



## US Hwy 1 & Harrison St.

Titusville, FL 32780

### Property Highlights

- Titus Landing is the first Class A lifestyle center located in the Titusville market
- Anchor tenants include Hobby Lobby, Ulta, Bealls, Parrish Medical Center, and Epic Theatre.
- Available spaces range from 1,200-10,000 SF, offering ideal space for restaurant and retail users, as well as one remaining out parcel on US1, buildable up to 5,040 SF and an anchor pad of 35,000 SF.
- Location on US1 and proximity to I-75 offers the ability to effectively service the Space Coast, one of the top job growth markets in the U.S.
- The Titusville market continues to grow and benefit from further investment and expansion by top tech and aerospace companies including Lockheed Martin, SpaceX, and Boeing.

### DEMOGRAPHIC INFORMATION



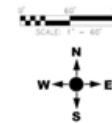
Radius	Population	Households
1 Mile	5,463	2,459
3 Miles	37,359	16,285
5 Miles	51,194	21,965



Radius	Average HH Income	Employees
1 Mile	\$65,658	2,461
3 Miles	\$61,604	10,776
5 Miles	\$66,189	19,426



SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
Anchor A	Sportsman's Warehouse	12,000	OPB-2	AT&T	1,803
Anchor B	Bealls	40,250	OPB-3	Truist	2,100
Anchor C	Ulta Beauty	10,000	OP C-1	Chipotle	2,400
Anchor E	Epic Theatres	43,442	OP C-2	Sage Dental	3,750
Anchor F	Pet Supermarket	7,520	Retail A1	AVAILABLE	1,202
Anchor G	Hobby Lobby	55,000	Retail A2-A3	Coldwell Banker	2,402
Anchor H	AVAILABLE	35,000	Retail A4	Optical Outlets	1,800
Anchor I	Parrish Medical Center	55,000	Retail A5-A6	Royal Sushi Grill & Thai	1,805
OP A	AVAILABLE	5,040	Retail A7	Tumble Tots	1,200
OPB-1	Dunkin'	2,000	Retail B1	Lee Spa & Nails	1,934
SPACE	TENANT	SQ. FT.	SPACE	TENANT	SQ. FT.
Retail B2	Color Bar	1,202	Retail K	Rack Room Shoes	4,990
Retail B3	Simply Amazing Boutique	1,200	Retail L	UPS	1,200
Retail B4	E-Smoker Online	1,200	Retail M	Cosmic Creamery	1,200
Retail B5	Firehouse Subs	1,800	Retail N	Asurion Tech Repair	1,400
Retail B6-B8	AVAILABLE	4,500	Rest. B	Salsas Cocina	4,153
Retail D	AVAILABLE	10,000	Rest. C	AVAILABLE	4,102
Retail E1	Leased	3,800	Rest. D1	Venpaca Latin Cafe	2,023
Retail E2	AVAILABLE	2,700	Rest. D2	Legend	2,154
Retail J1	Massage Envy	2,450			
Retail J2	Wayback Burgers	1,890			



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