

FOR LEASE | Half Acre +/- Ground Lease



OFFERING SUMMARY

Lease Rate:	\$60,000.00 per year (\$500/NNN/month)
Available SF:	0.55 Acres
Lot Size:	0.55 Acres
Number of Units:	2
Year Built:	1963
Zoning:	CC

PROPERTY OVERVIEW

Explore the potential of our available parcel, strategically located on bustling Highway 50 in South Titusville – the heart of commercial aerospace growth!

\$60k/yr plus the \$500/month NNN

Property Highlights:

*30,000 AADT Traffic Count

* Prime Location: Directly on Highway 50

* Plaza Atmosphere: Surrounded by hundreds of residential units

* Growing Community: Thousands of units under construction or nearing completion in Titusville

Plaza Tenant Mix: Gym, medical and dental services, health and beauty services, retail outlets, banking services, cell phone and Internet providers, nail salon and more!

Well-maintained: Enjoy pristine landscaping, well kept common areas, and a newly overlaid parking area for added convenience.

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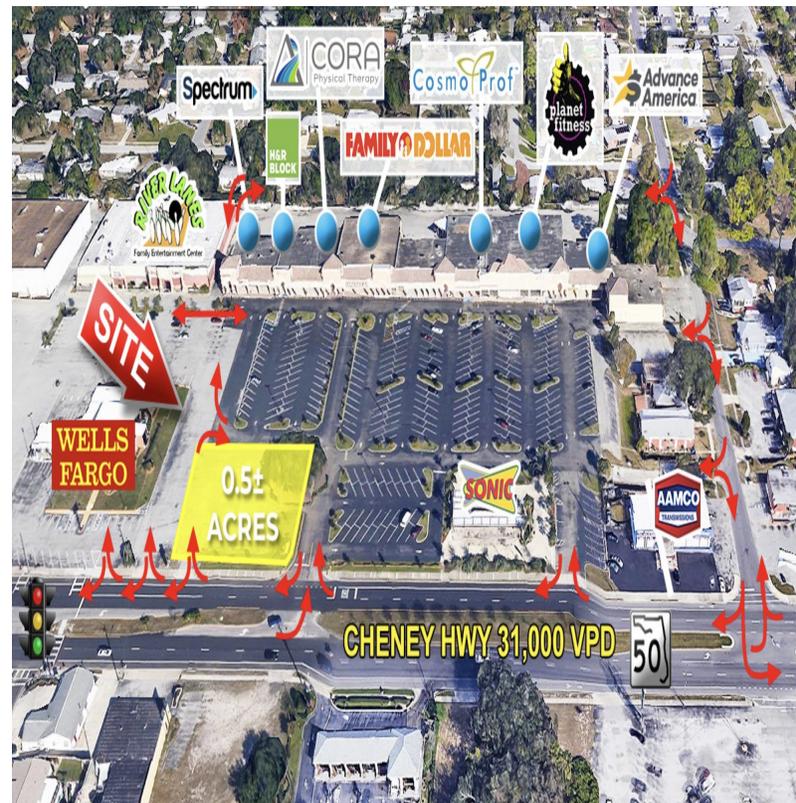
PROPERTY HIGHLIGHTS

- 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.
- 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.

Demographics	1 Mile	3 Mile	5 Mile
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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