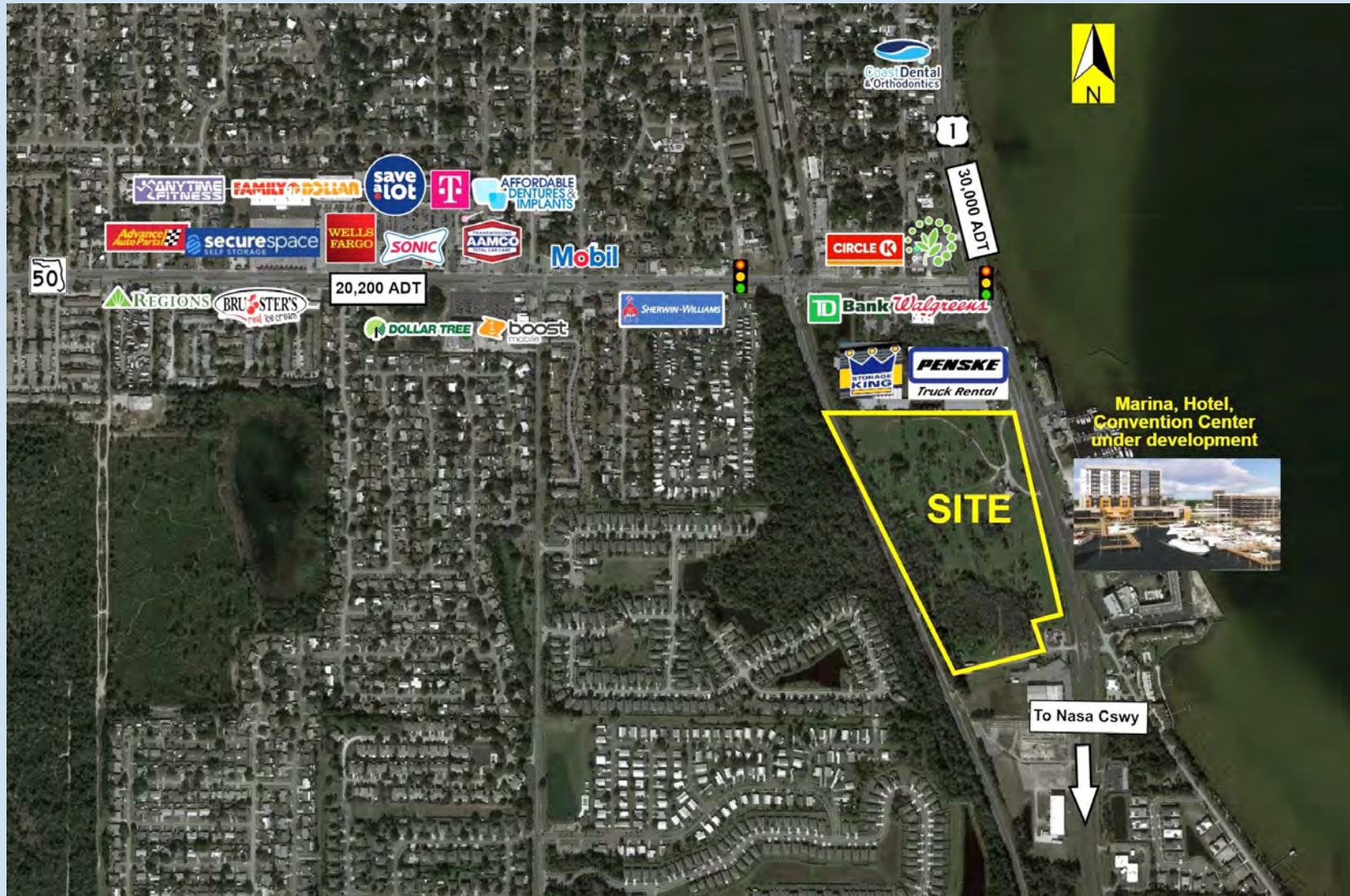


# C-Store | Retail | Restaurant Pads Available Fast Developing Titusville

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



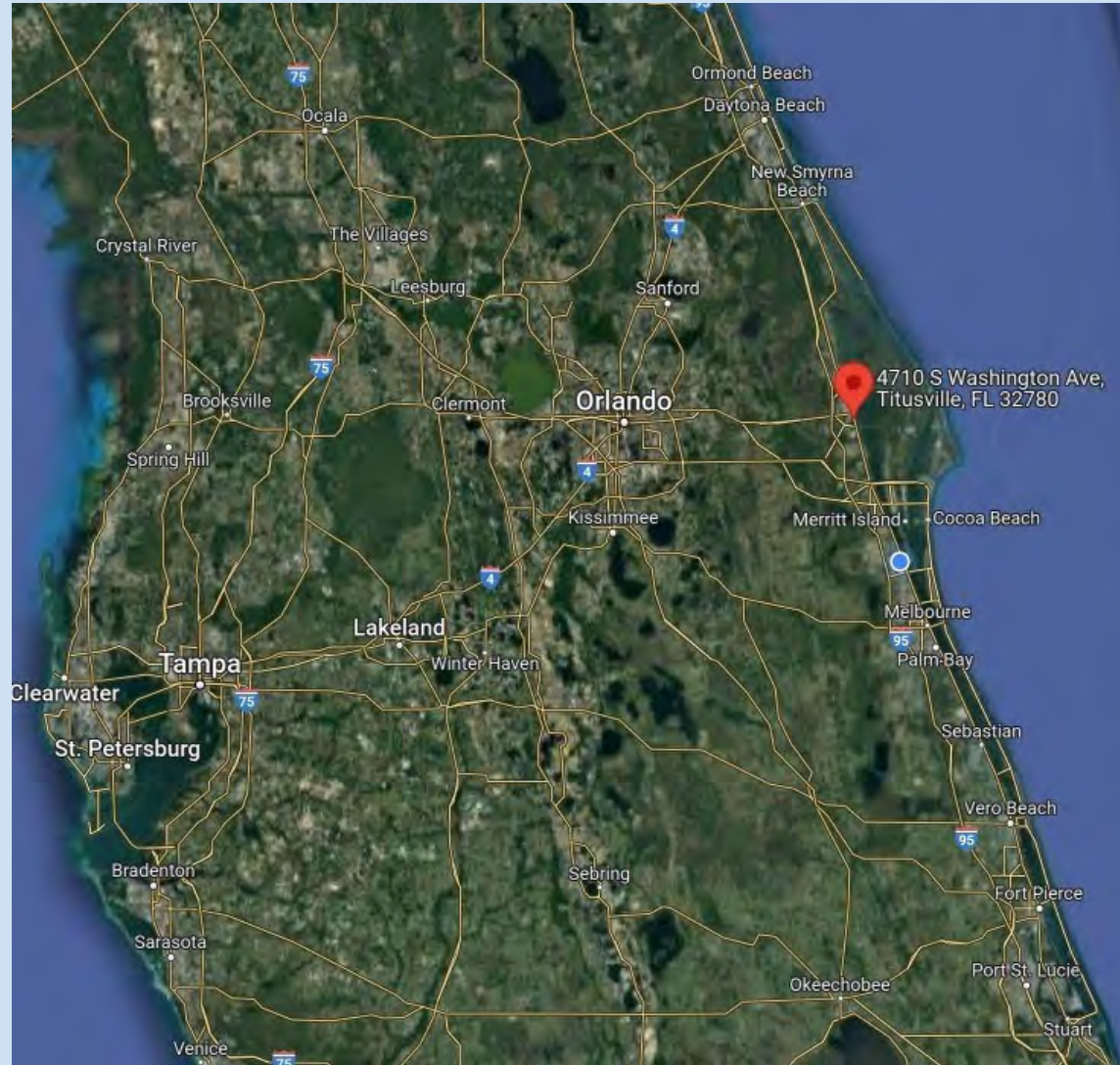
**Southeast Commercial—FL**  
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813.992.9696 Mobile  
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# Brevard County Florida Location Overview

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



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# Project Overview Conceptual



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# Retail Conceptual



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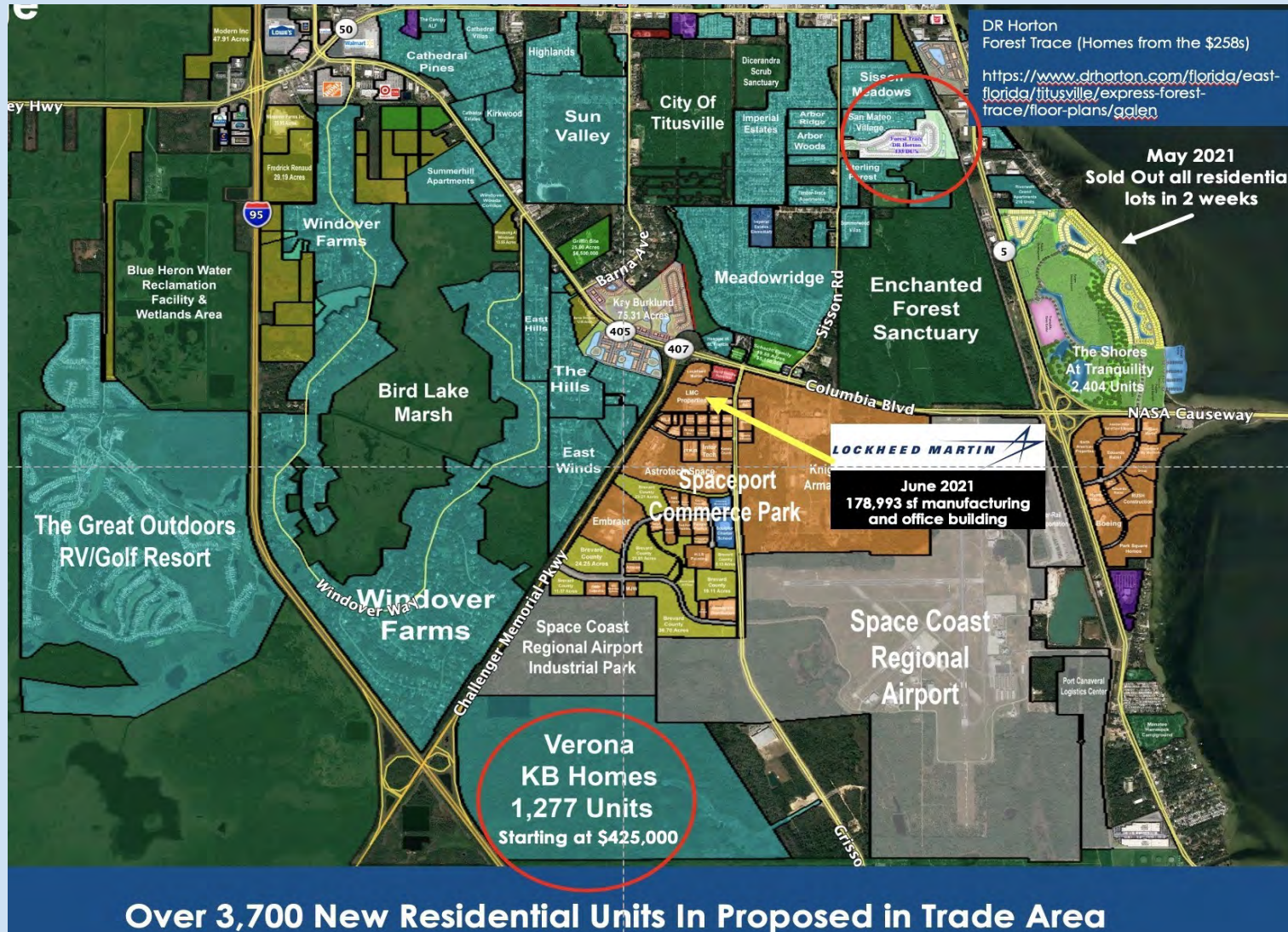
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# Residential Overview



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# Area Development

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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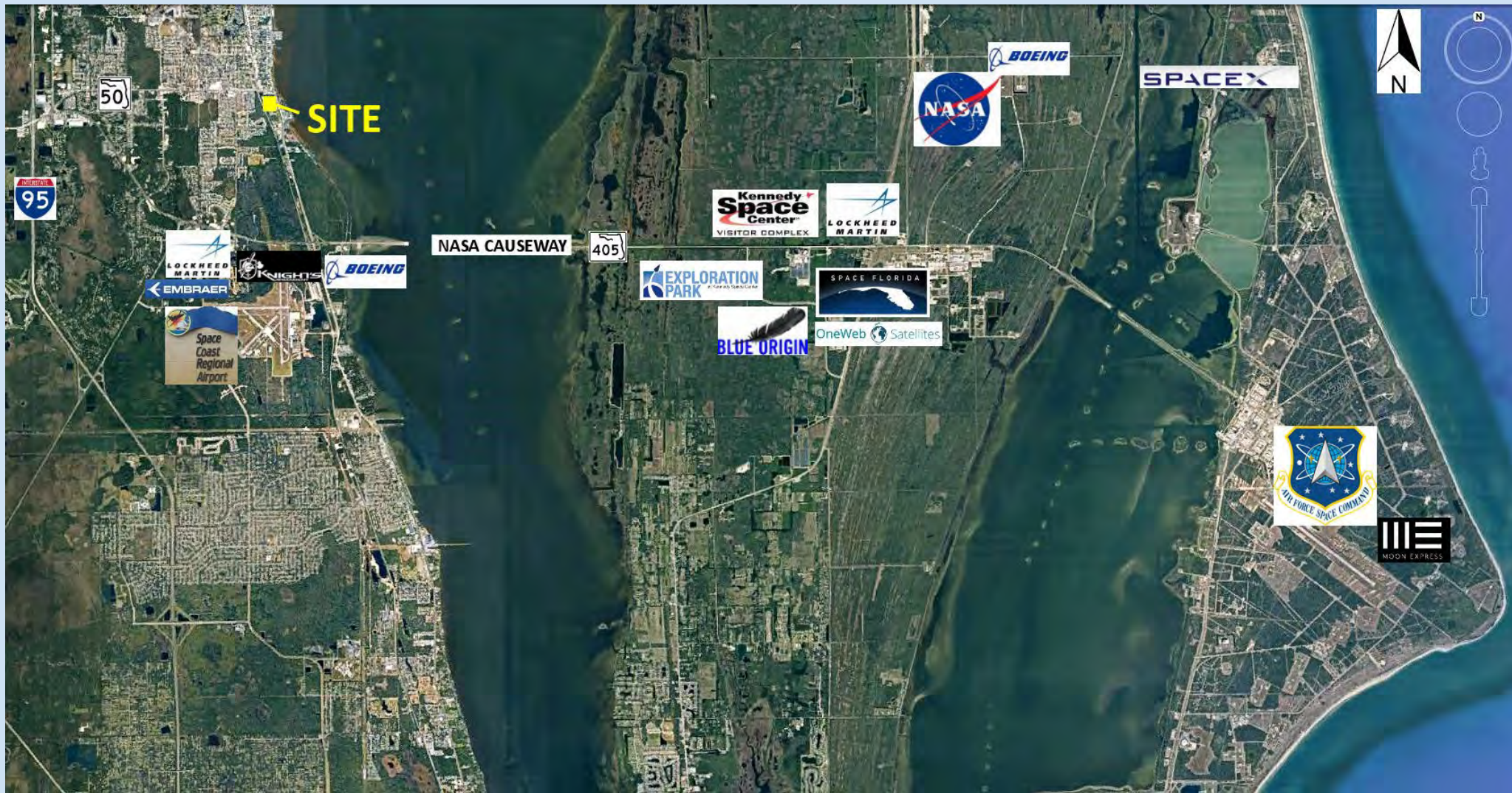
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# Area Demand Generators



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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

Pads 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.

Covering over 30 square miles, Titusville is bordered on the west by the St. Johns River, the eastern edge runs along the Indian River Lagoon providing access to the Merritt Island Wildlife Refuge, Canaveral National Seashore and Kennedy Space Center. Titusville's central location offers easy access to Daytona International Speedway, Port Canaveral and all Orlando attractions. Titusville is a convenient destination with four international airports nearby. Titusville is the best place on the east coast for viewing rocket launches!

## 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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