

C-Store | Retail | Restaurant Pads Available Fast Developing Titusville

4710 S Washington Ave (US Hwy 1), Titusville, FL 32780

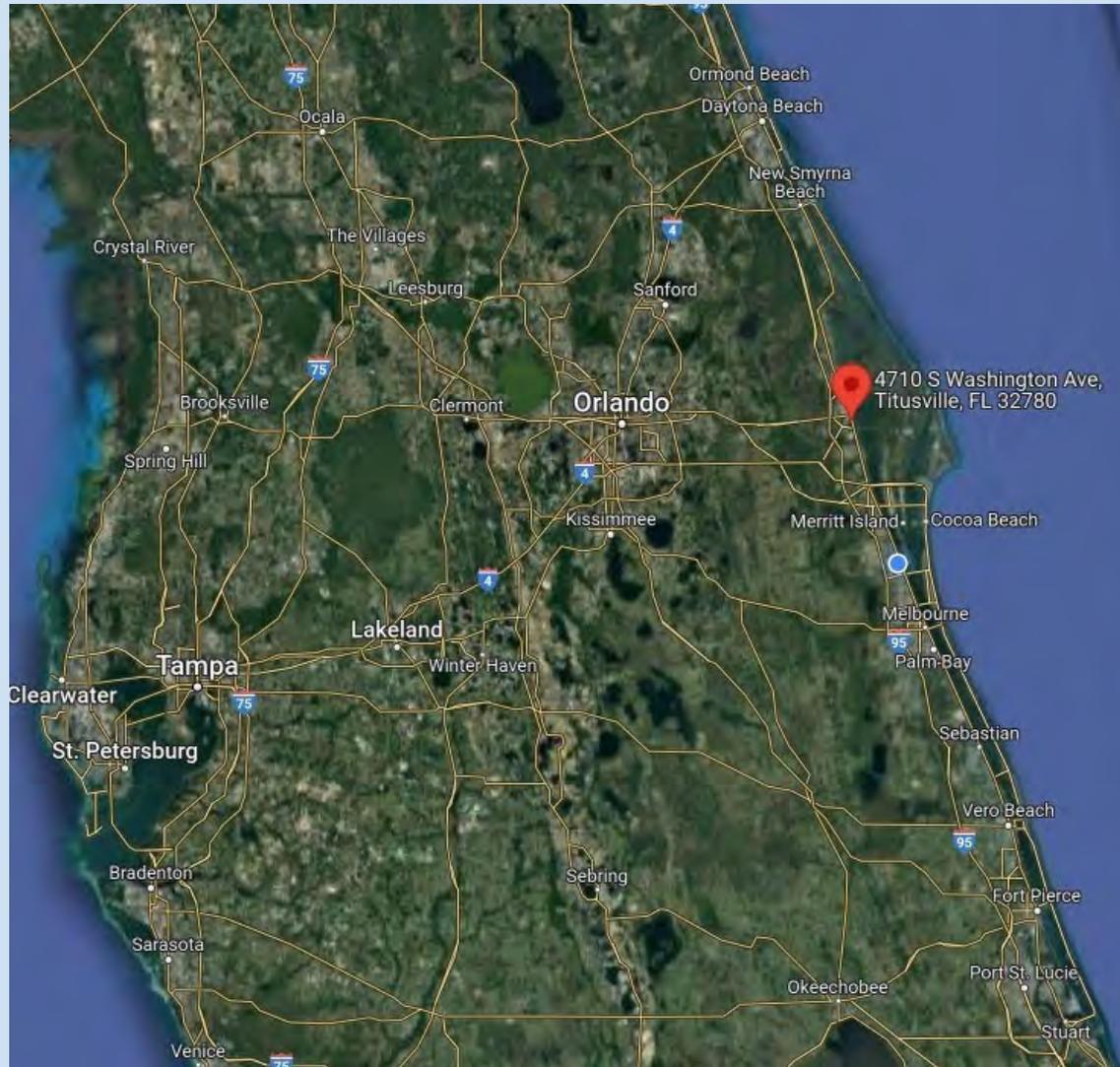


Southeast Commercial—FL
1341 Bedford Ave, Suite A
Melbourne FL 32940
cbauman@southeastcommercial.net
www.SoutheastCommercial-FL.com

Carol Bauman
Licensed Real Estate Broker
813.992.9696 Mobile
321.600.4200 Office

Brevard County Florida Location Overview

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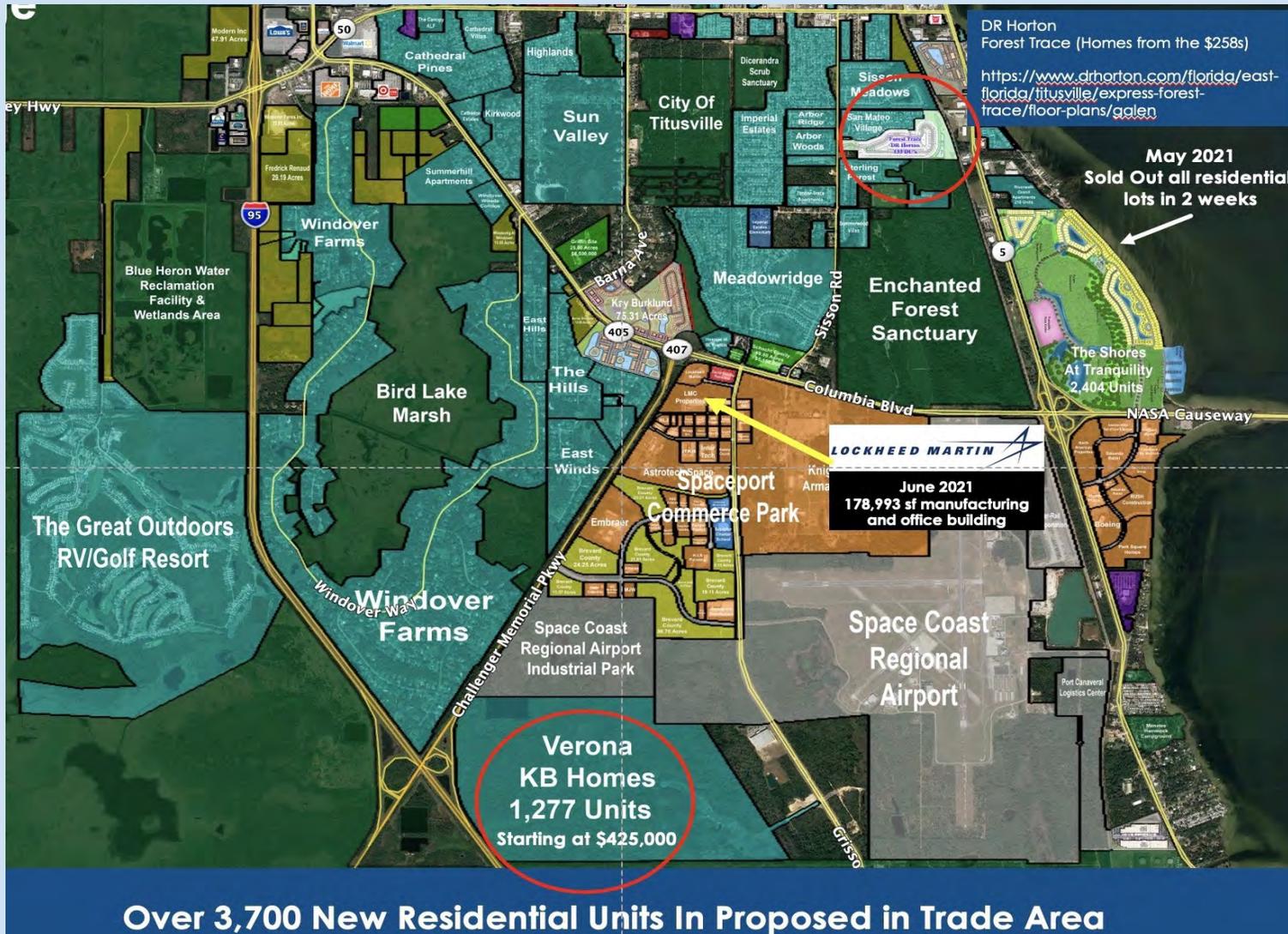
Project Overview Conceptual



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Residential Overview



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STORIES / NEWS

Florida 'innovation park' construction planned next to Space Coast airport

July 29, 2022, 01:55pm EDT



A massive new industrial space is in the works next to a Brevard County spaceport.

Erik Isakson

Key Developers to build Phase I of almost 1,000,000 sf of industrial space on Grissom Parkway & Perimeter Rd. in Titusville

By Alex Soderstrom - OBI Staff Writer & Orlando Inno Reporter

Breaking: Satellite maker Terran Orbital to create thousands of jobs in expansion to Space Coast

Sep 27, 2021, 9:59am EDT

The Kraken has been released.

Terran Orbital Corp. will invest \$300 million in a Space Coast satellite manufacturing facility that will create 2,100 high-wage jobs, a project previously referred to as "Project Kraken."

The company, headquartered in Boca Raton and Torino, Italy, will create the jobs by fourth-quarter 2025, Florida Gov. Ron DeSantis announced in Merritt Island on Sept. 27.

The facility will rise at the Launch and Landing Facility, a launch and reentry site operated by statewide spaceport authority Space Florida in the Cape Canaveral Spaceport. Space



WITTHAYA PRASONGSIN VIA GETTY IMAGES

A satellite manufacturer will create 2,100 jobs by fourth-quarter 2025.



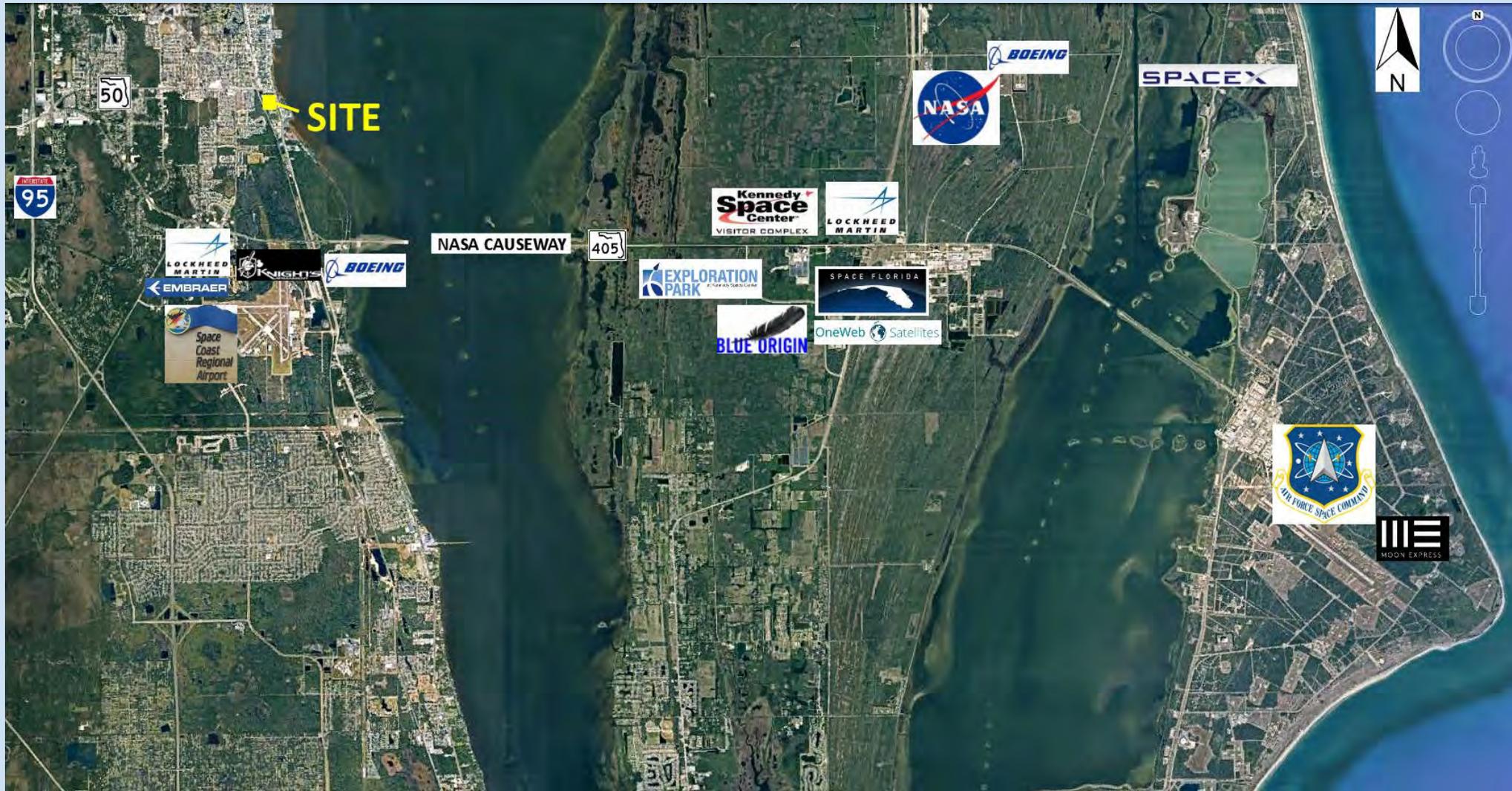
← **May 2022
New 6,119 sf WAWA
approved at NWC of Grissom
Pky & Columbia Blvd.**



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Area Demand Generators



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Property Highlights

- Multifamily opportunity with commercial pads fronting South Washington Ave (US Hwy 1)
- Zoned Urban Village, which allows for C-store, retail, restaurant with drive-thru
- Master development project includes 250 multi-family units
- Offsite storm water, rough grade, utilities and master infrastructure will be in place
- Proposed traffic light with full access as well multiple access points off US Hwy 1
- Adjacent marina currently under redevelopment with 140 slips and planned convention center
- Governing jurisdiction City of Titusville

Available for sale, ground lease or build to suit

Pricing: contact broker



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Area Highlights

Titusville is experiencing a renaissance of hyper growth with an economy based upon a mixture of aerospace, manufacturing, healthcare, boating, and tourism. The region is home to NASA's famed Kennedy Space Center and to world-class firms such as Boeing, SpaceX, Blue Origin, Embraer S.A., One Web Satellites, Lockheed Martin and Parrish Medical Center.

Demographics

	3 mile	5 miles	10 miles
Median HH Income	\$60,750	\$60,253	\$65,512
Median Age	41.8	45.6	45
Population	29,614	51,939	106,432

Traffic Count

US Hwy 1 ADT 30,000



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