

# Site Summary



Vendita CRE

Titus Landing is a Class A premier lifestyle retail center located at the intersection of US Hwy 1 and Harrison Street in Titusville, FL -- the gateway to Florida's Space Coast. This high-visibility shopping destination is anchored by Hobby Lobby, Bealls, Epic Theatres, Ulta, and the Parrish Medical Center. Additional national tenants include Chipotle, AT&T, and Tuesday Morning.

With available space ranging from 1,200 SF to 10,000 SF, Titus Landing offers opportunities for new restaurant users, including a proposed 5,040 SF pad and a future 35,000 SF anchor opportunity. Its proximity to I-95 and high exposure from US-1 make this a strategic site for retailers to capture both local residents and tourist traffic.

## Property Details

Titus Landing

Address: US Hwy 1 & Harrison St,  
Titusville, FL 32780

Market: North Brevard County / Space Coast

Property Size: ~350,000+ SF mixed-use retail lifestyle center

Economics: Competitive lease terms available upon request

Traffic Counts

US Hwy 1 & Harrison St: ±51,000 VPD

Nearby I-95 Interchange: ±62,000 VPD

## Key Retailers & Restaurants

- Hobby Lobby
  - Bealls
- Epic Theatres
  - Chipotle
  - Ulta Beauty
- Parrish Medical Center
  - AT&T
- Sportsman Wholesale
  - Firehouse Subs
  - Pet Supermarket
  - Wayback Burgers
- Sage Dental & Orthodontics



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## Major Market Employers Job Counts

- Kennedy Space Center / NASA – 2,100+
- SpaceX including subcontractors 6,000+
- Blue Origin 270+
- Boeing 2,000+
- Lockheed Martin 1,000+
- Parrish Medical Center 1,000+
- Brevard County School District 8,980+

## New Development Projects in Titusville – July 2025

- Residential & Multifamily Growth
- Odyssey Ridge Townhomes: 91 units
- Millwright Apartments: 488 units
- Tropic Apartments: 44 units
- Verona Village: 339 single-family homes + 126 townhomes
- Titusville Apartments: 150 units
- Falcons Roost: 28 homes
- Huntington Park: 86-home subdivision

## CRA & North Brevard Public Investment

- CRA district spans 320 acres of Downtown Titusville Over \$241,000 in commercial grants was awarded for improvements - ROI of \$14.71 per \$1 granted
- \$500,000+ in grants awarded last year through the North Brevard Economic Development Zone- ROI of \$5 per \$1 granted

## Additional Market Drivers & Facts

- Titus Landing sits in a fast-growing retail corridor in North Brevard.
- Titusville is a key center for aerospace, defense, and tourism.
- Over 1.7 million visitors annually travel through the area via Kennedy Space Center.
- Nearby eco-tourism hubs like Merritt Island Refuge and Canaveral Seashore support 46,000+ jobs and \$4.6B in visitor spending.
- North Brevard's population is growing at 1.3% annually.
- Ideal visibility for breakfast/lunch operators targeting mid-to-high-income customers.

## Schools & Medical

- Titusville High School
- Astronaut High School
- Andrew Jackson Middle School
- Eastern Florida State College
- Parrish Medical Center – On Site
- Health First
- Advent Health

## Medical & Assisted Living Projects

- Titusville Assisted Living Facility (96,894 SF)
- Heartland Dental (4,257 SF)
- Hendrix Eye Care (2,720 SF)

## Retail, Hotel & Tourism

- Titusville Resort & Destination
- Tru Hotel (12,423 SF)
- Pier 13 Coffee
- 7-Eleven (Dairy Rd)
- Chase Bank
- TRG Self Storage
- BP Garden Street Renovation

## Expanded Market Drivers – Brevard County Redevelopment & Mixed-Use Growth

- \$240M redevelopment of former Sears site will add 1,500 jobs and boost GDP by \$28.6M.
- Titus Landing bonds paid off early in 2025—signaling strong investment value.
- Residential Expansion 21,000+ planned.
- North Brevard projects like Everlands and Ashton Park are fueling local retail demand.
- Transit-Oriented Growth
- Cirrus Apartments (280 units) now leasing to aerospace professionals.
- Brightline station in Cocoa will drive retail and residential growth.
- Infrastructure & Economic Development
- 450-acre Space Coast Innovation Park in progress.
- Rail Trail and expanded 321Transit boost access and livability.
- Market Trends, Home sales up 5% YoY (2025); median price ~\$380K.
- Continued growth driven by affordability and aerospace job market.

