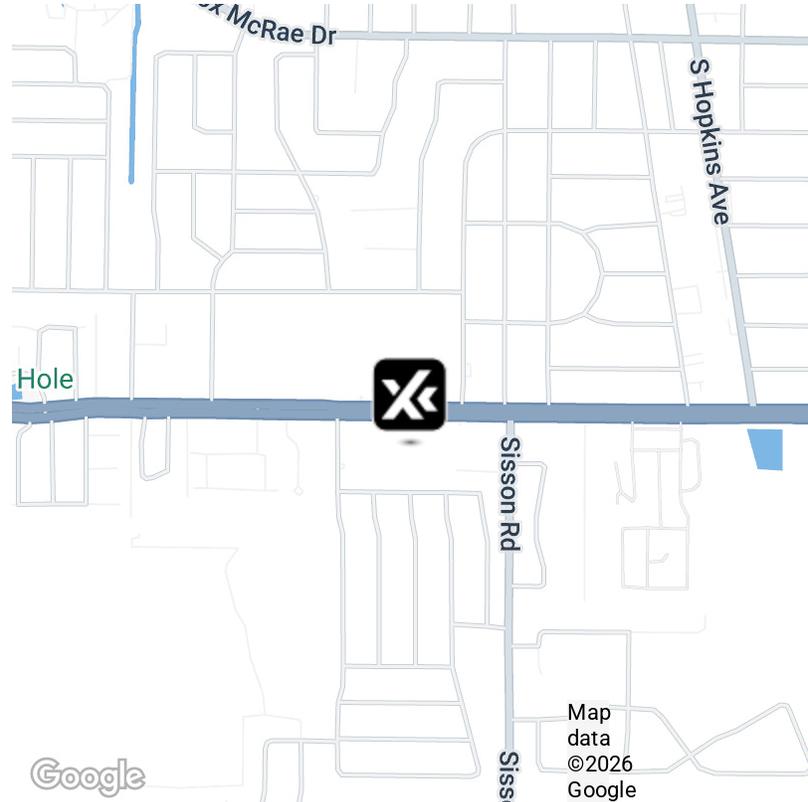


FOR LEASE | Indian River Shopping Center



OFFERING SUMMARY

Lease Rate:	\$15 - \$20 SF/yr (NNN; Ground Lease Negotiable)
Building Size:	73,248 SF
Available SF:	2,491 - 4,270 SF
Lot Size:	7.41 Acres
Number of Units:	19
Year Built:	1963
Zoning:	RC

PROPERTY OVERVIEW

Retail lease space available at beautifully renovated plaza directly on BUSY Highway 50 in south Titusville - quickly becoming the epicenter of commercial aerospace growth with the announcement of headquarters for large companies. Thousands of residential units under construction. Planet Fitness Anchored Plaza has great tenant mix: grocery, medical, dental, health and beauty retail, cell phone providers, nail salon, AND THE PERFECT SPOT FOR YOUR BUSINESS! Well maintained common areas, landscaping and new parking lot overlay.

CAM: \$ 2.24
 RETAX: \$ 1.15
 INS: \$ 2.16
 TOTAL: \$ 5.55

PROPERTY HIGHLIGHTS

- 0.5 ± acre available for lease directly in front of a dominant
- neighborhood shopping center- Indian River Crossing.
- Additional parking available via an easement agreement.
- Easy access from Cheney Highway with traffic counts
- exceeding 30,000 VPD.

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FOR LEASE | Indian River Shopping Center



- Units are available for lease directly in front of a dominant neighborhood shopping center- Indian River Crossing.
- Additional parking available via an easement agreement.
- Easy access from Cheney Highway with traffic counts exceeding 30,000 VPD.
- Tremendous visibility with multiple points of ingress & egress.
- Situated in front of the well-known River Lanes Family Entertainment Center known for bowling, live entertainment, and restaurant.
- Property is commercially zoned providing for a number of restaurant, quick service, retail and medical uses.
- Join other national tenants such as Wells Fargo, Sonic, Planet Fitness, Cora Health and more.
- Recent development in the space coast includes the redevelopment of the former mall situated on 22 acres just north of the subject property.

Population	10,696	32,875	51,321
Median Age	44.4	46.1	49.1
Average Household Income	\$106,658	\$113,366	\$113,068



JOIN OTHER NATIONAL TENANTS



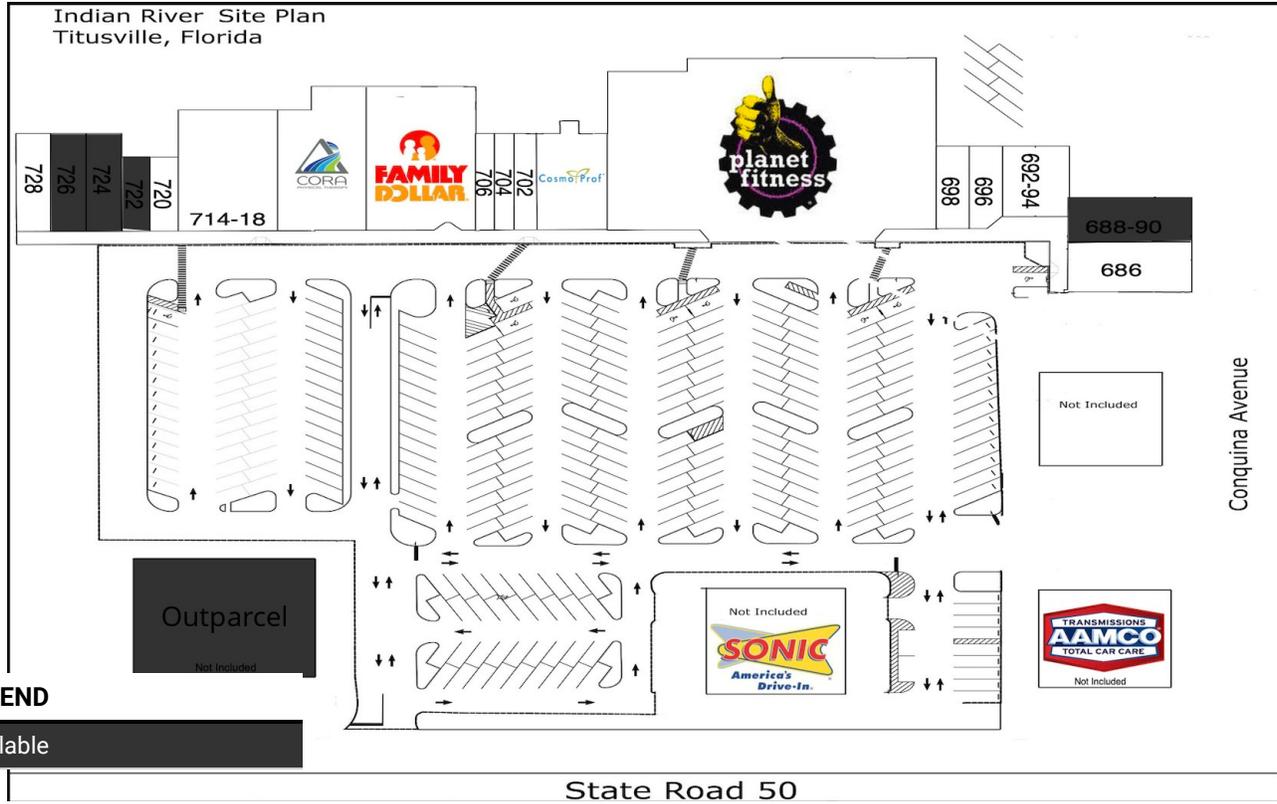
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FOR LEASE | Indian River Shopping Center



LEASE INFORMATION

Lease Type:	NNN; Ground	Lease Term:	Negotiable
Total Space:	1,050 - 21,780 SF	Lease Rate:	\$15.00 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Outparcel	Available	0.5 Acres	Ground Lease	Negotiable	Ground Lease

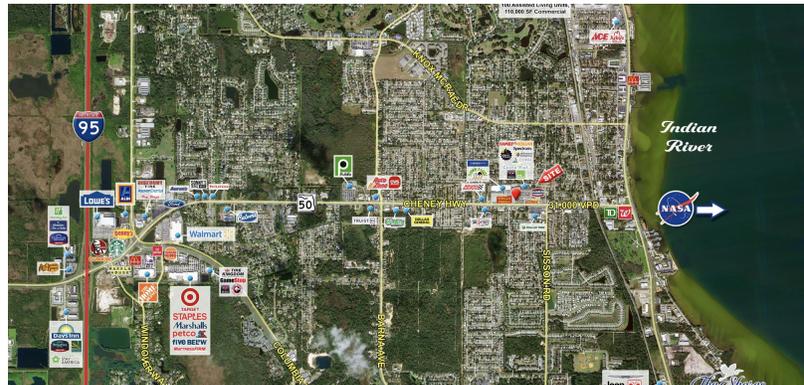
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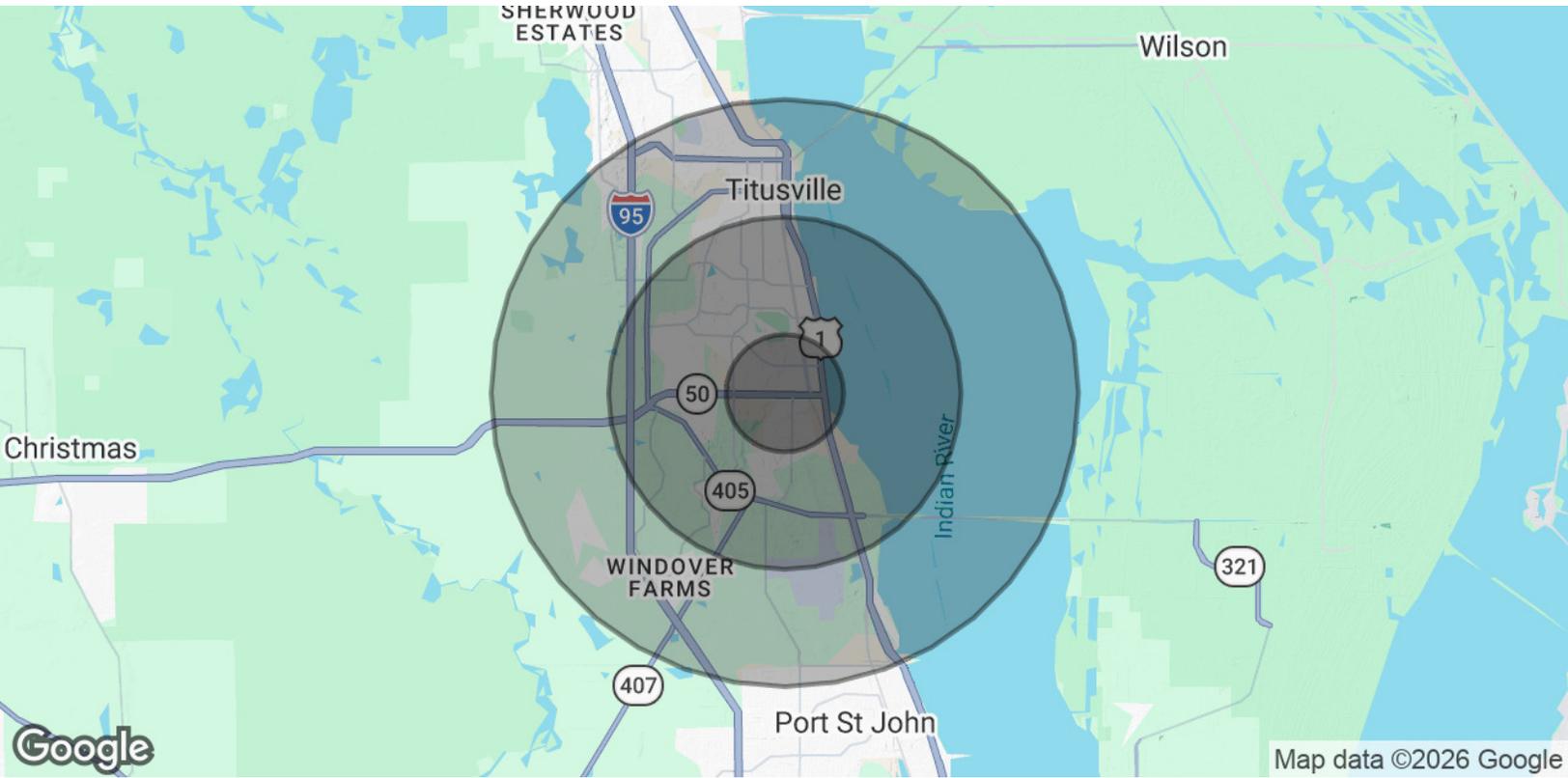
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FOR LEASE | Indian River Shopping Center



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,389	28,311	49,342
Average age	45.4	44.6	43.8
Average age (Male)	44.4	43.4	42.9
Average age (Female)	46.6	45.8	44.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,368	12,125	20,583
# of persons per HH	2.3	2.3	2.4
Average HH income	\$56,047	\$61,865	\$59,816
Average house value	\$235,431	\$214,089	\$220,560

* Demographic data derived from 2020 ACS - US Census

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Demographics

Population

Median Age

Average Household Inco



ADJACENT TENANTS



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