH CARE PLANS

AutoZone  
SUBWAY  
ABC  
BUICK  
GMC HONDA  
MARRATIUM



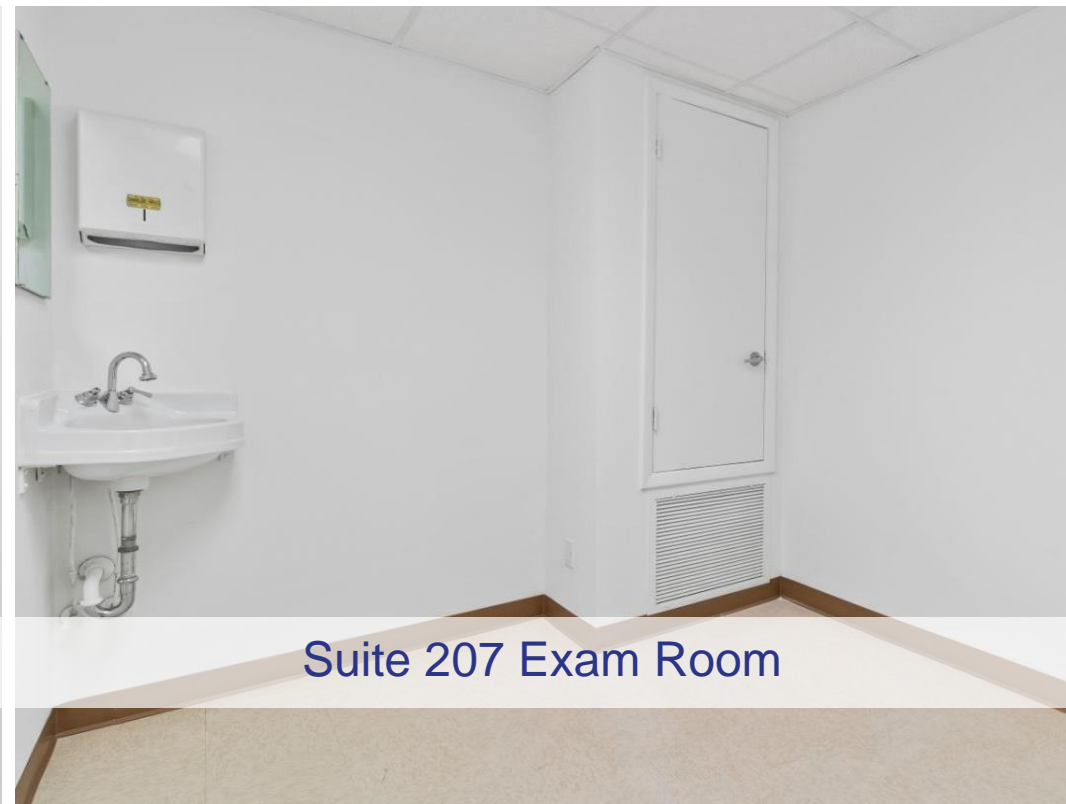
Suite 207 Reception Area



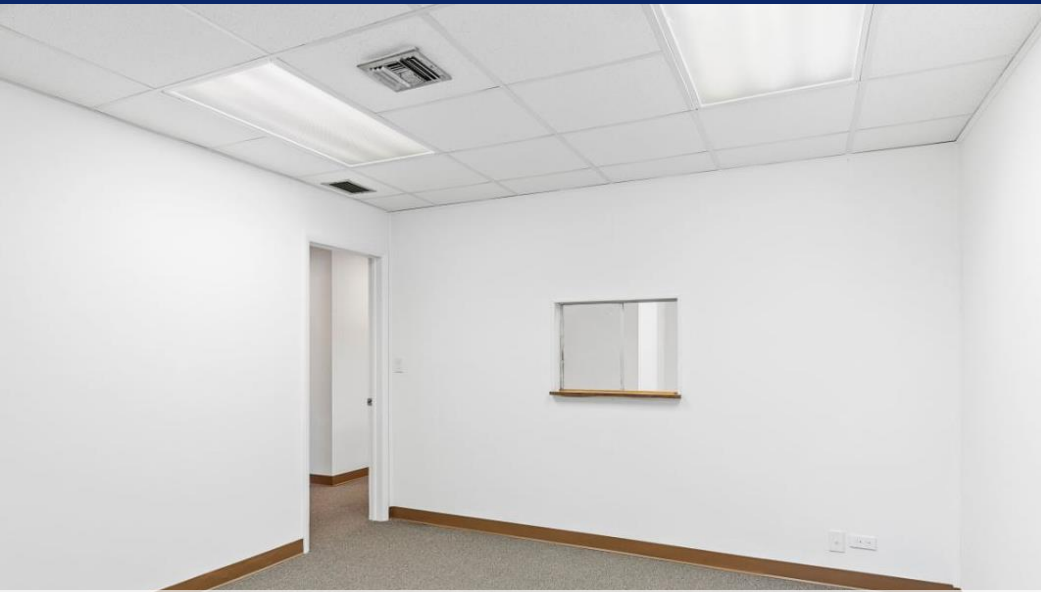
Suite 207



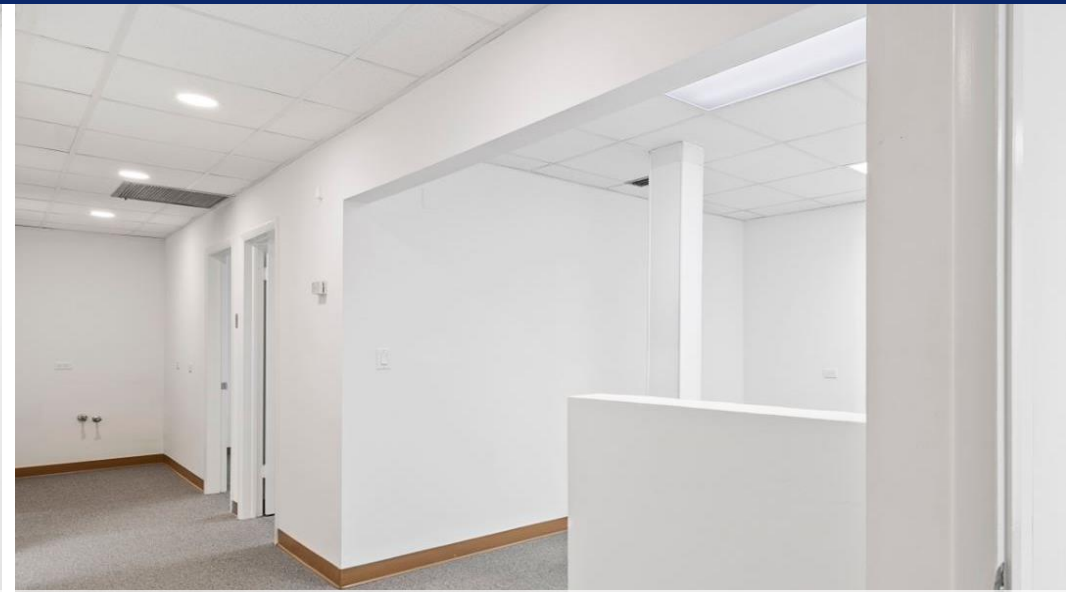
Suite 207 Kitchenette



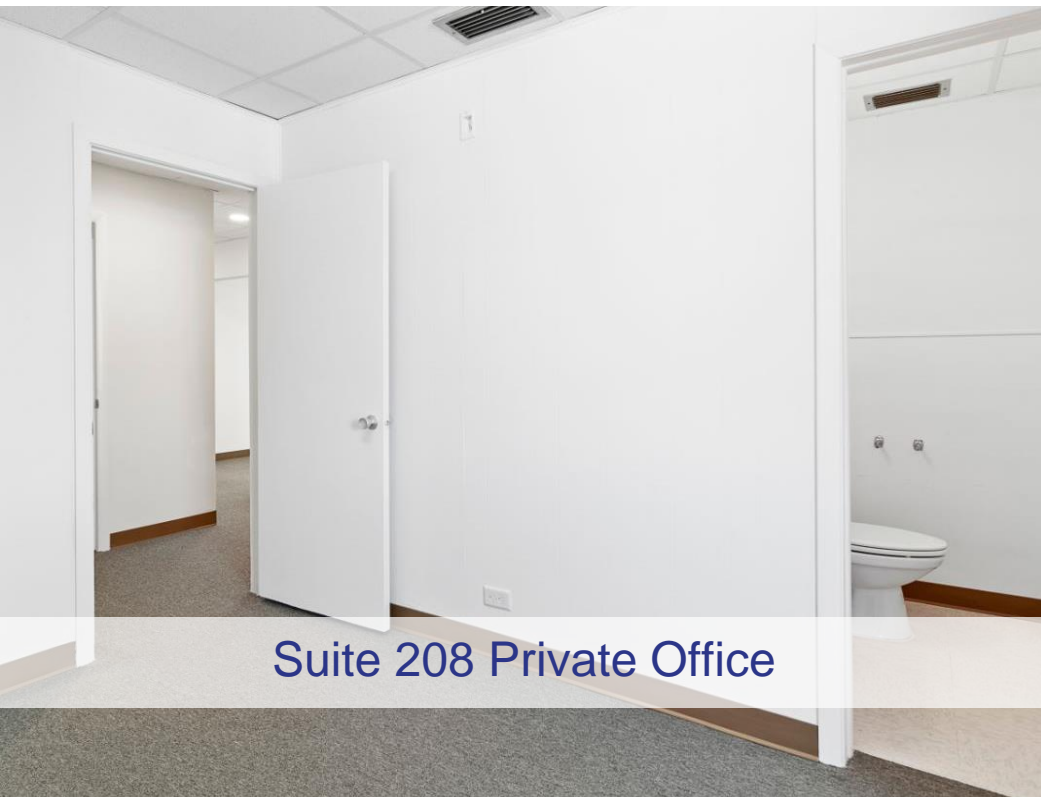
Suite 207 Exam Room



Suite 208 Reception Area



Suite 208



Suite 208 Private Office



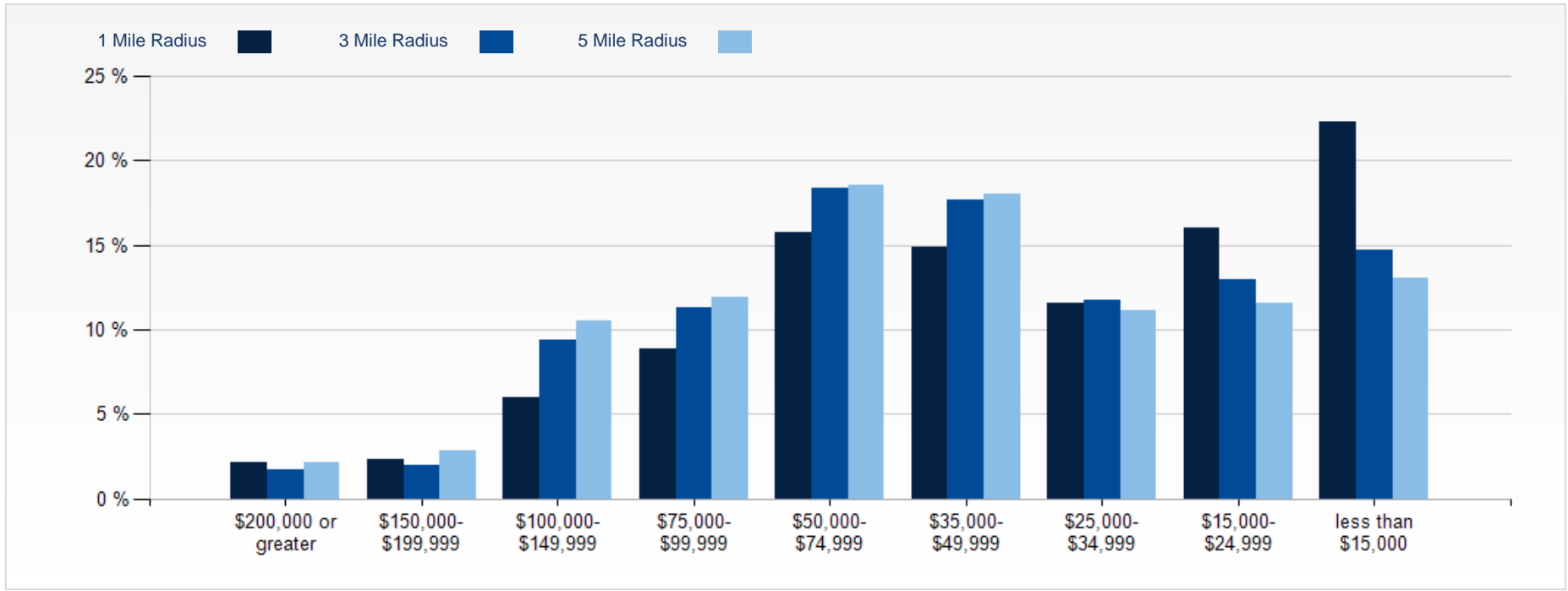
Suite 208 Kitchen

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,463	28,334	47,999
2010 Population	4,983	29,453	49,798
2018 Population	5,076	31,103	52,588
2023 Population	5,268	32,770	55,436
2018 African American	1,042	5,602	7,481
2018 American Indian	31	186	296
2018 Asian	55	449	797
2018 Hispanic	370	2,385	4,097
2018 White	3,686	23,371	41,653
2018 Other Race	76	428	728
2018 Multiracial	181	1,043	1,592
2018-2023: Population: Growth Rate	3.75 %	5.25 %	5.30 %

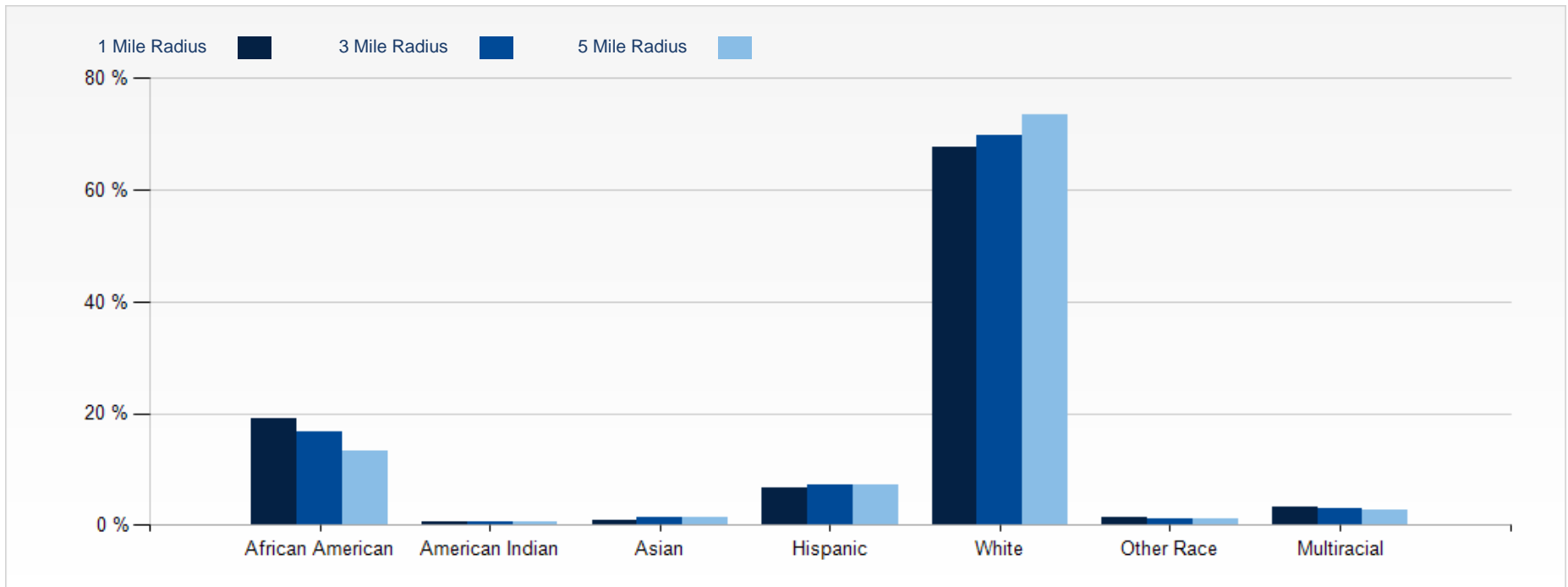
2018 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	491	1,945	2,939
\$15,000-\$24,999	353	1,713	2,611
\$25,000-\$34,999	256	1,560	2,505
\$35,000-\$49,999	328	2,337	4,066
\$50,000-\$74,999	348	2,434	4,178
\$75,000-\$99,999	196	1,492	2,692
\$100,000-\$149,999	133	1,246	2,379
\$150,000-\$199,999	52	262	635
\$200,000 or greater	48	233	496
Median HH Income	\$35,080	\$42,643	\$45,838
Average HH Income	\$51,567	\$57,574	\$61,940

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,604	13,048	22,210
2010 Total Households	2,159	12,598	21,437
2018 Total Households	2,204	13,222	22,500
2023 Total Households	2,284	13,888	23,654
2018 Average Household Size	2.19	2.33	2.32
2000 Owner Occupied Housing	1,225	7,814	14,165
2000 Renter Occupied Housing	1,014	3,835	5,796
2018 Owner Occupied Housing	1,143	8,362	15,165
2018 Renter Occupied Housing	1,062	4,860	7,335
2018 Vacant Housing	612	2,844	4,350
2018 Total Housing	2,816	16,066	26,850
2023 Owner Occupied Housing	1,227	9,019	16,258
2023 Renter Occupied Housing	1,057	4,869	7,396
2023 Vacant Housing	632	2,927	4,536
2023 Total Housing	2,916	16,815	28,190
2018-2023: Households: Growth Rate	3.60 %	4.95 %	5.05 %

2018 Household Income

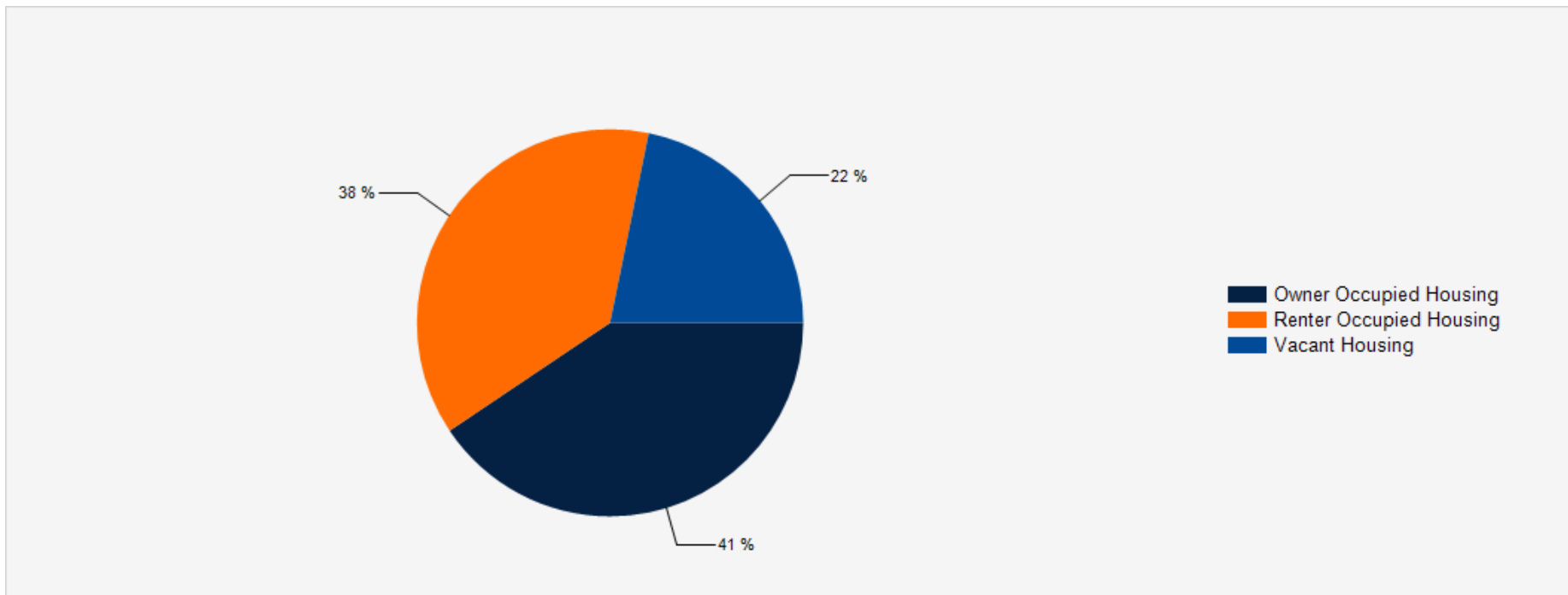


2018 Population by Race

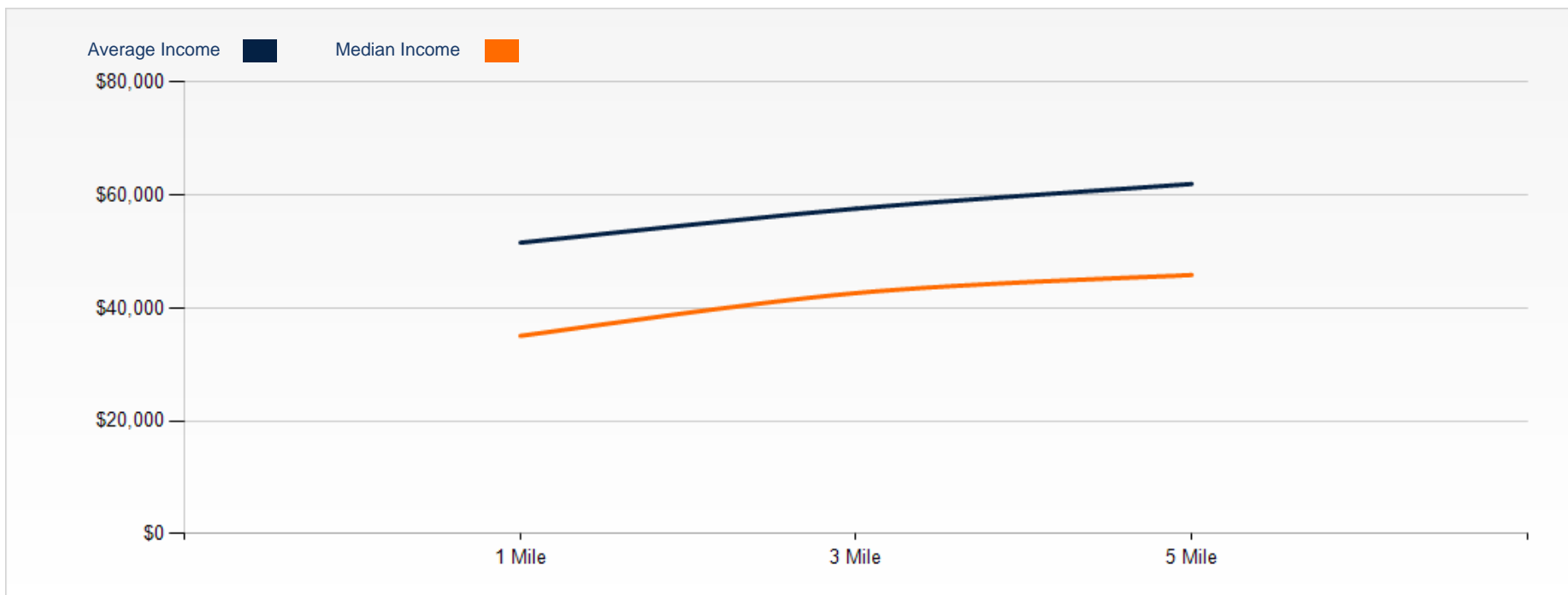




2018 Household Occupancy - 1 Mile Radius



2018 Household Income Average and Median



# Titusville Medical Plaza



*Exclusively Marketed by:*

**GailMarie Frazier**  
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gfrazier@dresi.com



**DEMETREE**<sup>TM</sup>  
REAL ESTATE SERVICES