

AVAILABLE FOR LEASE

1220

S Washington Avenue
Titusville, FL 32780

- 2,009 sf Freestanding Building
- Strong Visibility & Access
- 25,000 Average Daily Traffic



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PROPERTY OVERVIEW

1220 S Washington Ave Titusville, FL 32780

ASKING RENT	\$120,000 Annually
RENT TYPE	NNN
5-MILE POPULATION	31,960
DAILY TRAFFIC	25,000
PARKING	25+ spaces (estimated)
ZONING	Titusville - DMU (Midtown)

[Virtual Tour](#)

Downtown visibility with stress-free parking.

Excellent visibility and pylon signage on US-1—plus ample dedicated parking.

Built-in traffic drivers. Situated near the \$30 million, 350,000 SF Titus Landing power center, already the area's top retail draw. Adjacent to ABC Fine Wine & Spirits.

Fast-track redevelopment. Flexible zoning, a new warrantied roof, and opportunities for tenant improvement allowances and grants allow you to open sooner—with less capital up front.

High Exposure Signalized Intersection. Prominent location with easy accessibility from both sides of the parcel.





MARKET SUMMARY

Tech-Fueled Population Surge. SpaceX, Blue Origin, Lockheed Martin, and NASA's Artemis program are adding thousands of high-paying jobs.

Tourism on Liftoff. Rocket launches and the Kennedy Space Center's expansion are drawing record visitor numbers and year-round foot traffic.

Strong Local Spending Power. Highest concentration of high-tech wages in Florida ensures a robust, living-wage customer base.

Residential boom next door. 100 new condos /townhomes breaking ground immediately west, with additional multifamily projects progressing closer to downtown.

Corridor Revitalization Underway. The \$240 million construction of "Titusville Resort & Destination" will deliver 240 apartments, a 153-room Cambria hotel, 110 k sf of new retail/office space and ~1,500 jobs.

Pro-Business Downtown Incentives. The City's CRA offers matching grants up to \$50 k for interior build-outs (plus façade funds and expedited approvals), trimming tenant cap-ex and time-to-open.

Top National Rankings:

- #2 Fastest-Growing Tech Sector in the U.S. (Bureau of Labor Statistics)
- #3 Wage Growth nationwide (Milken)
- #1 Place to Live in Florida (U.S. News)
- #1 High-Tech Economy Concentration in Florida (Milken)

Site Photos



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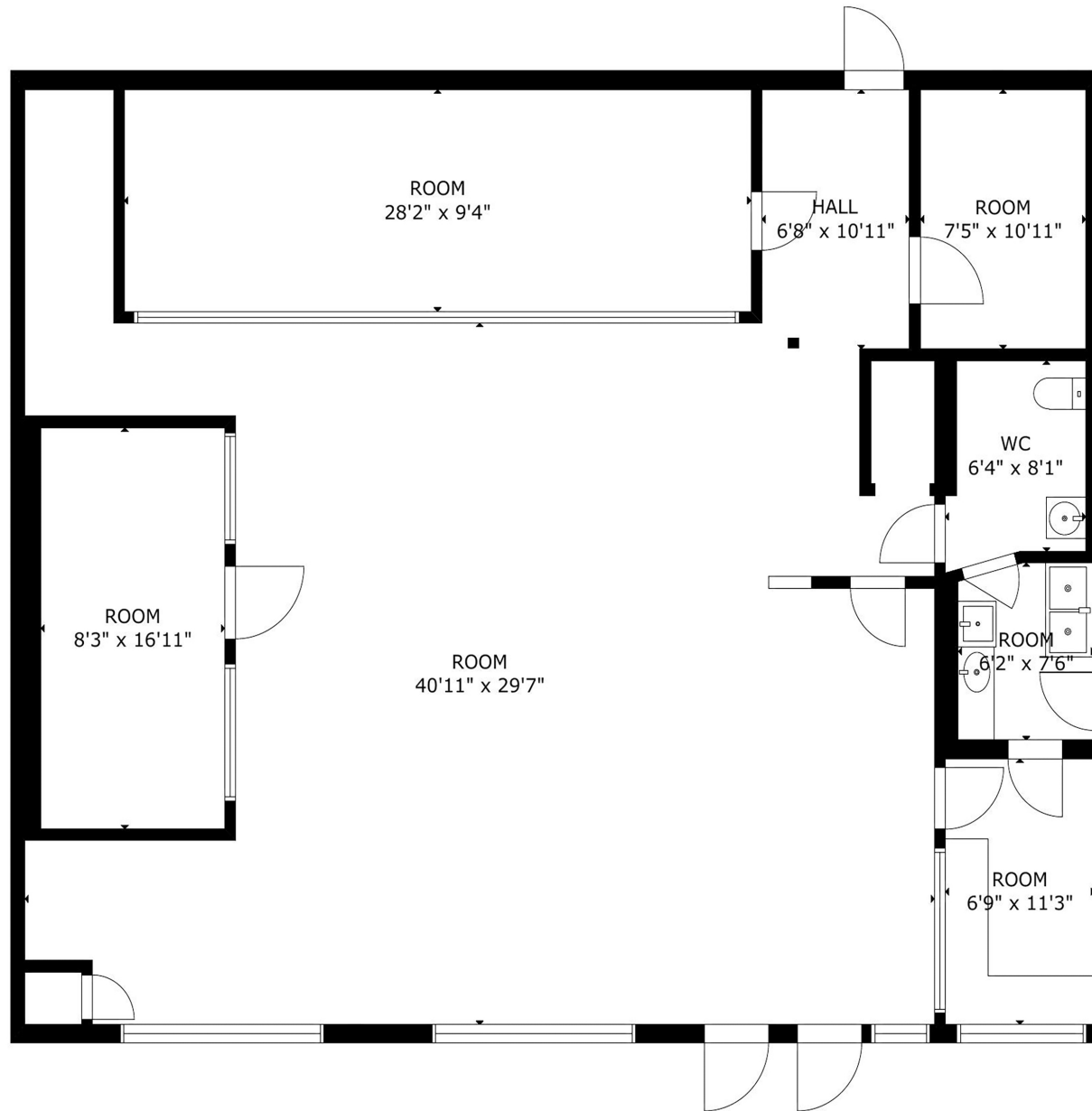
Site Photos



Site Includes 25 Parking Spaces

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FLOOR PLAN



TRADE AREA MAP



Access to Space Center & Beaches

Downtown Titusville
(under 1 mile)

enterprise



Tiki Health Club
Marijuana Doctor



S Washington Ave (11,500 AADT)
Edison Ave (13,500 AADT)

S Hopkins Ave (11,100 AADT)



Advance Auto Parts

TRADE AREA MAP



350k SF Premier
Retail Destination

Titusville High School



HONDA

SUBWAY

GMC

Auto
Zone



S Washington Ave (11,500 AADT)

Edison Ave (13,500 AADT)

S Hopkins

DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2024 POPULATION	36,405	57,866	96,783
2029 POPULATION PROJECTION	40,006	63,331	105,778
ANNUAL GROWTH 2020-2024	1.6%	0.9%	0.7%
2024 HOUSEHOLDS	15,912	24,741	40,655
AVG. HOUSEHOLD INCOME	\$67,194	\$72,401	\$79,968
MEDIAN AGE	44.7	44.9	46.2
AVG. HOUSEHOLD SIZE	2.2	2.3	2.3
TOTAL CONSUMER SPENDING	\$412.5M	\$686.3M	\$1.2B

5-MILE HIGHLIGHTS



57,866

Population



24,741

Households



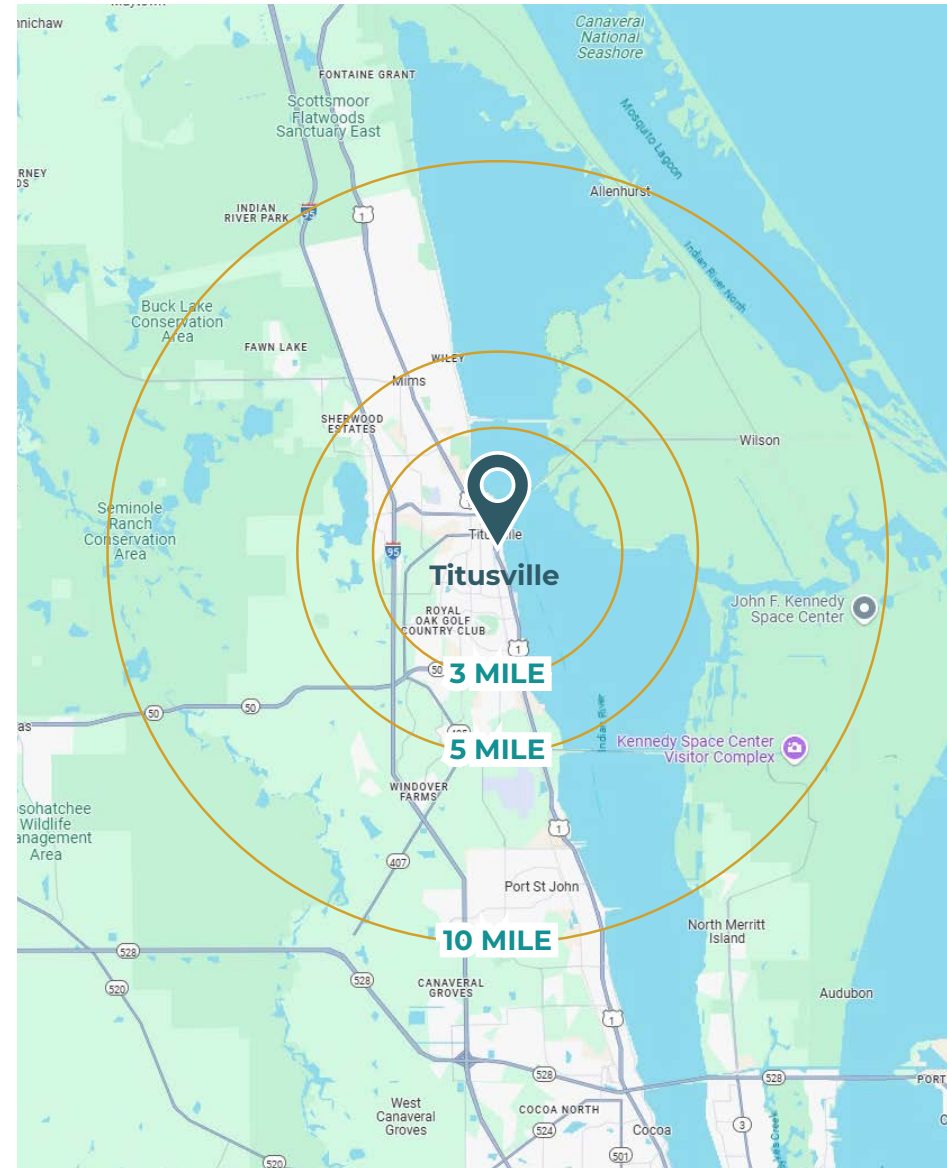
44.9

Median Age



\$72,401

Avg. Household Income



TITUSVILLE, FLORIDA MARKET OVERVIEW

Titusville marks the northern gate to Florida's Space Coast. It sits across the Indian River from the launch pads of Kennedy Space Center and Cape Canaveral Space Force Station, where NASA, SpaceX and ULA launches light up the sky on a near-weekly rhythm.

A major contributor to the local economy, the Aerospace sector keeps building. Blue Origin's 750 000-square-foot New Glenn factory at Exploration Park is already turning out hardware, and Space Florida's newly approved "Project Beep" will inject another \$247 million and roughly 1 000 high-wage jobs into the local economy. Those jobs pay well: aerospace engineers in the Palm Bay–Melbourne–Titusville metro earn about \$129,000 a year, injecting substantial buying power into the local economy.

Tourism follows the rockets. Launch-day spectators crowd the riverfront, while Merritt Island National Wildlife Refuge and Canaveral National Seashore draw ecotourists year-round. National brands have taken notice, filling storefronts along US-1 and at the I-95/SR-50 interchange.

Logistics seal the deal. Titusville fronts I-95, reaches Orlando International Airport in about 45 minutes via SR-528, and offers rail and general-aviation service at Space Coast Regional Airport. Two federal Opportunity Zones plus a proactive city hall keep permitting fast and incentives generous.

With attractive wages, affordable waterfront living, and business-ready infrastructure, Titusville is a literal—and figurative—launchpad for retailers, service providers and suppliers eager to ride the next surge of Space Coast growth.

DMU - Midtown Zoning Use Table

Residential Uses	Status	See Noted Section
Assisted living facility (ALF)	Conditional	28-72
Live/work unit	Permitted	28-73
Multifamily dwellings (duplex, triplex, quadplex, etc.)	Permitted	28-75
Neighborhood group home	Permitted	28-76
Single-family dwelling (detached)	Conditional	28-80
Townhomes	Limited	28-81
Commercial Uses	Status	See Noted Section
Adult day care	Limited	28-90
Advertising agency	Permitted	28-91
Animal kennel	Limited	28-92
Art, craft, and hobby shop	Permitted	28-95
Art studio	Permitted	28-96
Automobile repair	Limited	28-97
Automobile/vehicle sales	Limited	28-98
Bakery, retail	Permitted	28-99
Barber/beauty shop/salon	Permitted	28-100
Bed and breakfast inns	Limited	28-101
Bicycle sales/service	Permitted	28-101.1
Billiards/pool hall	Permitted	28-103
Book store	Permitted	28-105
Car rental agencies	Limited	28-107
Car wash	Limited	28-108
Ceramic shop	Permitted	28-109
Child care facility	Conditional	28-110
Clothing and shoe stores	Permitted	28-111
Convenience store (without retail gasoline sales)	Conditional	28-112

DMU - Midtown Zoning Use Table


Commercial Uses	Status	See Noted Section
Copy center	Permitted	28-113
Delicatessens	Permitted	28-115
Drinking establishments (bar, tavern, lounge)	Permitted	28-117
Dry cleaner	Permitted	28-118
Emergency clinics	Permitted	28-120
Financial institutions (bank)	Permitted	28-122
Fitness center	Permitted	28-123
Florists	Permitted	28-124
Furniture store	Permitted	28-126
Gift shops	Permitted	28-127
Graphic printing and copying services	Permitted	28-128
Grocery store	Permitted	28-129
Hardware store	Permitted	28-130
Hospitals	Conditional	28-131
Hotel/motel	Permitted	28-132
Ice cream parlors	Permitted	28-133
Insurance office	Permitted	28-135
Jewelers	Permitted	28-136
Laboratory (medical)	Conditional	28-137
Laundromat	Permitted	28-138
Legal office	Permitted	28-139
Medical marijuana dispensing facility	Limited	28-144.7
Medical office/clinic	Permitted	28-145
Mobile food dispensing vehicle	Limited	28-145.1
Newsstands	Permitted	28-148

DMU - Midtown Zoning Use Table

Commercial Uses	Status	See Noted Section
Off-street parking lots	Permitted	28-149
Open air market	Limited	28-150
Outdoor storage	Conditional	28-151
Parking structures	Limited	28-154
Personal services	Permitted	28-156
Pet grooming services	Permitted	28-157
Pharmacies	Permitted	28-159
Photographic shops	Permitted	28-160
Postal and mailing services	Permitted	28-161
Printing and copying stores	Permitted	28-162
Private club	Limited	28-163
Professional offices	Permitted	28-164
Radio and television sales	Permitted	28-165
Repair and service for small equipment items	Permitted	28-166
Restaurants/caterers	Permitted	28-167
Retail gasoline sales	Limited	28-168
Retail sales and service (see section 28-51)	Permitted	28-169
Screen printing shops	Permitted	28-170
Shoe repair	Permitted	28-171
Spa	Permitted	28-172
Temporary labor agency	Conditional	28-175
Travel agencies	Permitted	28-177
Upholstery shops	Permitted	28-180
Veterinarian	Limited	28-181
Video game arcades	Permitted	28-182

DMU - Midtown Zoning Use Table

Industrial Uses	Status	See Noted Section
Building trades services	Limited	28-203
Craft brewery/craft distillery	Limited	28-204
Dry-cleaning plants	Permitted	28-205
Light manufacturing	Limited	28-210
Mini-warehouse	Limited	28-214
Plant nursery	Permitted	28-215
Vehicle-for-hire establishments	Conditional	28-221
Warehousing/wholesale	Permitted	28-222
Welding, metal working, fabrication	Permitted	28-223
Civic, Public, and Institutional Uses	Status	See Noted Section
Churches	Permitted	28-236
Community centers	Permitted	28-238
Domestic violence shelter	Limited	28-241
Family day care homes	Limited	28-242
Government facilities	Permitted	28-243
Passenger terminal facilities	Permitted	28-249
Public utility	Conditional	28-253
Recovery/halfway house	Conditional	28-254
Schools (public or private)	Limited	28-255
Vocational school	Limited	28-256
Recreation Uses	Status	See Noted Section
Community gardens	Limited	28-271
Parks (public or non-profit)	Permitted	28-274



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