

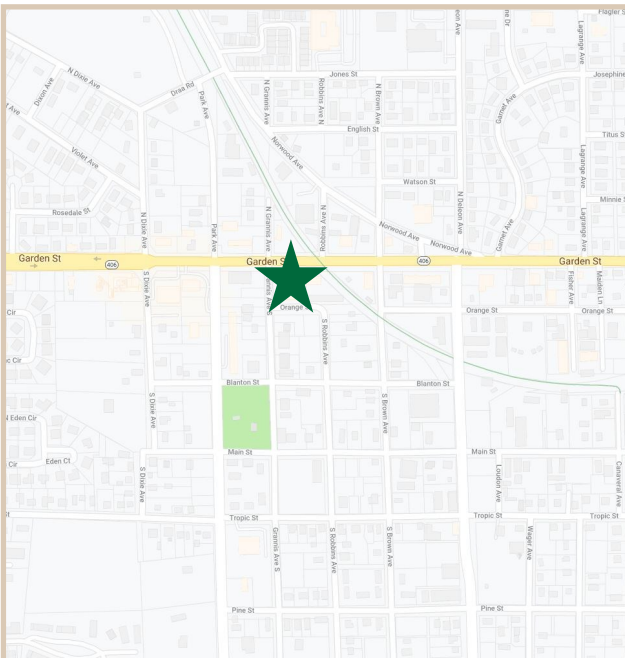
FOR SALE

Garden Street Office Centre

1225-1231 Garden Street, Titusville, FL, 32796

PROPERTY FACTS

Building Area:	20,000 Sq. Ft.
Parcel Size:	1.14 Acres
Property Configuration:	Three Buildings: -Office Building 10,000 Sq. Ft. -Retail Buildings 5,000 Sq. Ft. 5,000 Sq. Ft.
Unit Range:	940-4,937 Sq. Ft.
Year Built:	1986
Construction:	Concrete Block & Stucco
Use:	Office / Retail Use
Building Height:	Office Building: Two Stories Retail Buildings: One Story



PROPERTY HIGHLIGHTS

Price	\$2,800,000.00
Signage	Monument sign slots (for select units) are provided by the landlord. Façade sign slots for the office units are provided by the landlord.
Location	One mile west of U.S. Highway One, near major retail tenants such as Publix, Dollar General, McDonalds, etc.
Aesthetics	Freshly renovated with a monument sign, new paint, façade signs over each business, and renovated suites. The landscape is regularly maintained to communicate a professional appearance across the plaza.



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CONTACT INFO:
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Indian River County: 772.778.4885
Fax: 772.778.4908
Leasing: leasing@vscre.com

SITE PLAN

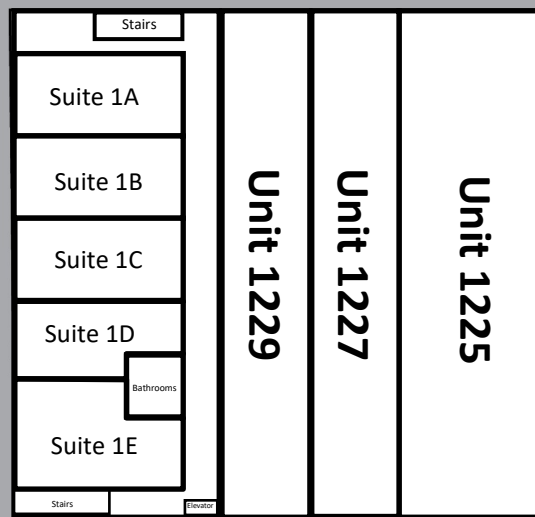
Site Plan:
First Floor

Garden Street Office Centre

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Garden Street

Grannis Ave South



Unowned
Properties

Unowned
Properties

Orange Street



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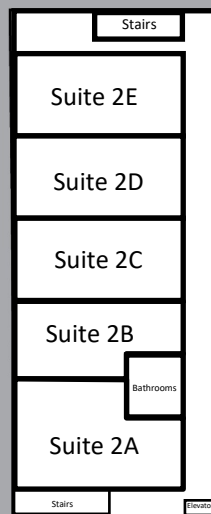
Site Plan:
Second Floor

Garden Street Office Centre

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Garden Street

Grannis Ave South



First Floor Only

Unowned
Properties

Unowned
Properties

Orange Street



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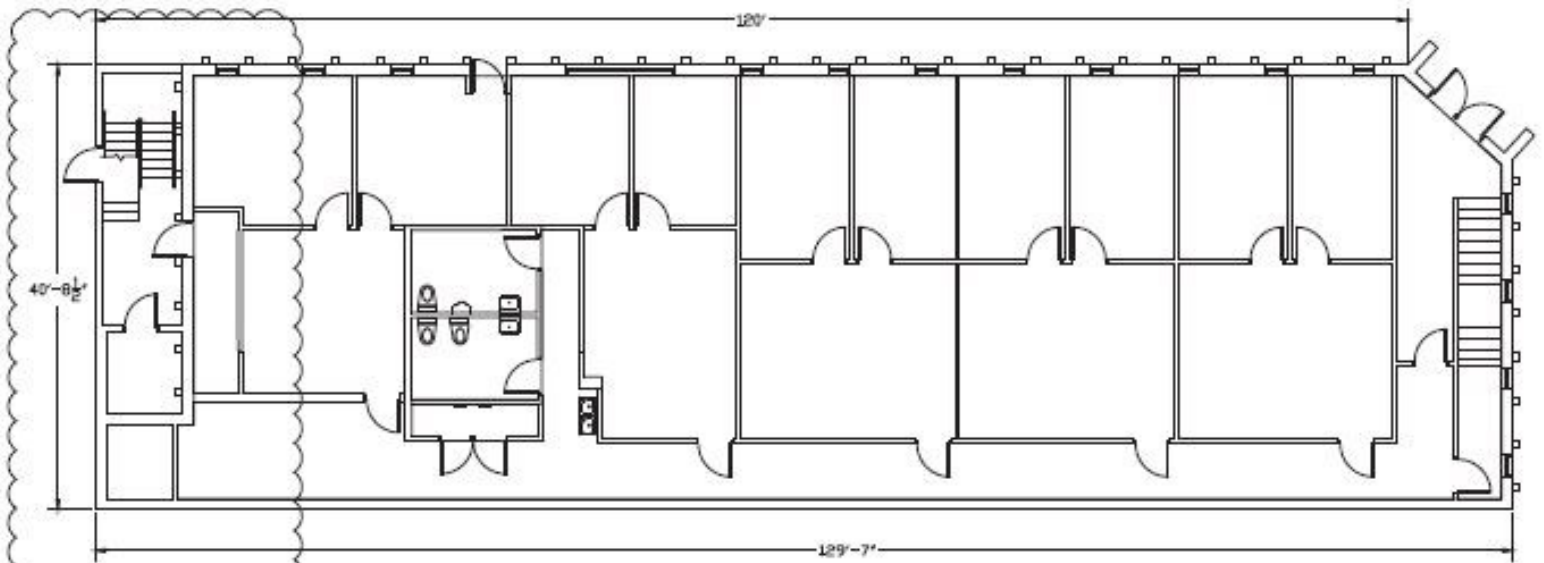
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FLOOR PLAN LAYOUT

Office Suites

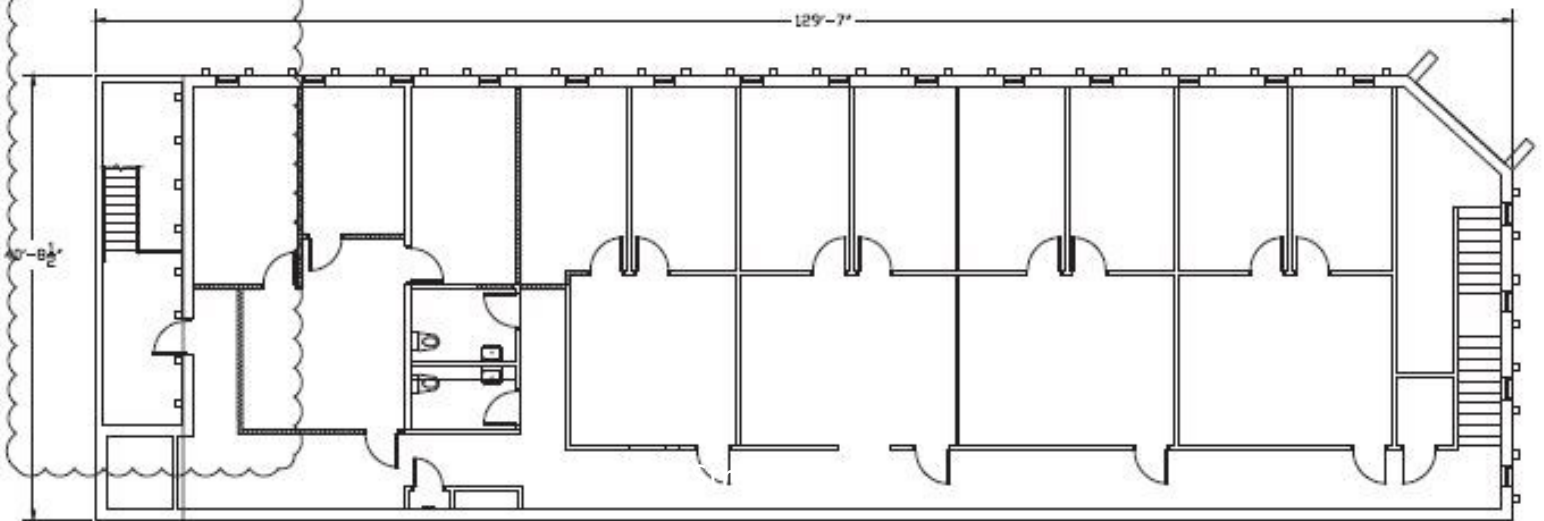
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1ST FLOOR KEY/WORK PLAN

SCALE: 3/32" = 1'-0"



2ND FLOOR KEY/WORK PLAN

SCALE: 3/32" = 1'-0"



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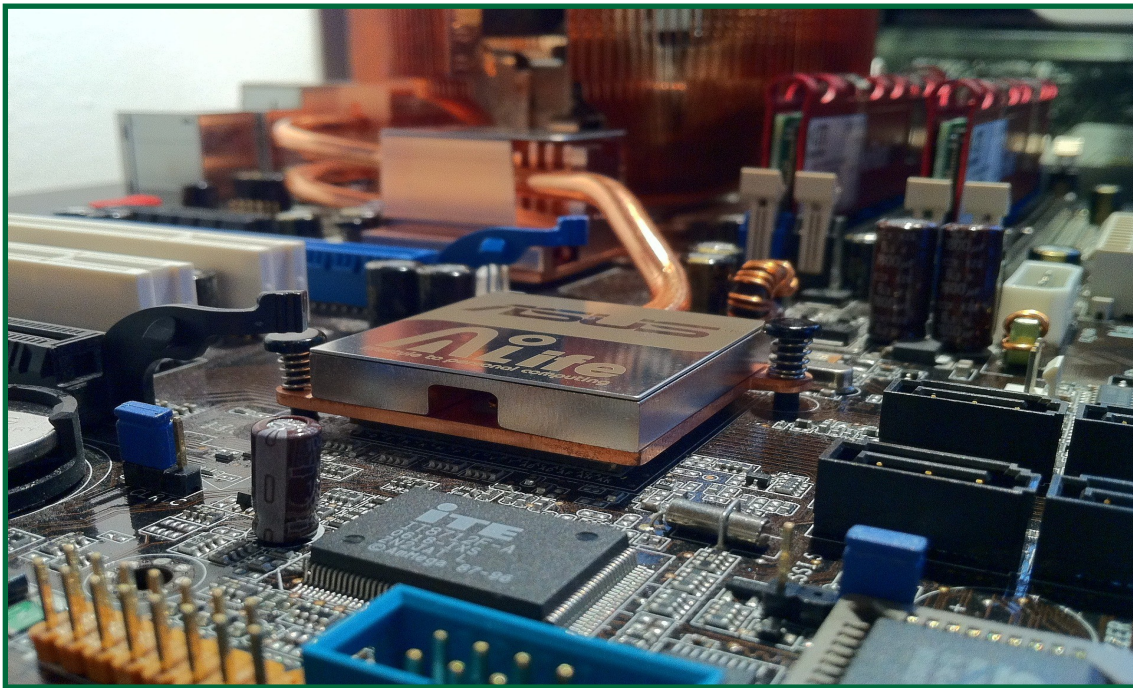
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Economy of Titusville



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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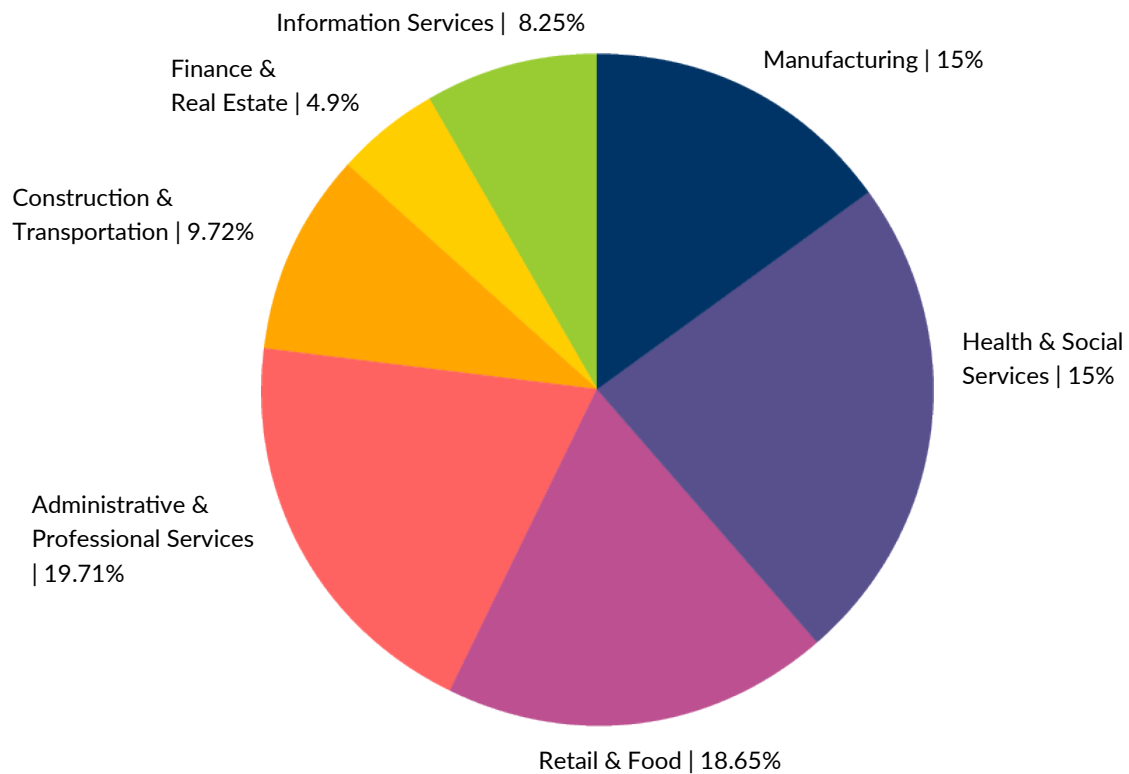
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Titusville, FL | Industry Analysis

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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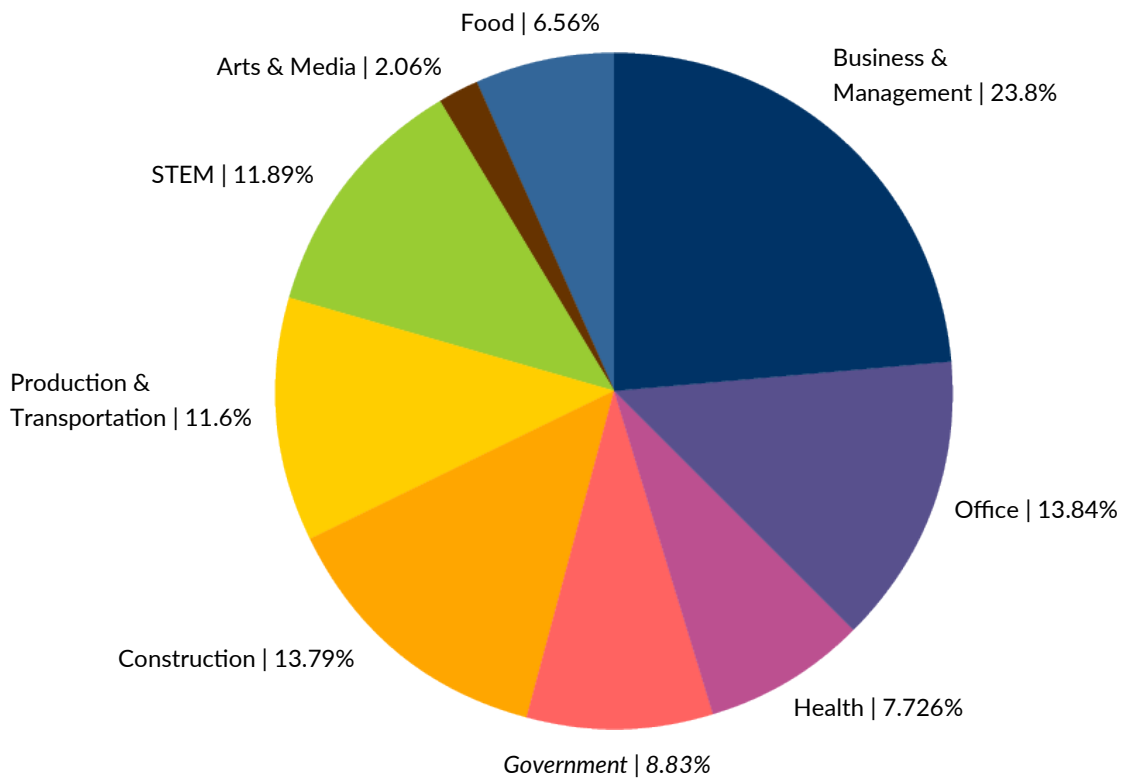
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Titusville, FL | Occupations Analysis

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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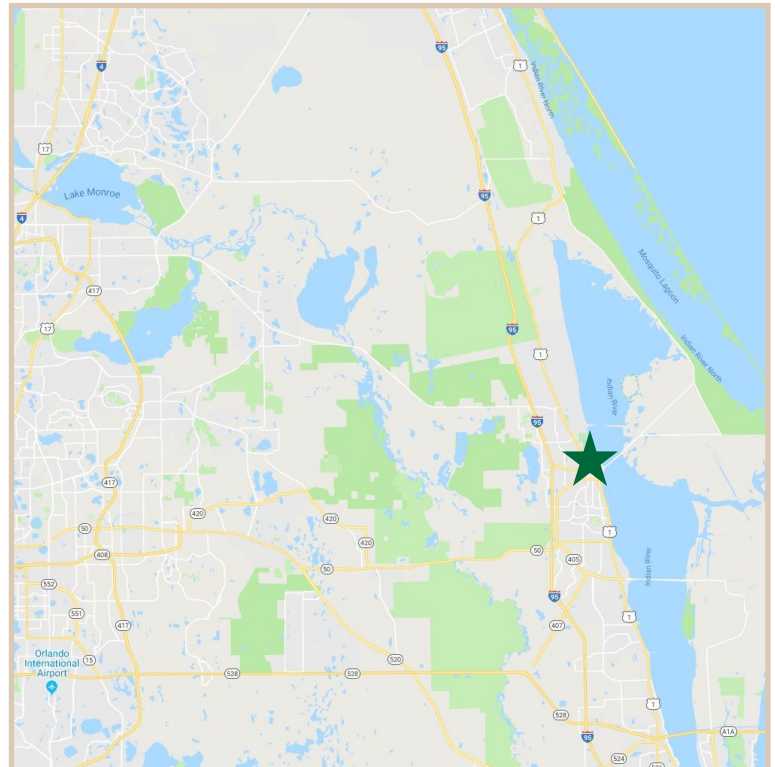
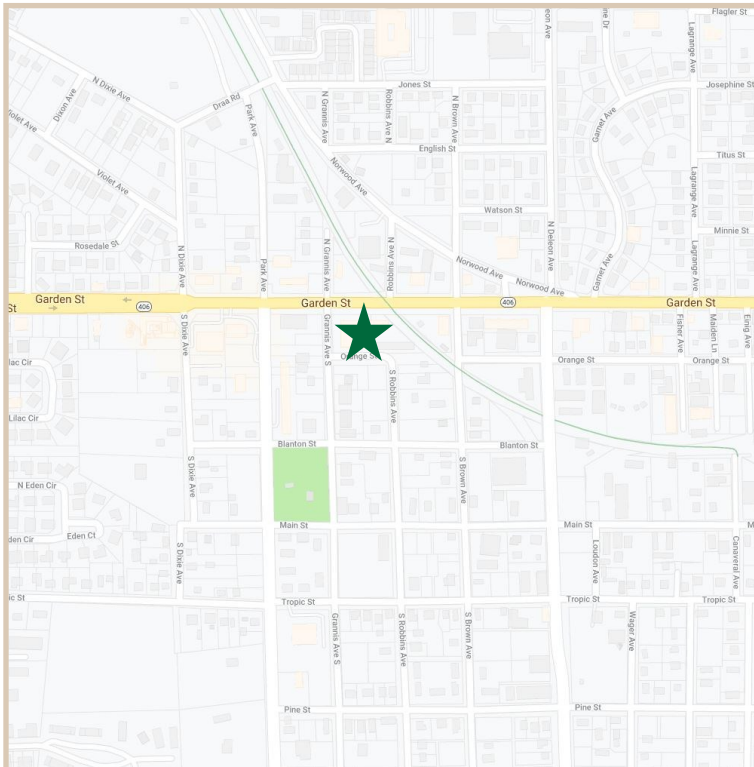
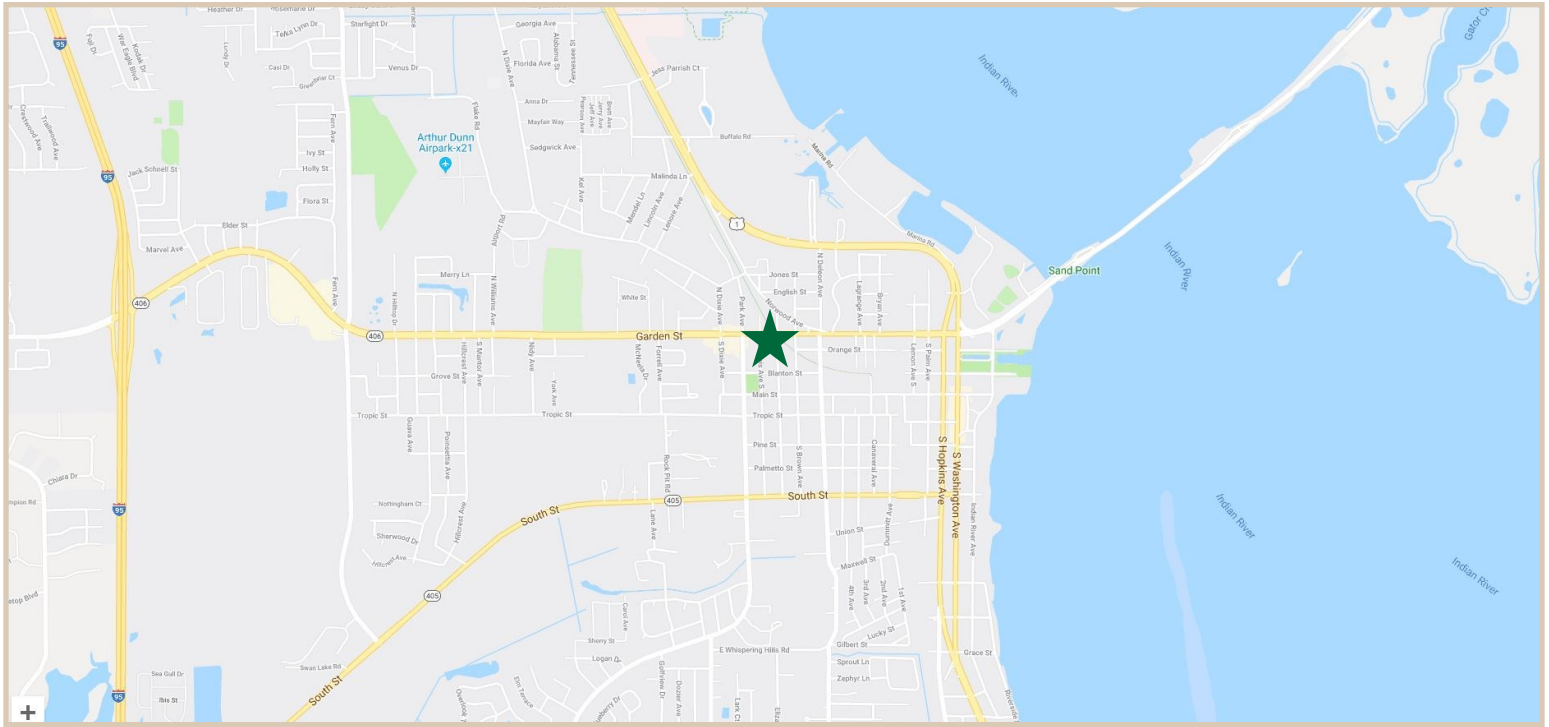
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LOCATION MAPS

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1963
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ADDITIONAL PHOTOS

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