

FOR LEASE

Hopkins Professional Building 3550-3556 S. Hopkins Avenue, Titusville, FL, 32780

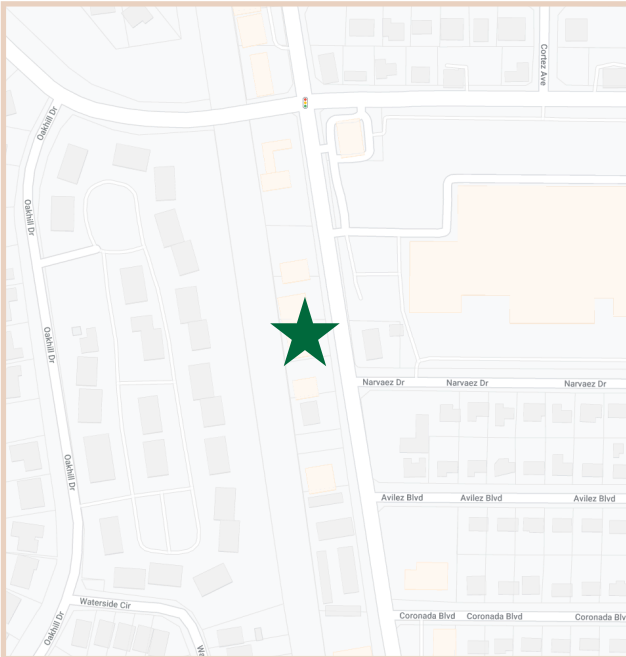
PROPERTY FACTS

Building Area:	5,670 Sq. Ft.
Parcel Size:	.28 Acres
Number of Units:	4 Units
Unit Range:	1,215 – 1,518 SF
Year Built:	1966
Construction:	CBS
Frontage	106 Feet
Property Type:	Professional Office Building



PROPERTY HIGHLIGHTS

Price	Great value for newly renovated space.
Parking	Ample amount of parking in front of each unit with additional parking running parallel with the road.
Location	Two miles East of I-95 near Titus Landing Lifestyle Center, Beall's Epic Theatres, Tuesday Morning, and BB&T.
Aesthetics	Extensive interior and exterior renovation. These renovations include new paint, logos, and carpeting.



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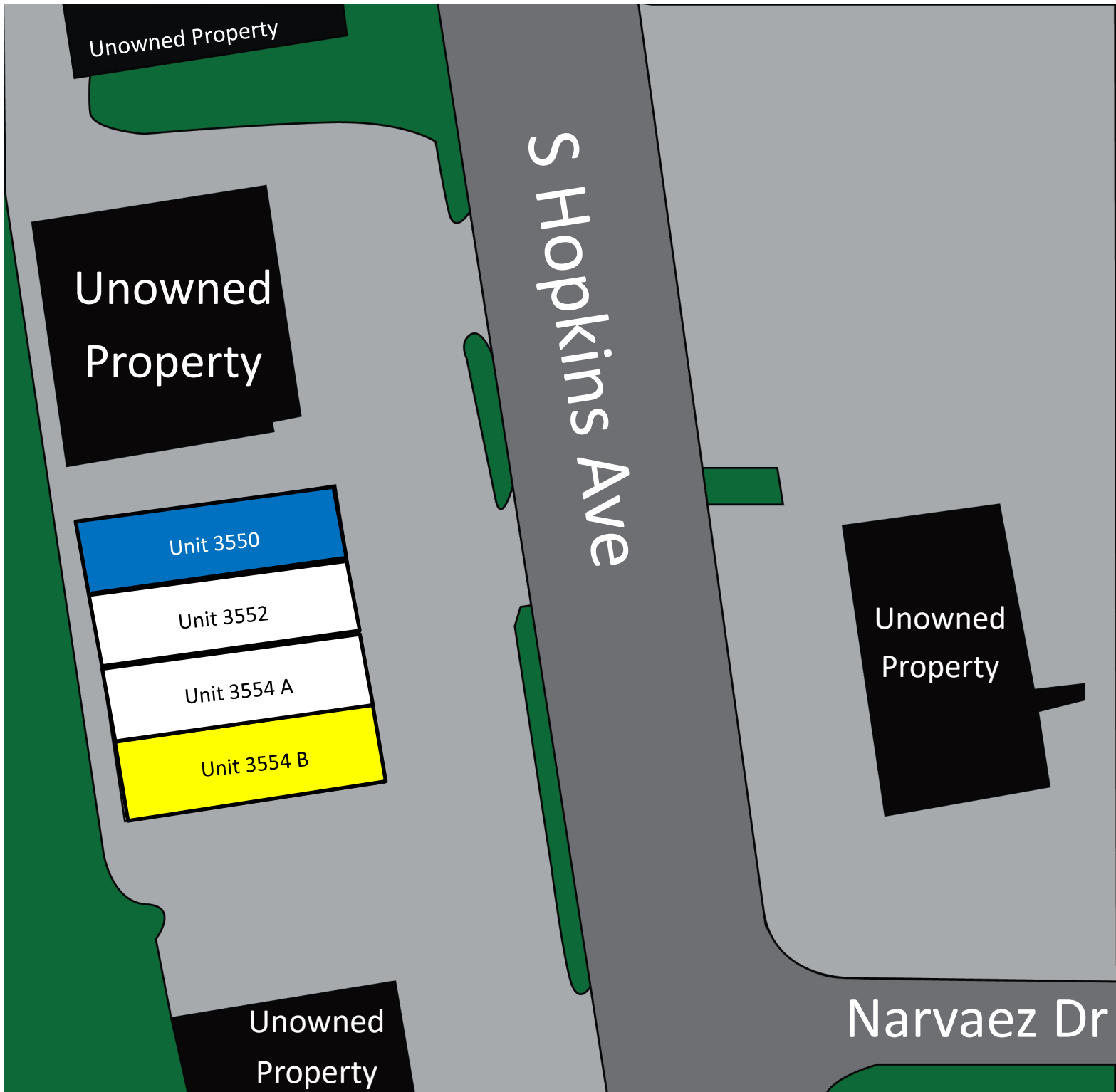
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Indian River County:	772.778.4885
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Leasing:	leasing@vscrc.com

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SITE PLAN

Site Plan

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AVAILABLE UNITS

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				Details
				WATER	ELECTRIC	TRASH	CABLE	
3550	1,215 S F	\$14.00	SF / YR \$1,417.50	Yes	No	Yes	No	Newly Renovated Office and Retail Space



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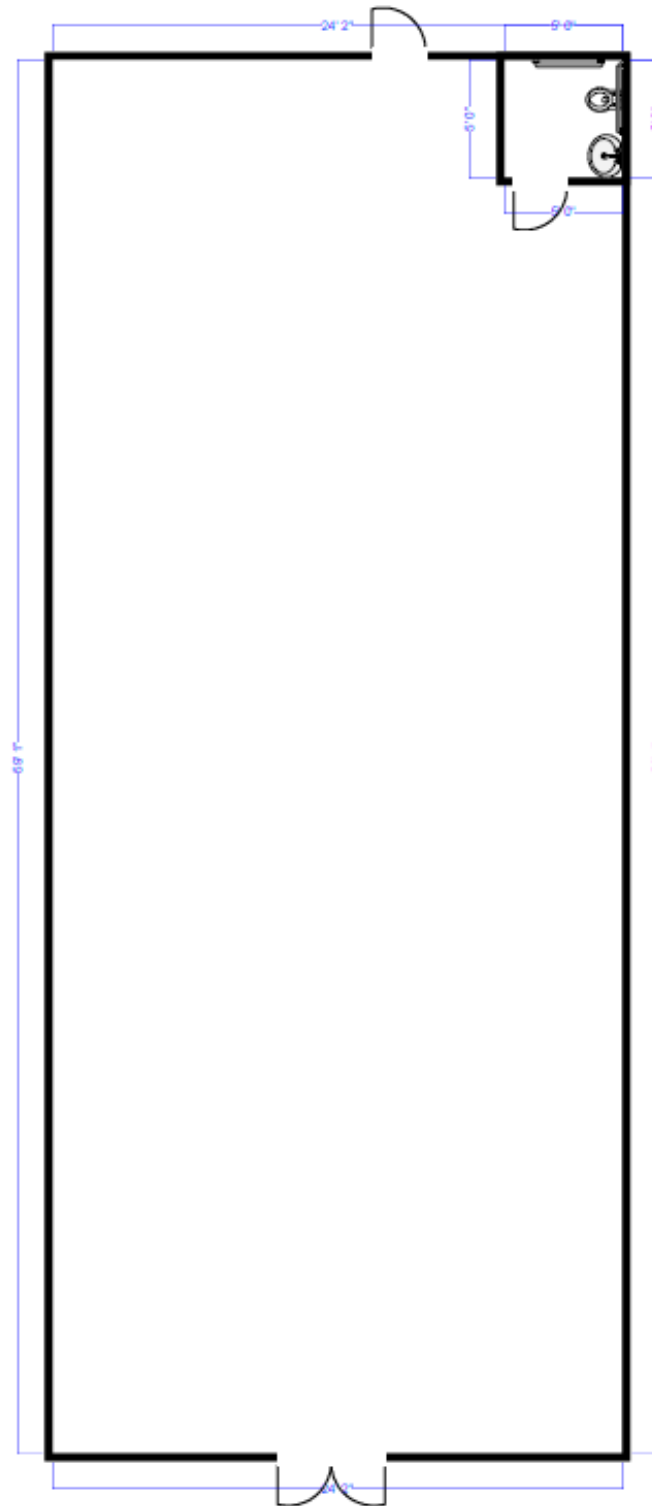
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FLOOR PLAN

3550

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UNITS FOR LEASE

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UNIT	SIZE	RATE	MONTHLY RATE	UTILITIES INCLUDED				Date Available	
				WATER	ELECTRIC	TRASH	CABLE		
3554 B	1,495	S F	\$14.00 SF / YR	\$1,744.17	Yes	No	Yes	No	January 1, 2026



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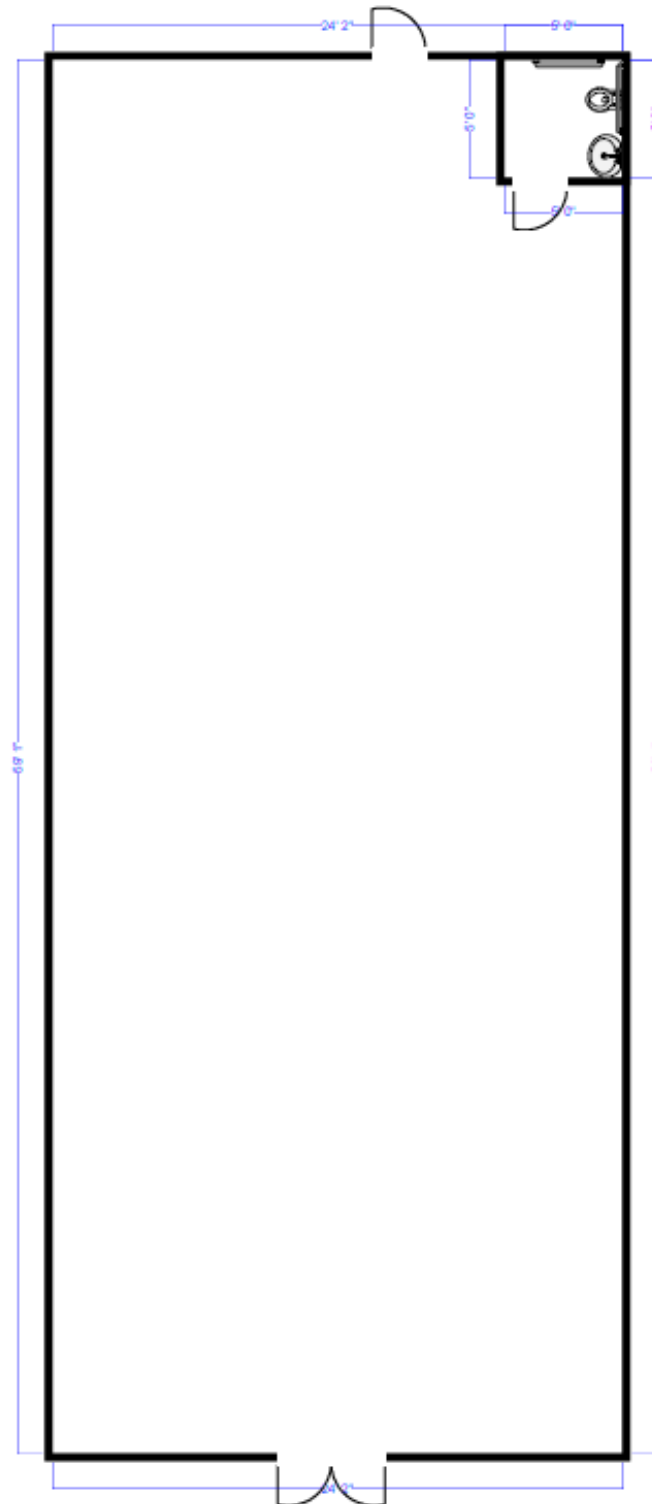
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FLOOR PLAN

3554B

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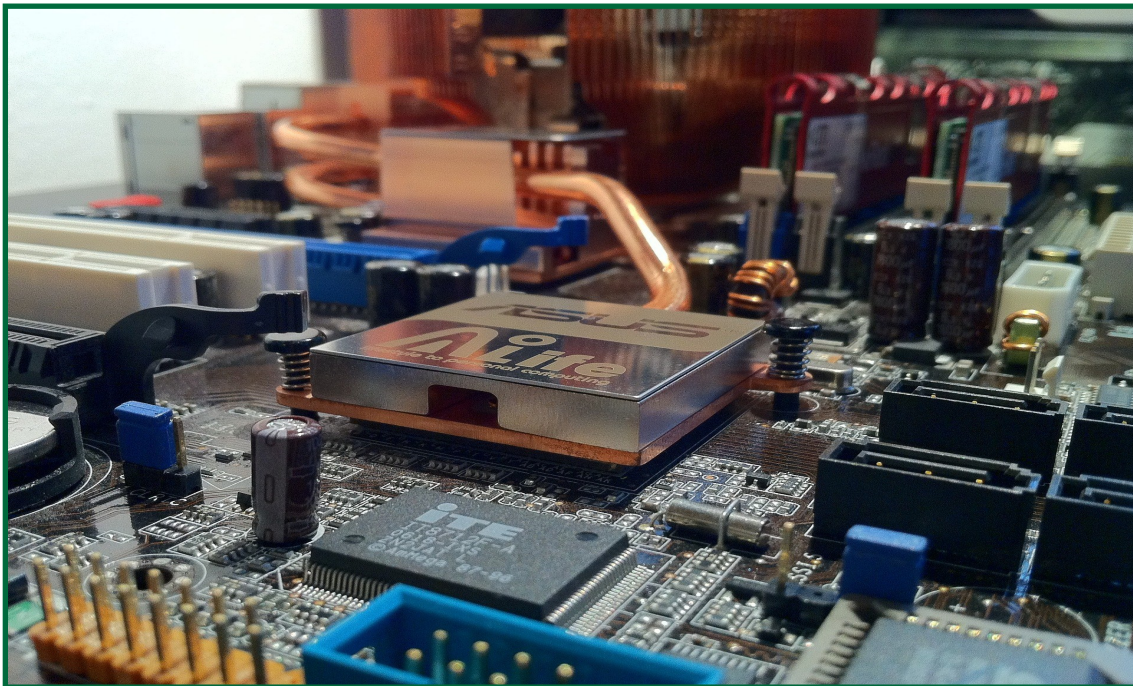
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Economy of Titusville



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



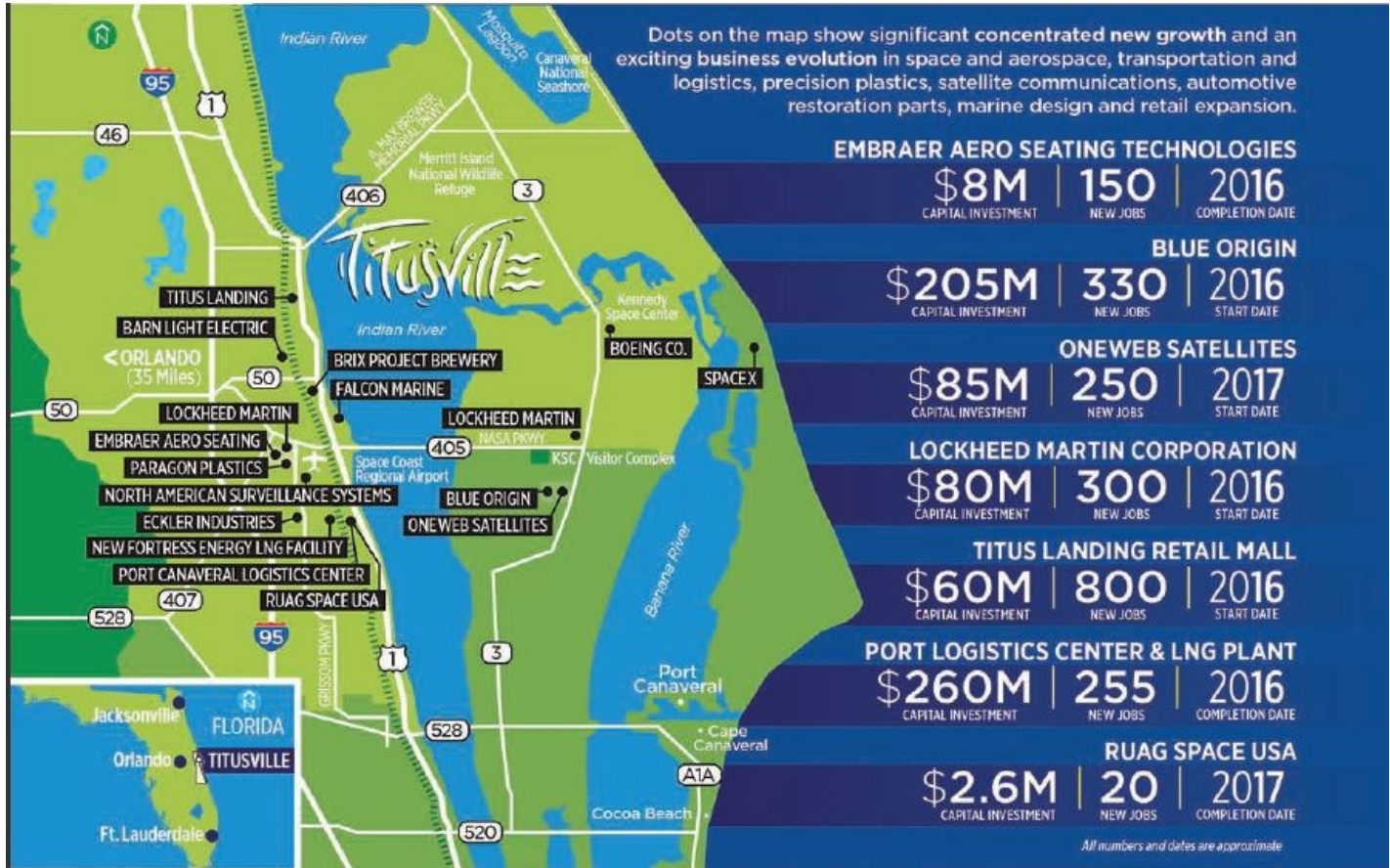
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ECONOMIC GROWTH

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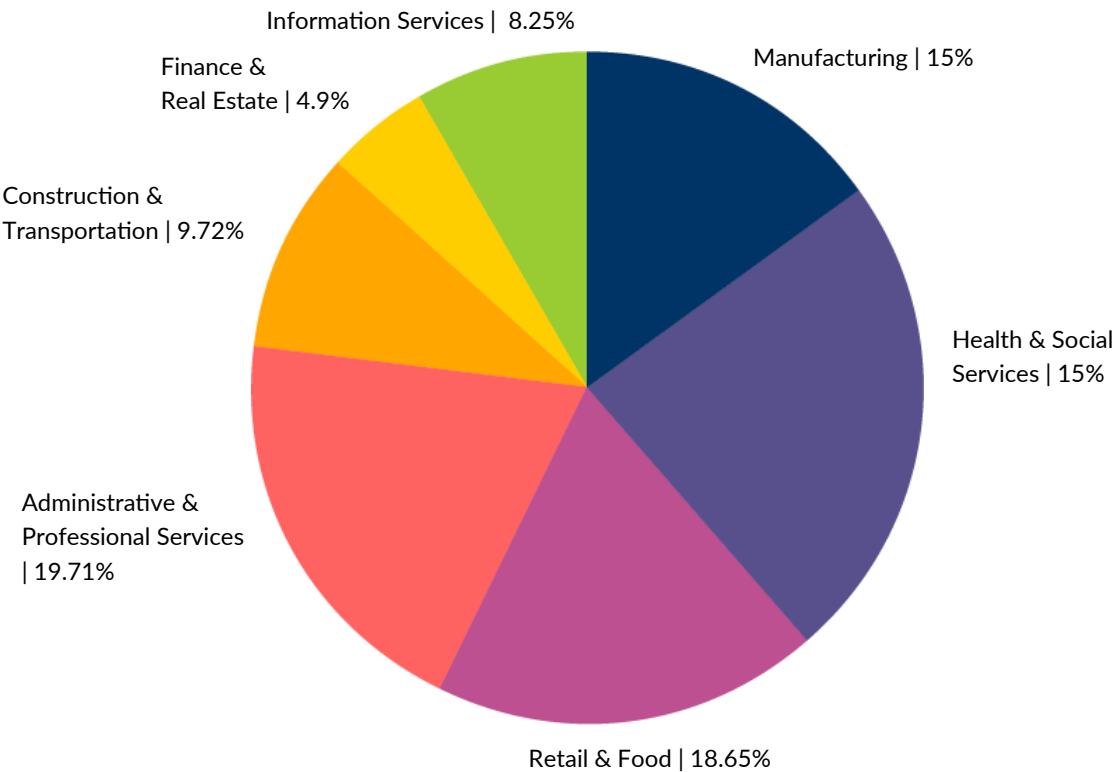
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Titusville, FL | Industry Analysis

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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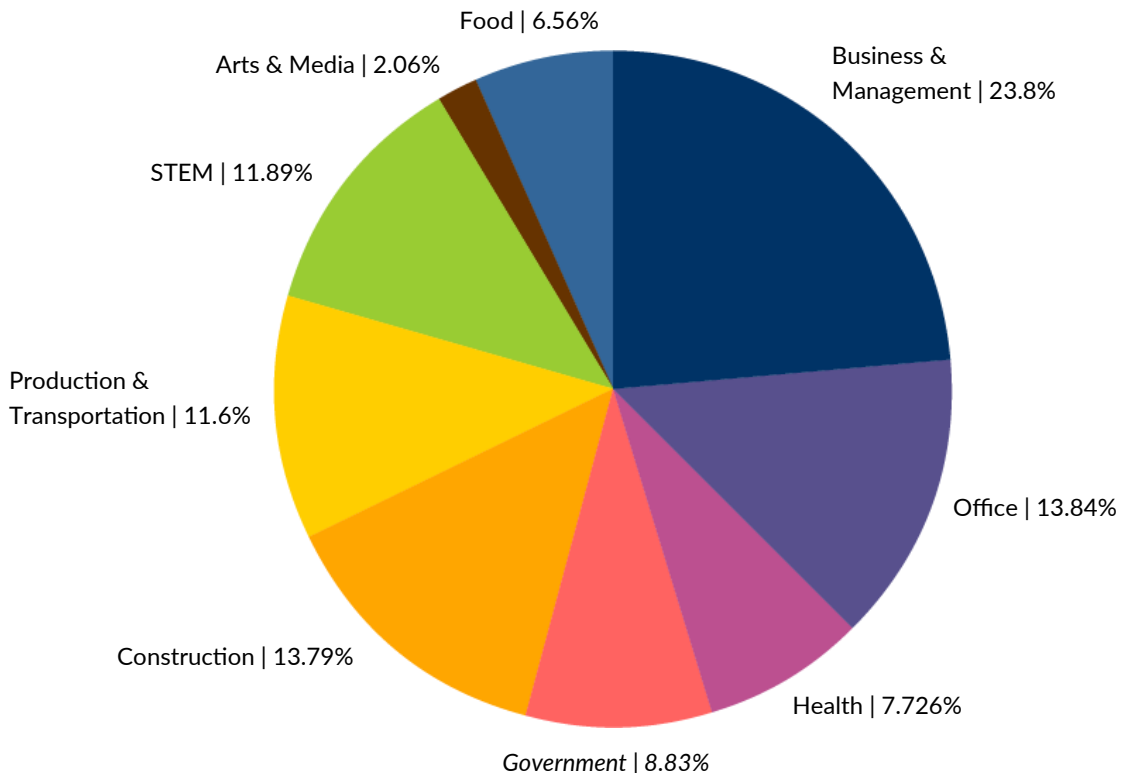
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OCCUPATIONS

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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.



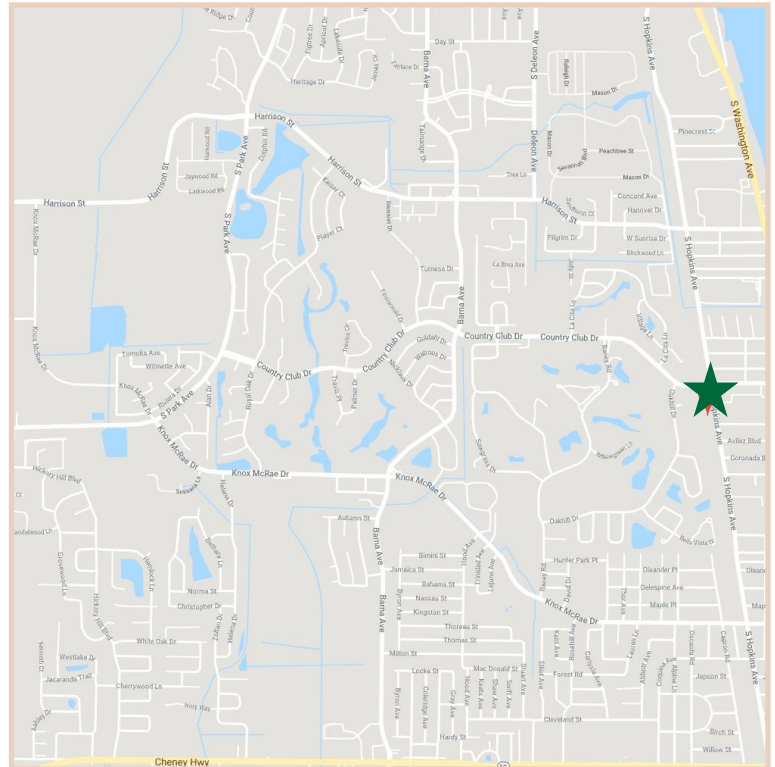
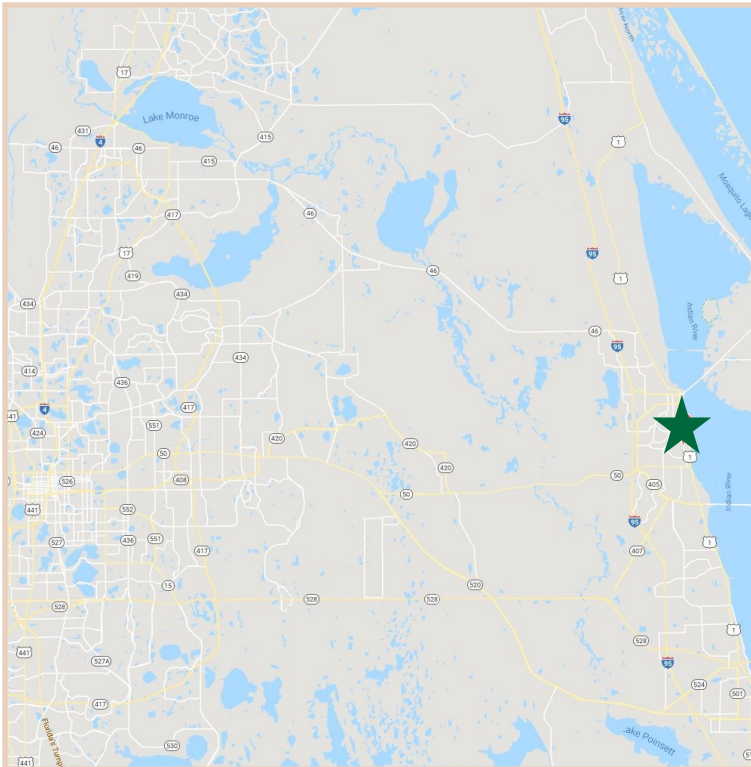
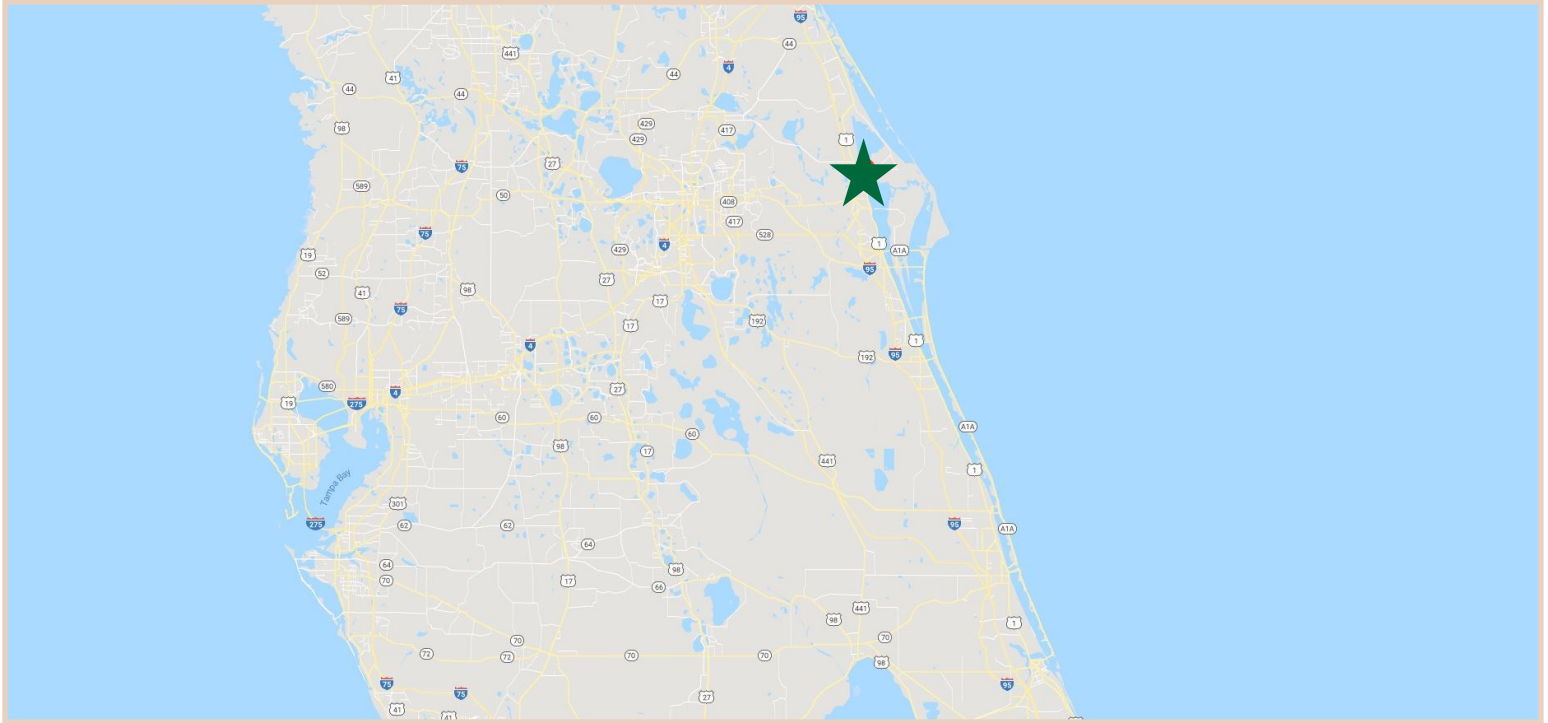
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LOCATION MAPS

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ADDITIONAL PHOTOS

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