C-Store | Retail | Restaurant Pads Available Fast Developing Titusville NWQ S Washington Ave (US Hwy 1) and Nasa Causeway (SR 405) Titusville, FL 32780



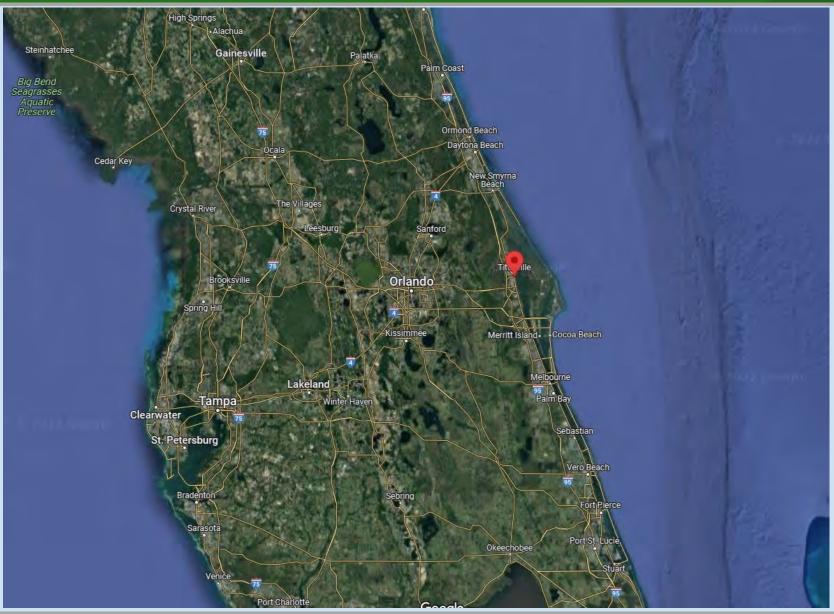


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Brevard County Florida Location Overview





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Buildable Area





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Residential Overview





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Area Development

STORIES / NEWS

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

over Space Coast **Space Coast** ms Regional Airport Innovat on Park Regional **Industrial Park** New Industrial Airport 1,000,000 SF July 2022 Verona **KB Homes** 1.277 Units

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 - OBJ Staff Writer & Orlando Inno Reporte

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 Toring, Italy, will create the jobs by fourth-quarter 2025, Florida Gov. Ron DeSantis announced in Merritt Island on Sept. 27.



A satellite manufacturer will create 2.100 jobs by fourth-quarter 2025

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



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

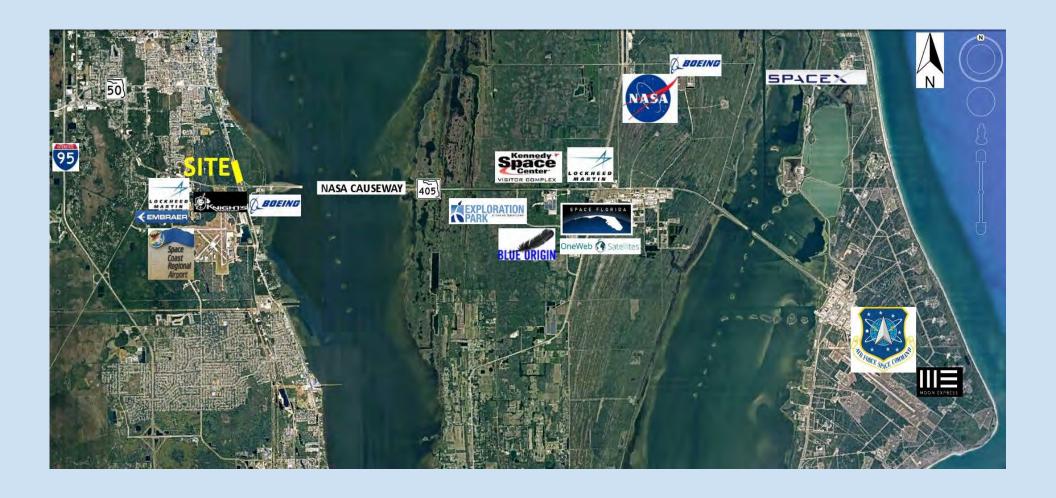


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Area Demand Generators





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Property Highlights

- 14 ac site with net buildable of 6.34 ac
- Opportunity with commercial pads fronting South Washington Ave (US Hwy 1)
- Zoned commercial, which allows for c-store, retail, restaurant with drive-thru
- 2,000' of frontage on US Hwy 1
- Multiple access points off US Hwy 1 with full access at the median
- Excellent, unobstructed visibility from both northbound and southbound lanes
- Utilities are available on the property
- Access to water and sewer onsite
- Raw land
- Located across from Tranquility Bay, 350 ac master-planned community 278 luxury single family homes in various stages of development

For Sale:

\$1,500,000



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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.

Over 2000 Single family and Multi-family developments within a five mile radius are in various stages of construction and development.

Demographics

	3 mile	5 miles	10 miles
Median HH Income	\$61,592	\$62,567	\$65,524
Median Age	45.8	43.5	44.5
Population	29,614	51,939	106,432

Traffic Count

US Hwy 1 ADT 30,000



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