

# Property Summary



## PROPERTY DESCRIPTION

Crossroads Marketplace is a ±84,452 SF, Target-adjacent power center strategically positioned along Columbia Boulevard in Titusville's primary retail corridor. The center features a strong national tenant lineup including Petco, Marshalls, AT&T, Tropical Smoothie Café, and other daily-needs and service-oriented retailers that generate consistent traffic throughout the day. Excellent visibility, multiple points of ingress/egress, and ample on-site parking enhance customer convenience and retailer performance. Anchored by the only Target Supercenter in the Titusville trade area, the property benefits from durable co-tenancy and long-term retail demand.

## LOCATION DESCRIPTION

Crossroads Marketplace is located at the signalized intersection of Columbia Boulevard and Cheney Highway, widely recognized as Titusville's dominant retail corridor, surrounded by national brands such as Publix, Home Depot, Lowe's, and a proposed Chick-fil-A. The center's adjacency to the only Target Supercenter in the market positions it as a regional shopping destination, drawing traffic from throughout North Brevard County. Titusville continues to experience accelerated residential and employment growth driven by ongoing expansion at Kennedy Space Center and the broader Space Coast aerospace sector, including SpaceX, Blue Origin, and NASA. This sustained growth trajectory, combined with limited supply makes the center a highly compelling retail investment and leasing opportunity.



## OFFERING SUMMARY

Lease Rate:	\$33.00 - \$36.00 SF/yr (NNN)
Available SF:	2,000 - 8,004 SF
Building Size:	84,452 SF
Parcel Size:	15.35 Acres
Anchor:	Target

DEMOGRAPHICS	1 MILE	5 MILES	7 MILES
Total Households	1,183	19,885	32,939
Total Population	3,393	49,018	83,366
Average HH Income	\$110,451	\$85,131	\$88,945

### VITOR DE SOUSA, CCIM

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## Additional Photos



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 8,004 SF	Lease Rate:	\$33 - \$36 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Former Medical Space	Available	2,000 - 8,004 SF	NNN	\$33.00 - \$36.00 SF/yr	-



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## Additional Photos



LIGHTLE  
BECKNER  
ROBISON

INCORPORATED  
COMMERCIAL REAL ESTATE SERVICES

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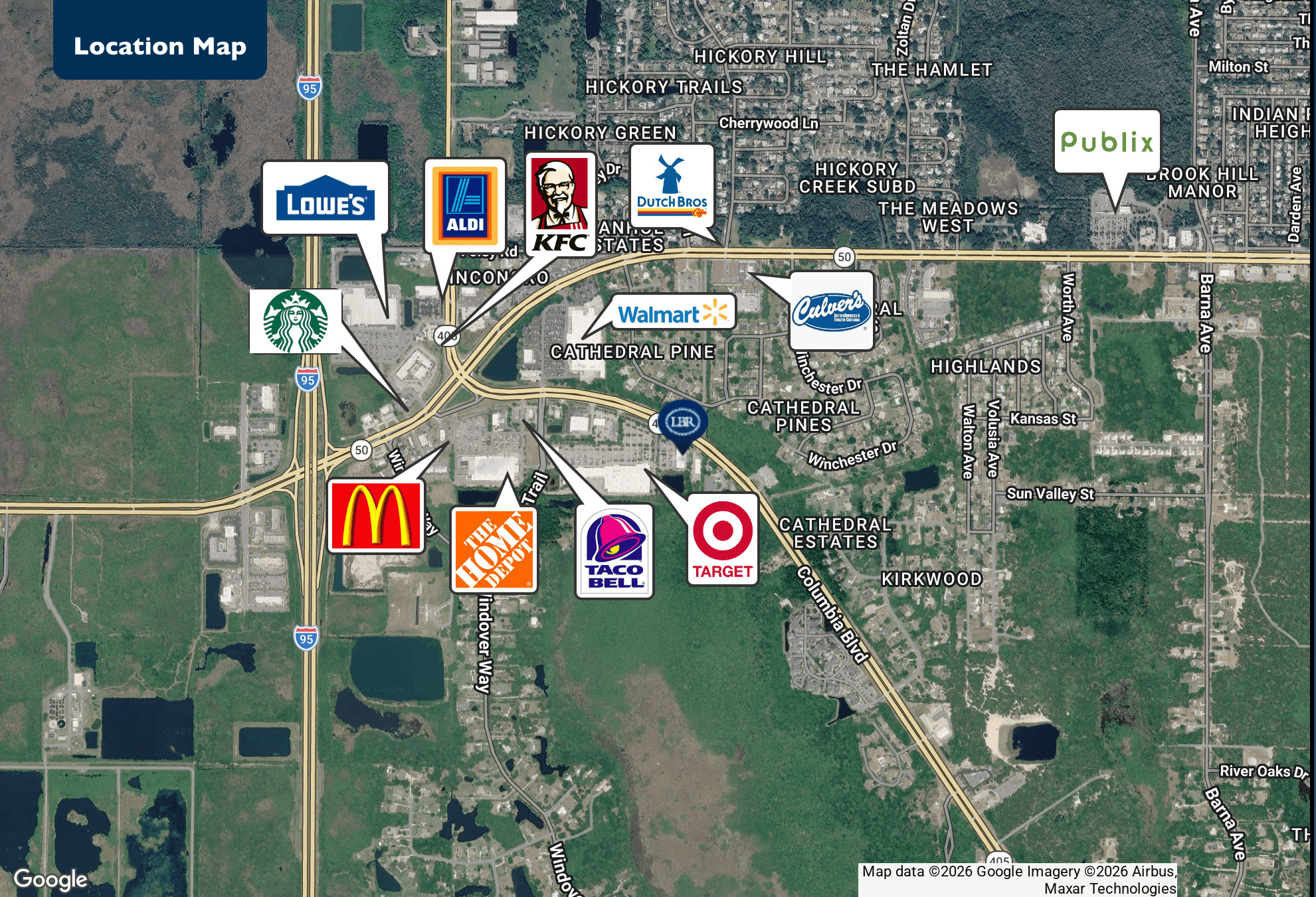
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# Location Map



Crossroads Marketplace | 3045 Columbia Boulevard, Titusville, FL 32780



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# Demographics Map & Report

## POPULATION

	1 MILE	5 MILES	7 MILES
Total Population	3,393	49,018	83,366
Average Age	44.5	43.8	45.2
Average Age (Male)	43.6	42.1	43.5
Average Age (Female)	44.7	45.2	46.1

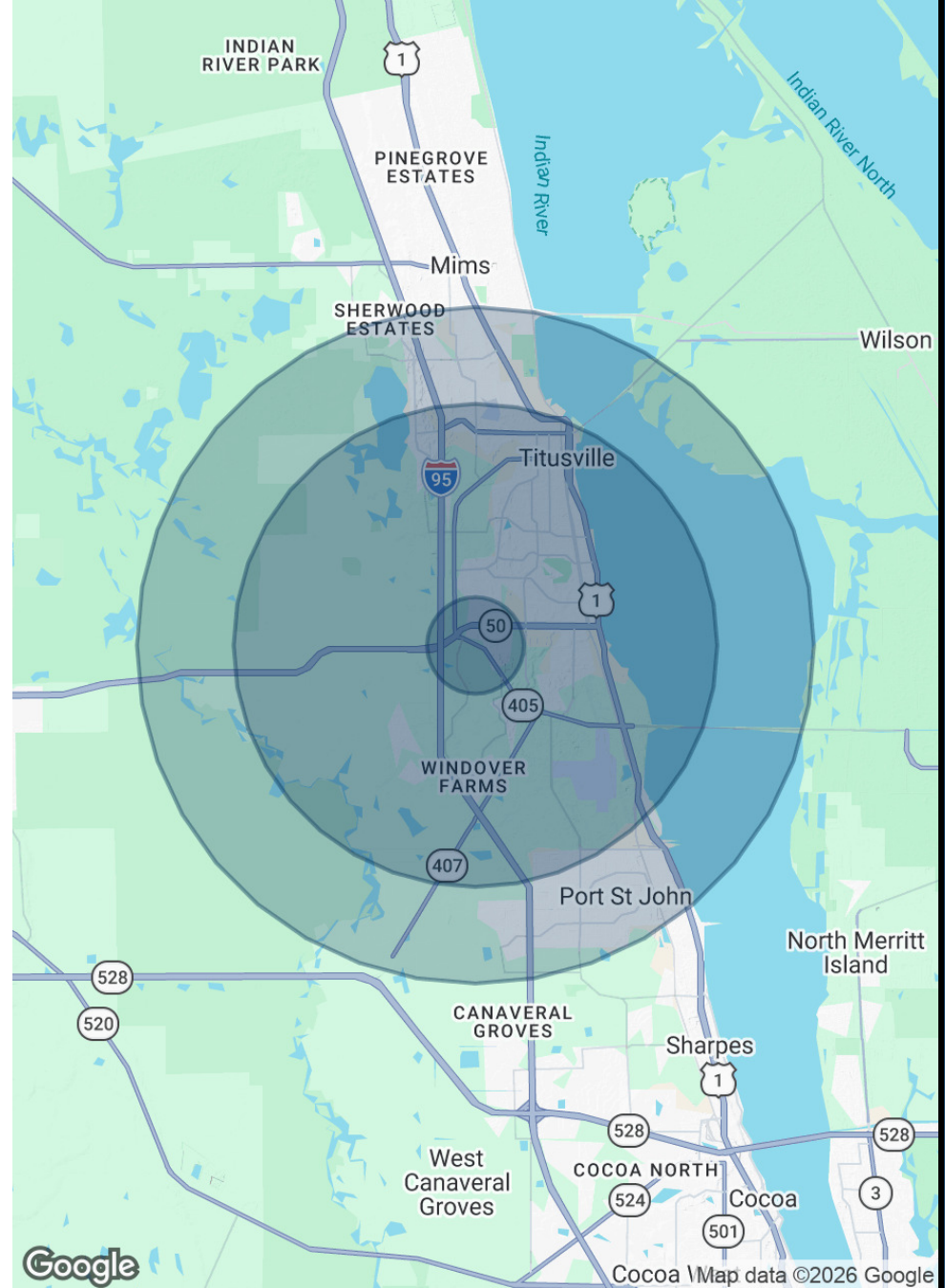
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	7 MILES
Total Households	1,183	19,885	32,939
# of Persons per HH	2.9	2.5	2.5
Average HH Income	\$110,451	\$85,131	\$88,945
Average House Value	\$280,003	\$267,720	\$267,034

## RACE

	1 MILE	5 MILES	7 MILES
% White	74.3%	73.6%	78.4%
% Black	9.6%	13.1%	9.9%
% Asian	2.4%	2.1%	1.5%
% Hawaiian	0.0%	0.0%	0.1%
% American Indian	0.6%	0.4%	0.3%
% Other	4.2%	3.3%	2.6%

2023 American Community Survey (ACS)



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