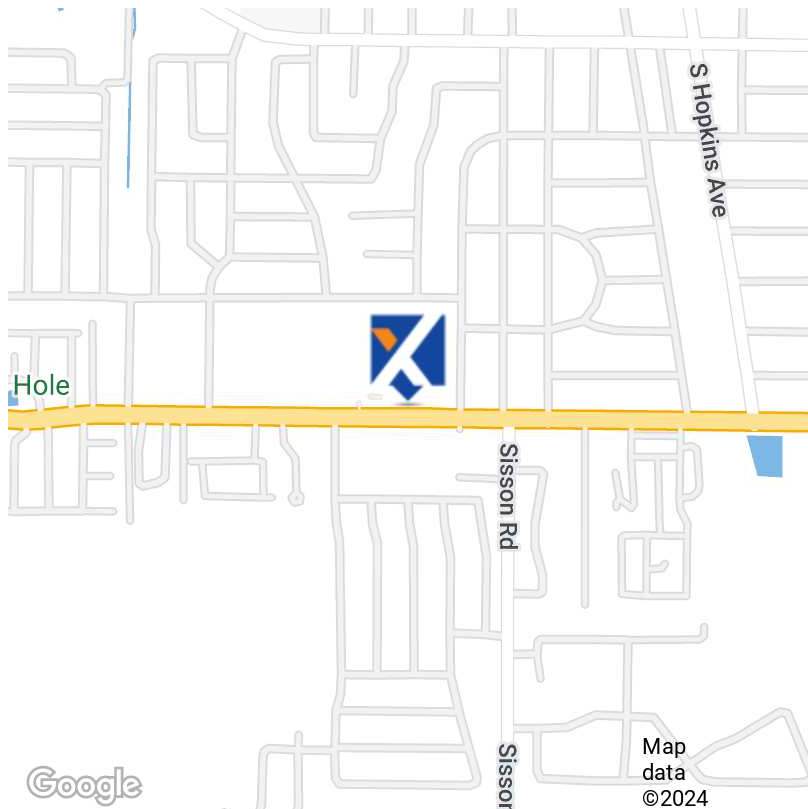


# FOR LEASE | Indian River Crossing



## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN; Ground)
Building Size:	73,248 SF
Available SF:	1,050 - 21,780 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. 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

- Busy Cheney Hwy location between US Hwy 1 & I-95
- At a traffic light
- Renovated 2008
- Ask about the available outparcel!

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**Lisa Earnhardt**

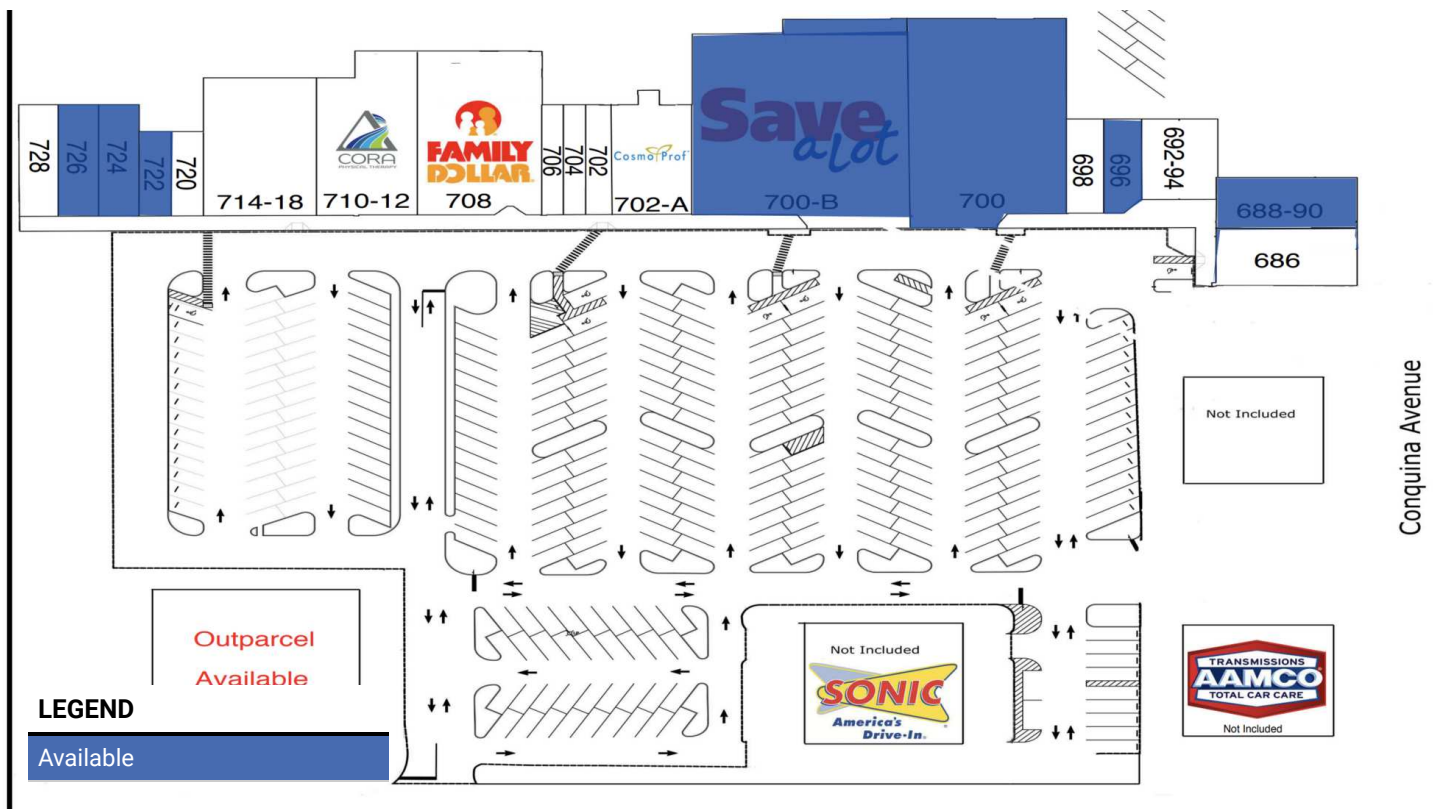
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# FOR LEASE | Indian River Crossing



## LEASE INFORMATION

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

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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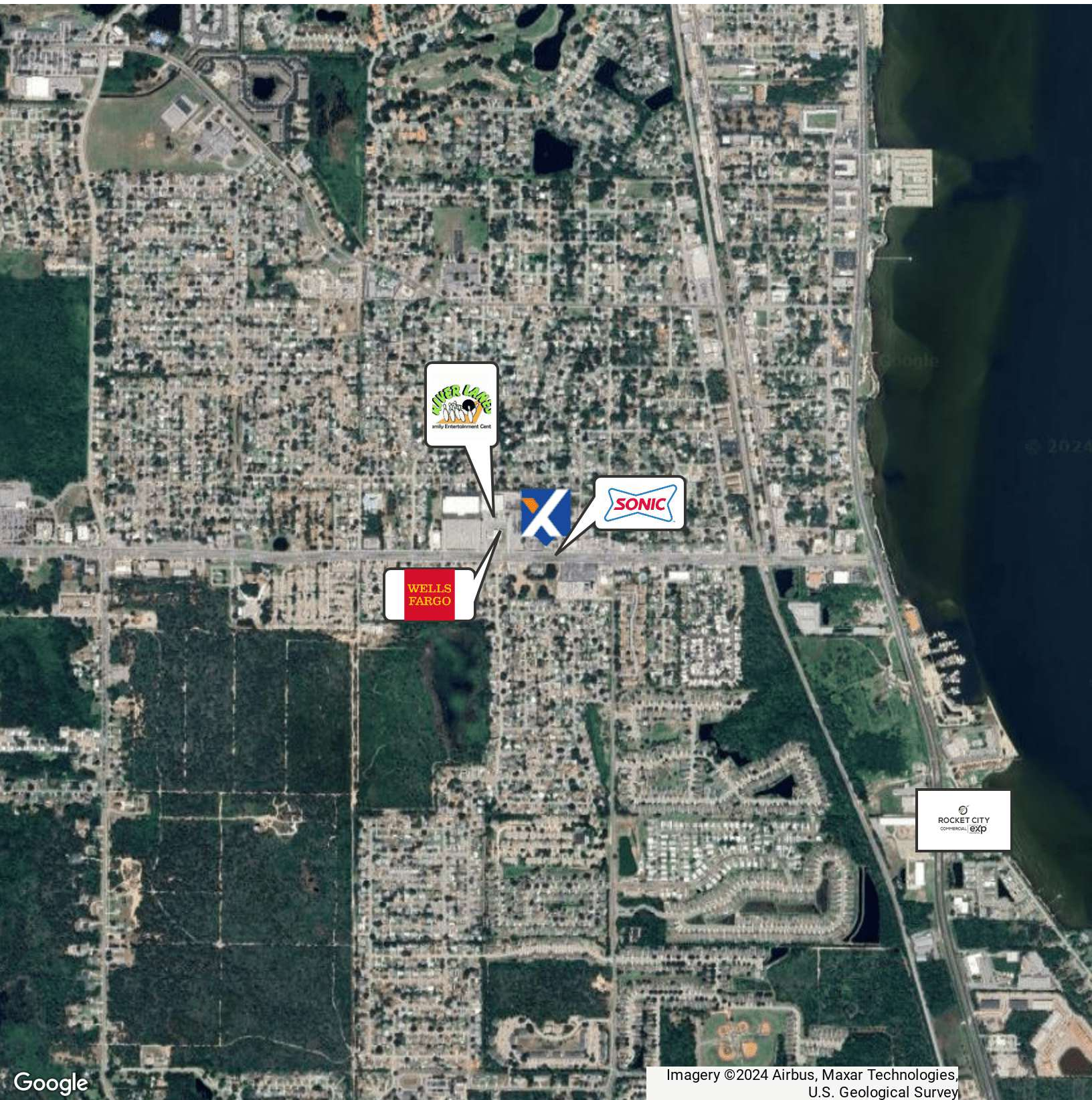
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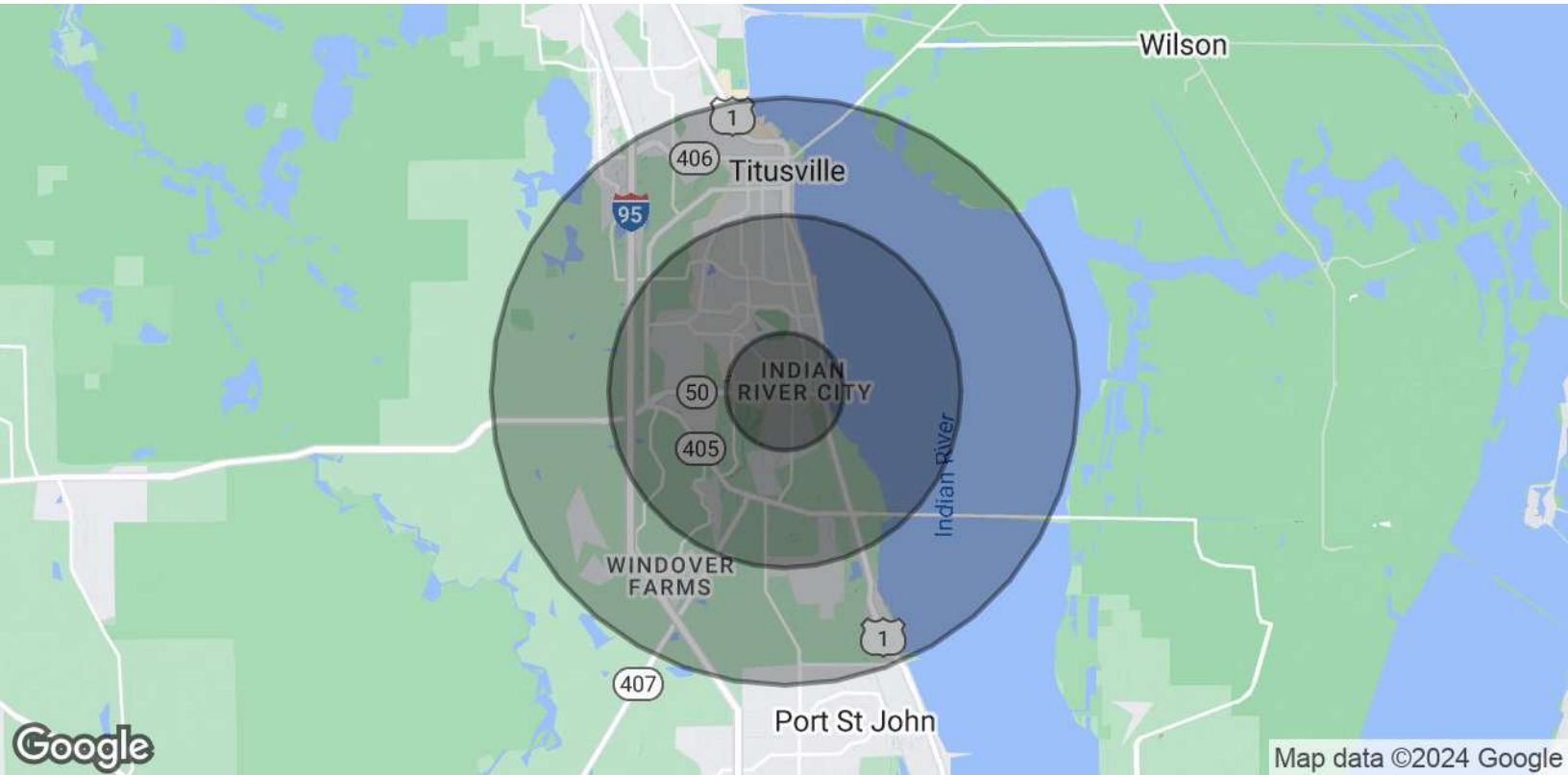
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FOR LEASE | Indian River Crossing



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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