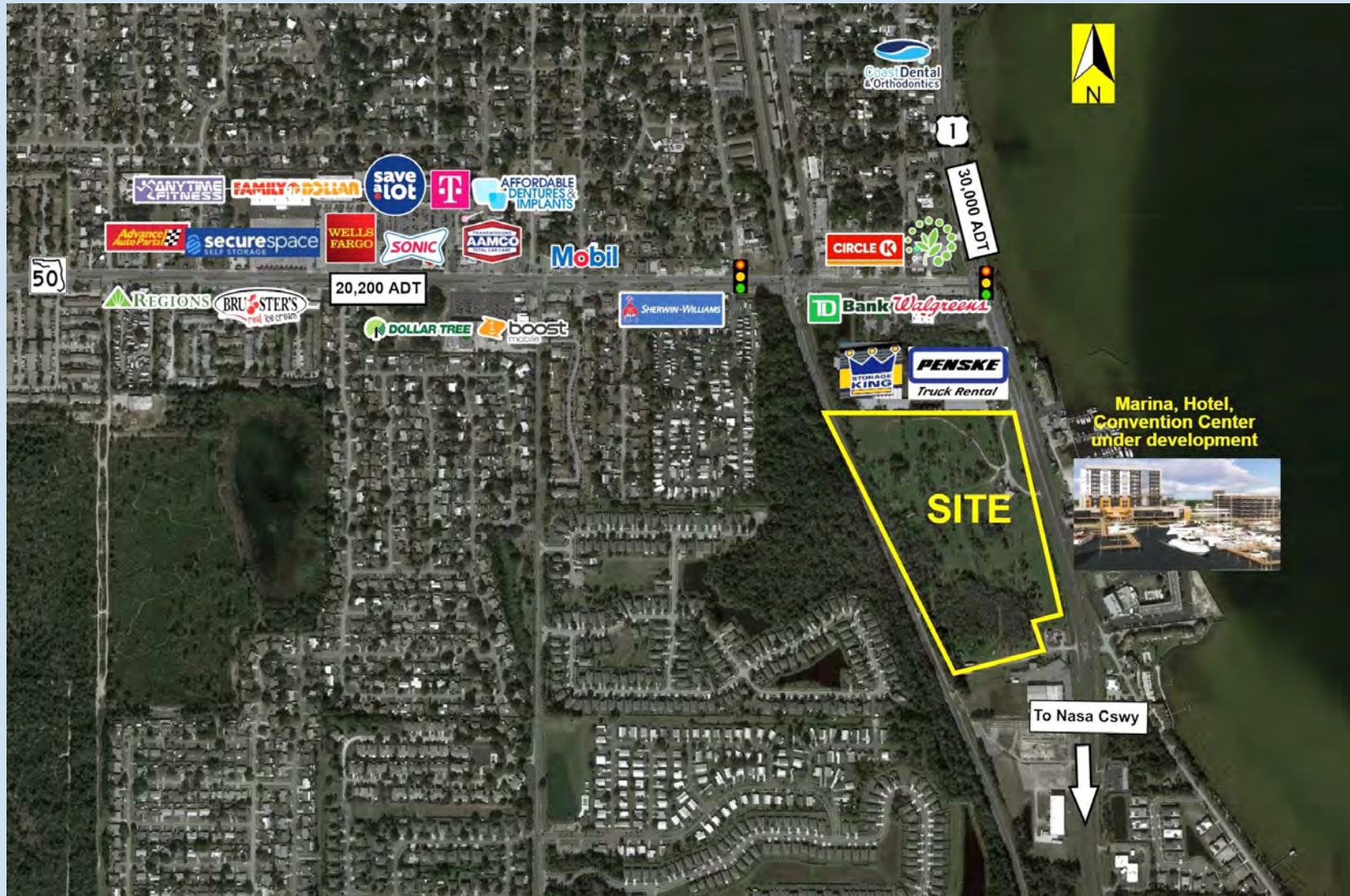


# C-Store | Retail | Restaurant Pads Available Fast Developing Titusville

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



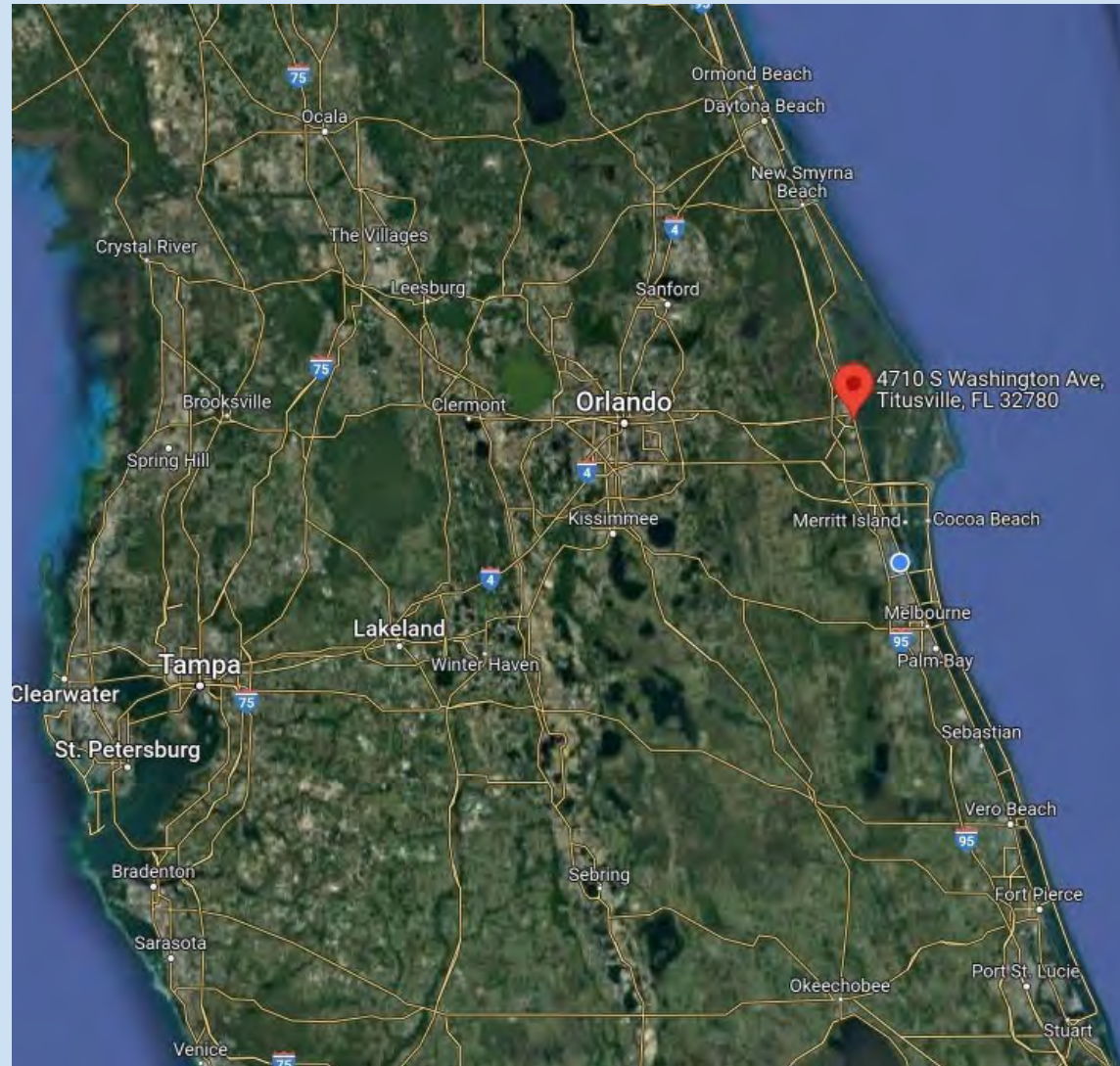
**Southeast Commercial—FL**  
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813.992.9696 Mobile  
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# Brevard County Florida Location Overview

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



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# Project Overview Conceptual



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# Retail Conceptual



## Southeast Commercial—FL

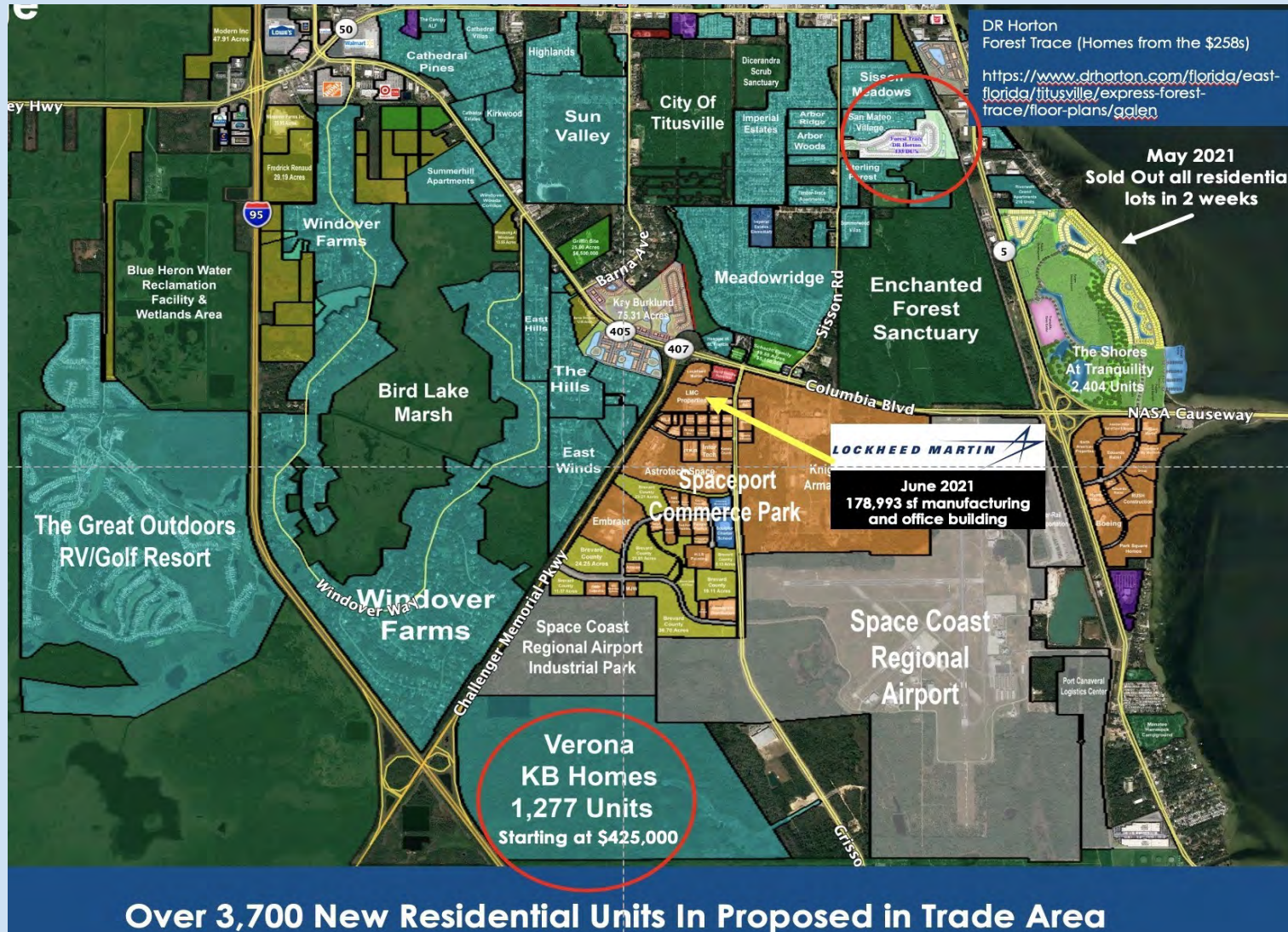
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# Residential Overview



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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.

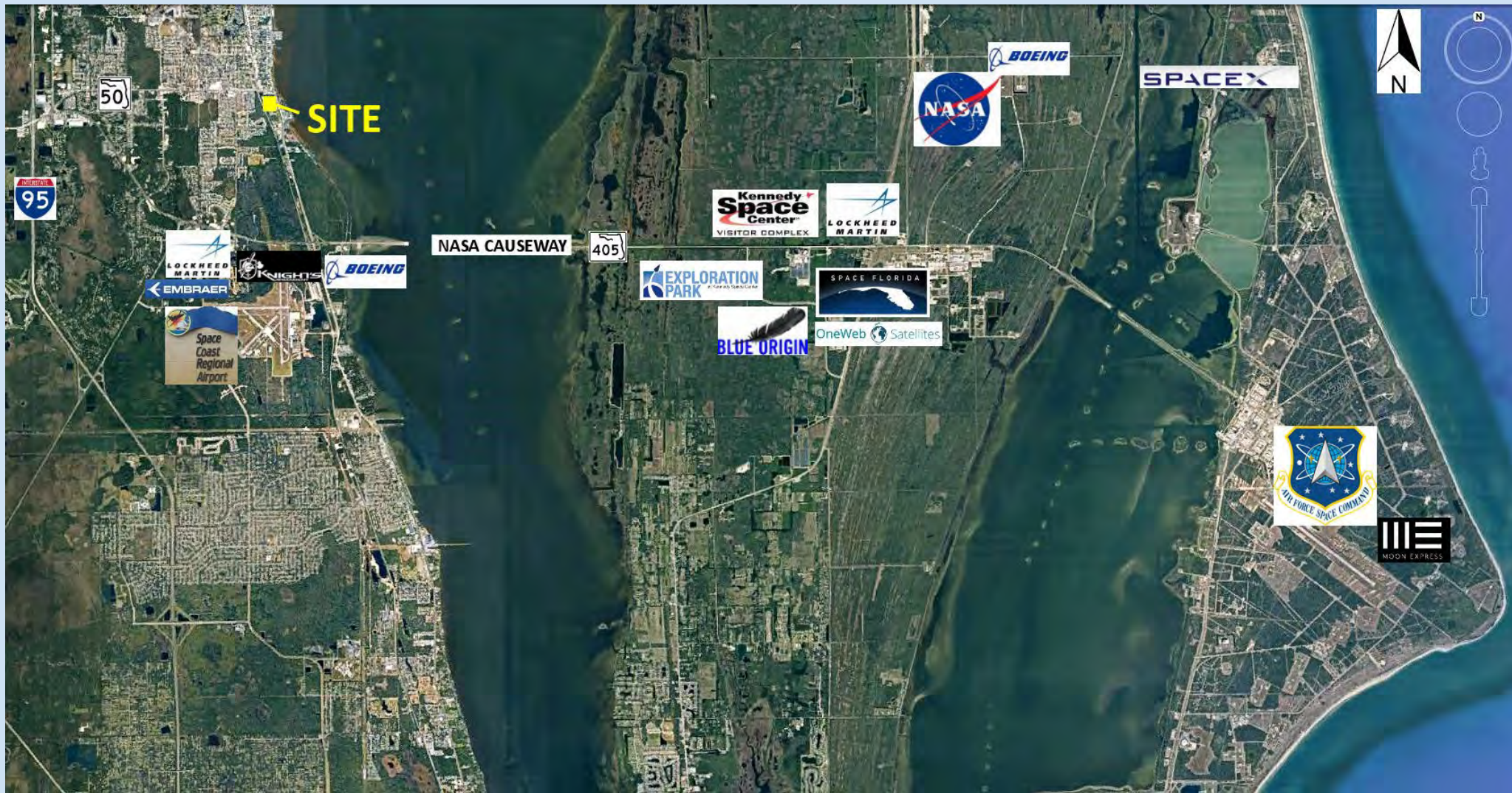


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# Area Demand Generators



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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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