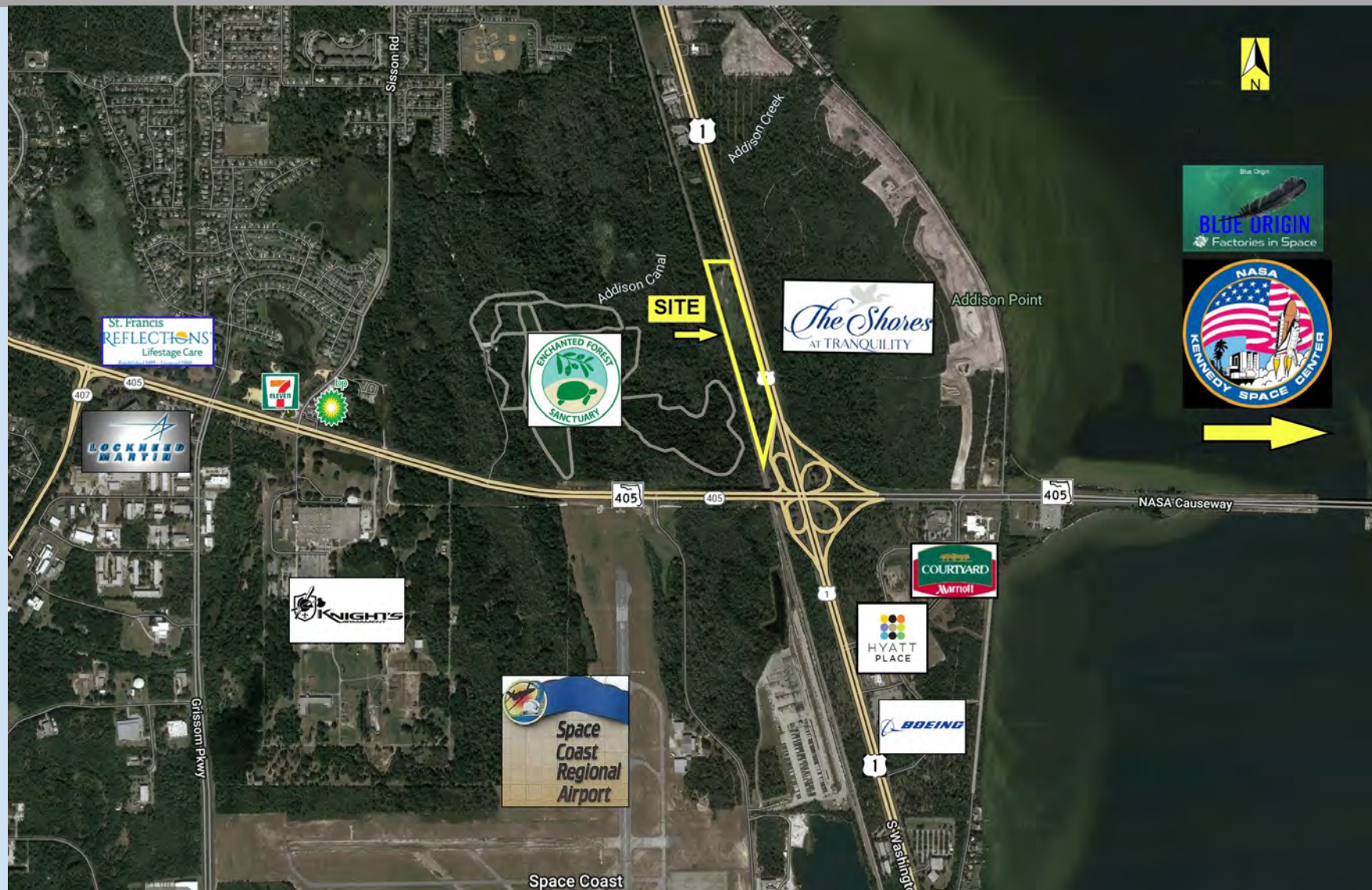


# C-Store | Retail | Restaurant Pads Available Fast Developing Titusville

NWQ S Washington Ave (US Hwy 1) and Nasa Causeway (SR 405) Titusville, FL 32780

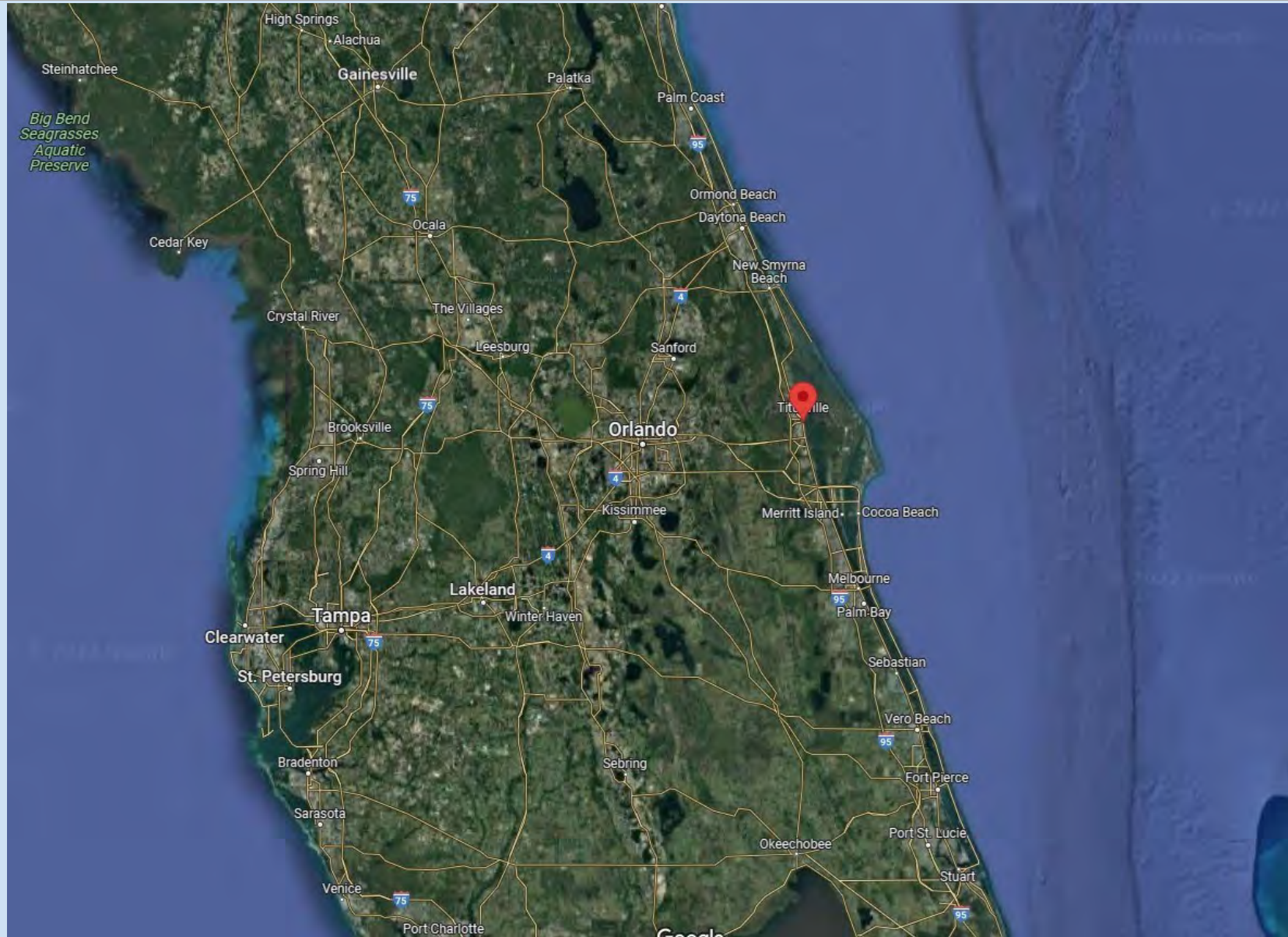


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# Brevard County Florida Location Overview



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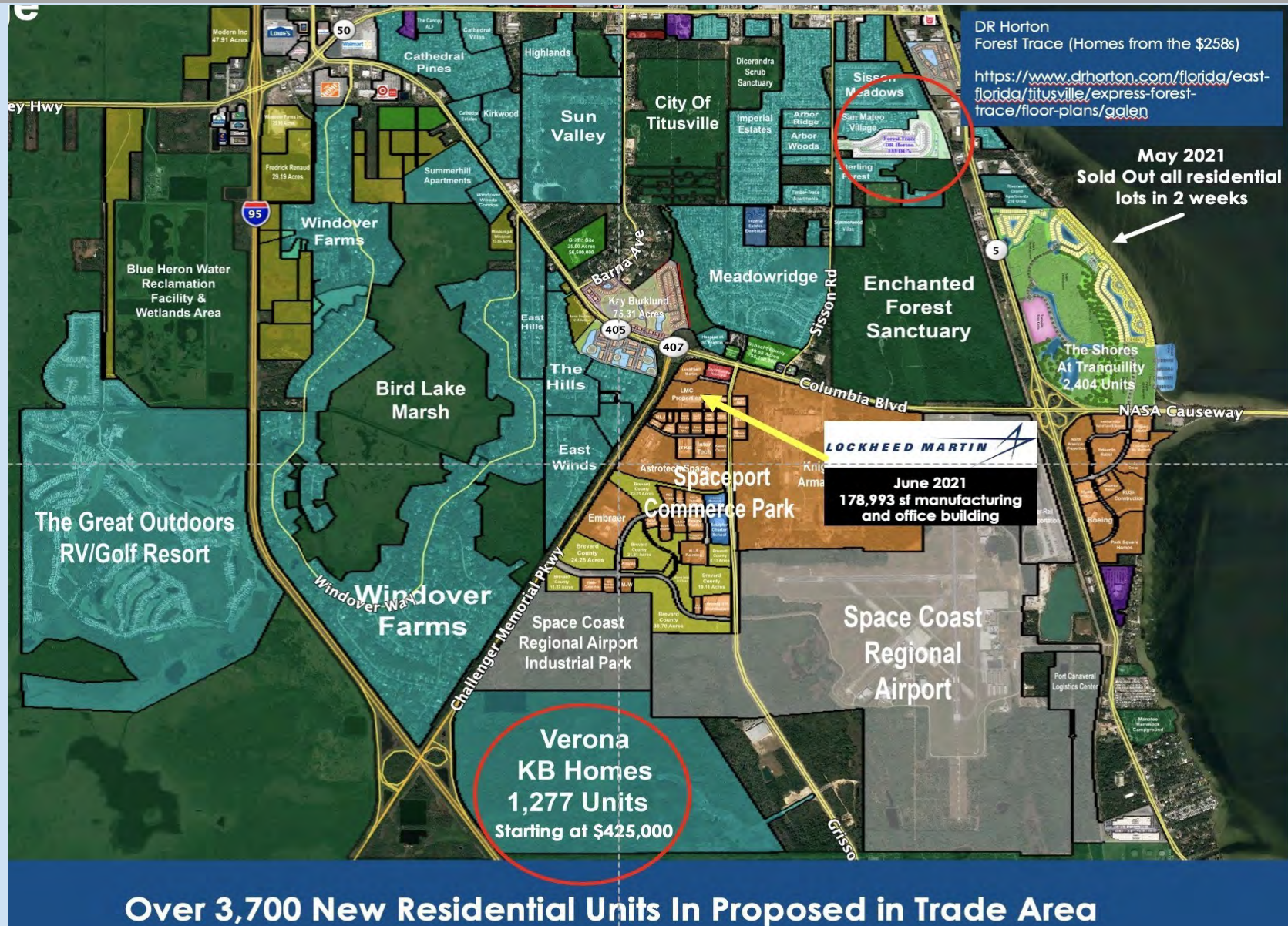
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3



# Residential Overview



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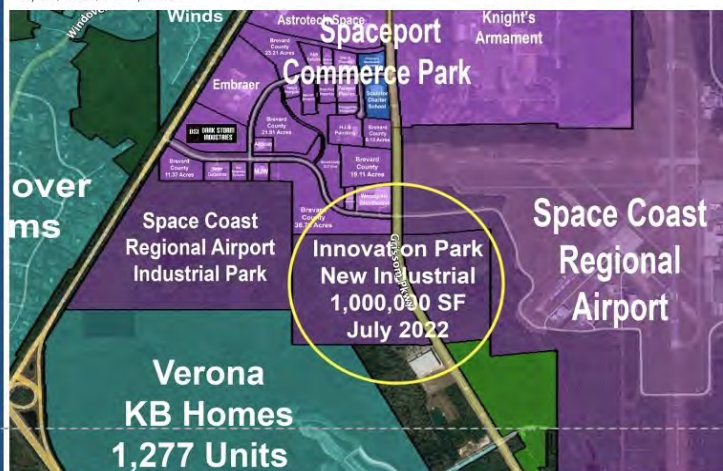
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STORIES / NEWS

## 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 - OBJ 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  
Pkwy & Columbia Blvd.**



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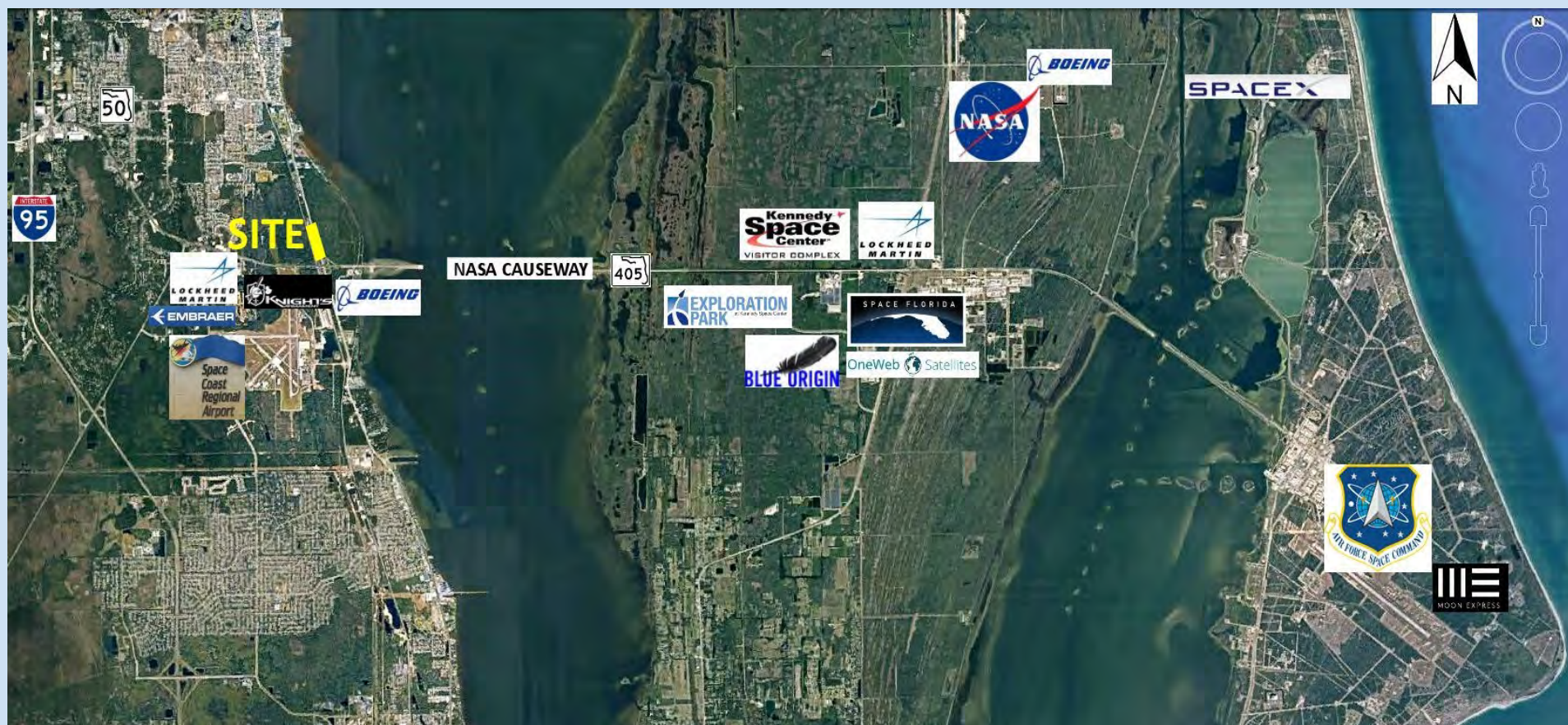
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# Area Demand Generators



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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, 278 luxury single family homes in various stages of development

Available for sale

\$1,500,000



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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	\$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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