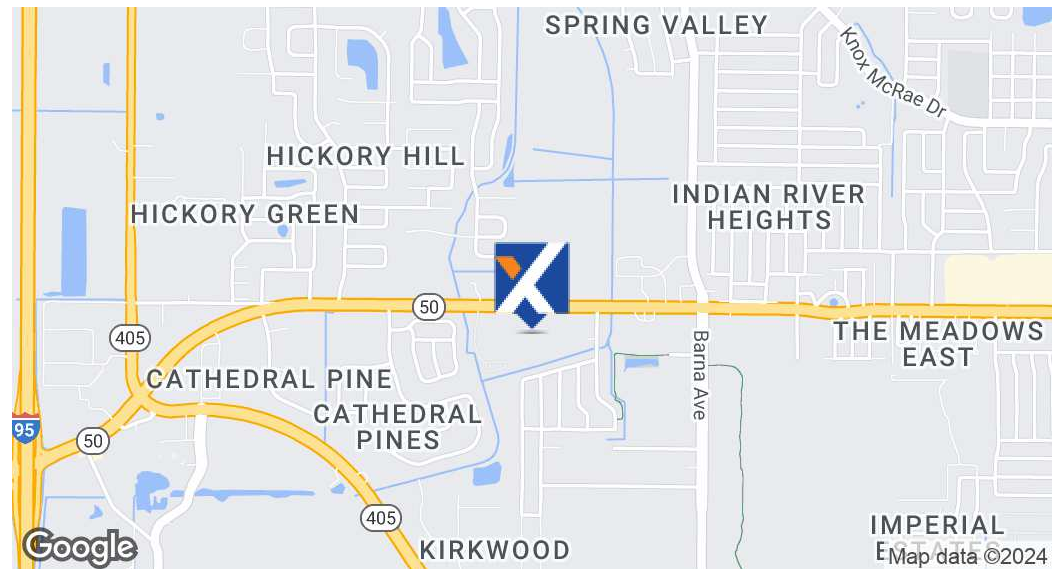
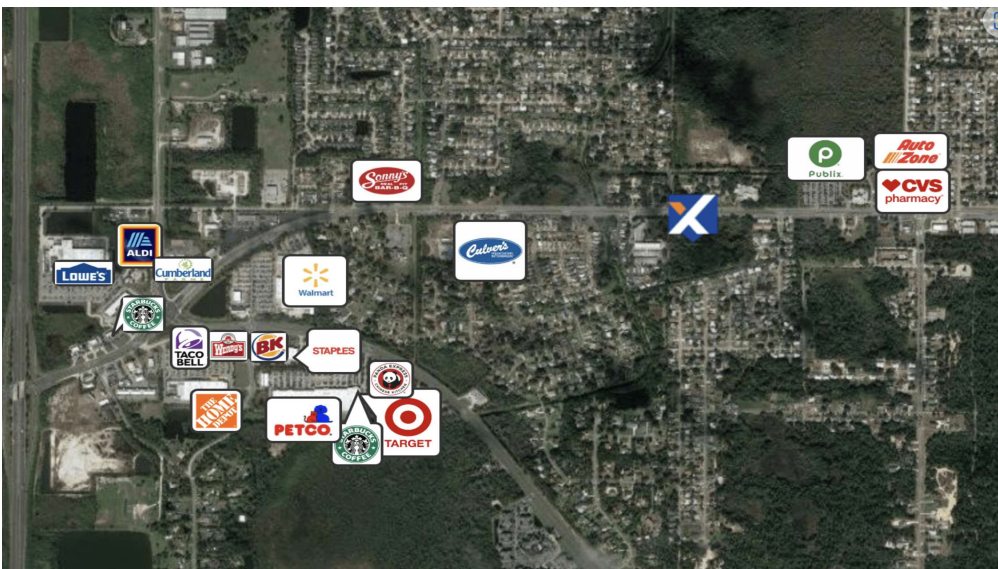


FOR SALE | 14+/- AC Retail/Commercial on busy HWY 50

2305 Cheney Hwy, Titusville, FL 32780



OFFERING SUMMARY

Sale Price:	\$2,500,000
Available SF:	
Lot Size:	14 Acres
Price / Acre:	\$178,571
Zoning:	Community Commercial (with small portion of high density residential)
Traffic Count:	22,500

PROPERTY OVERVIEW

Zoned Commercial (with a small area of R-3 High Density Multifamily). This is one of the last large sites available on busy Highway 50 retail/commercial corridor. Walkable to neighborhood services: banking; pharmacy; medical/diagnostic offices; grocery, retail and restaurants.

PROPERTY HIGHLIGHTS

- MARKET HIGHLIGHTS:
- MILES OF BEACHES: 72 - AVG TEMPERATURE: 73 - ANNUAL TOURISTS: 2.5M
- A RATED PUBLIC SCHOOLS & STELLAR HIGHER EDUCATION
- NO LOCAL OR STATE PERSONAL INCOME TAX - NO STATE PROPERTY TAX
- MAJOR EMPLOYERS: LOCKHEED, BOEING, NASA, BLUE ORIGIN, SPACEX, KNIGHT ARMAMENT, PARRISH MEDICAL CENTER, EASTERN FLORIDA STATE COLLEGE

Holly Carver

321.243.8967
Holly@RocketCityRE.com

Lisa Earnhardt

321.291.6601
Lisa@RocketCityRE.com

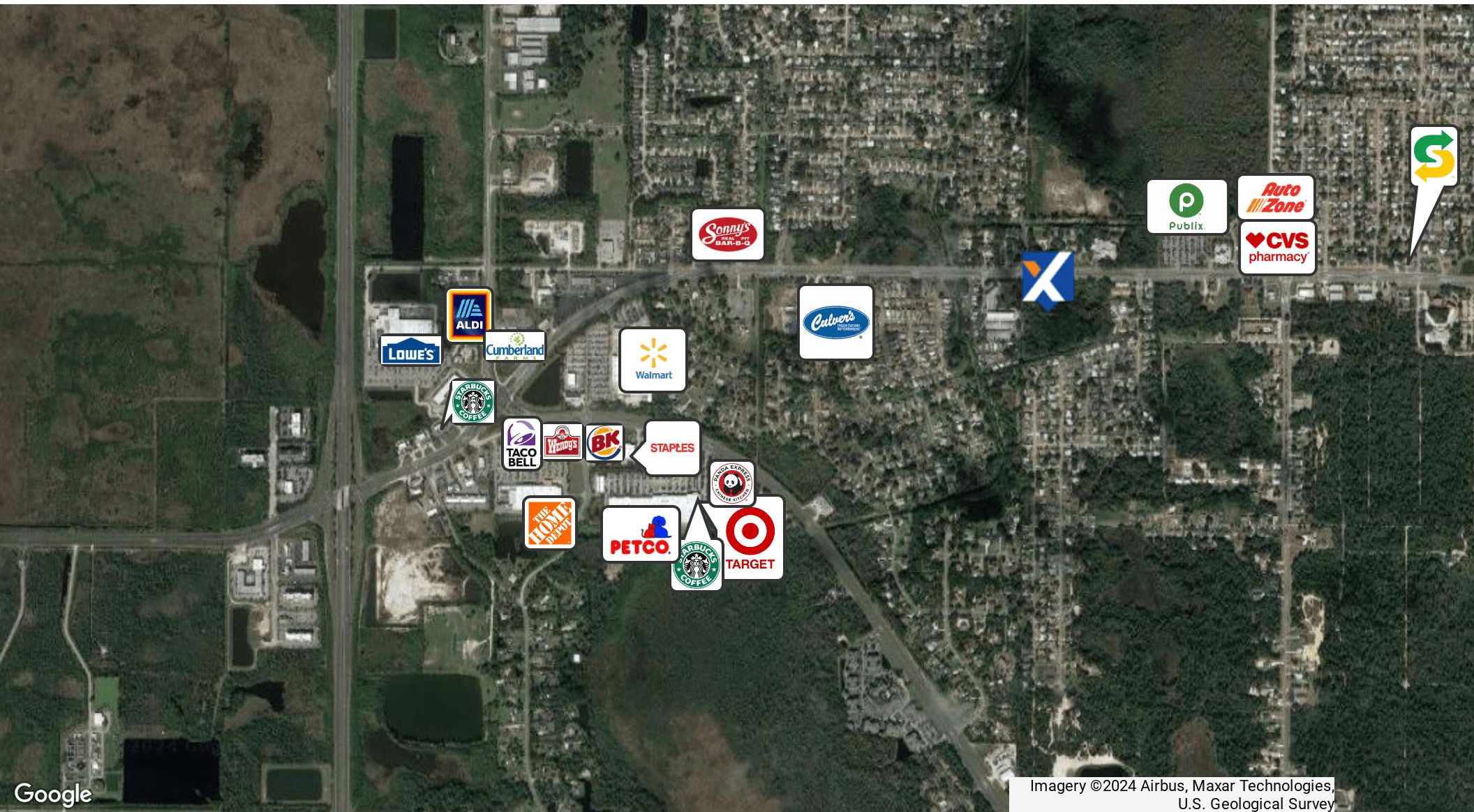
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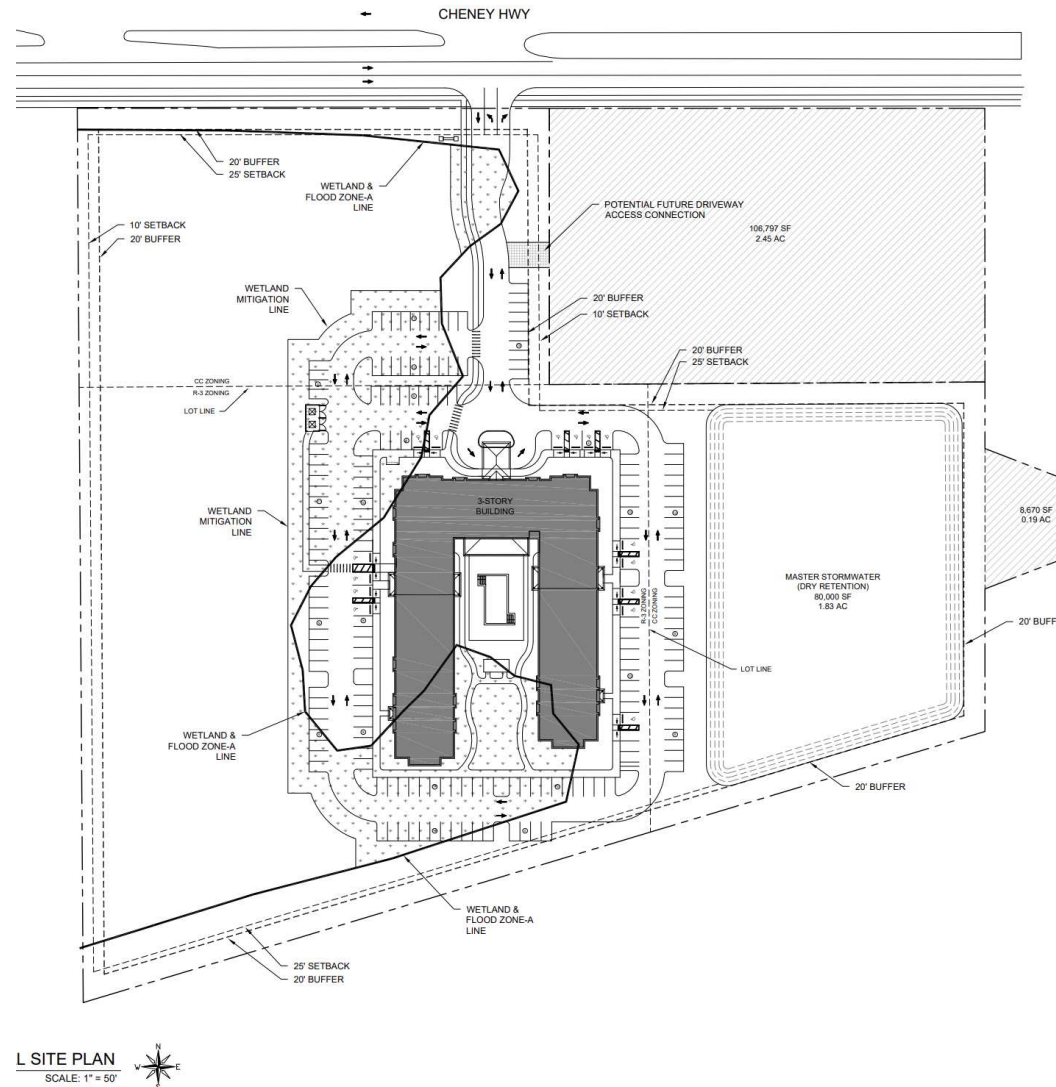
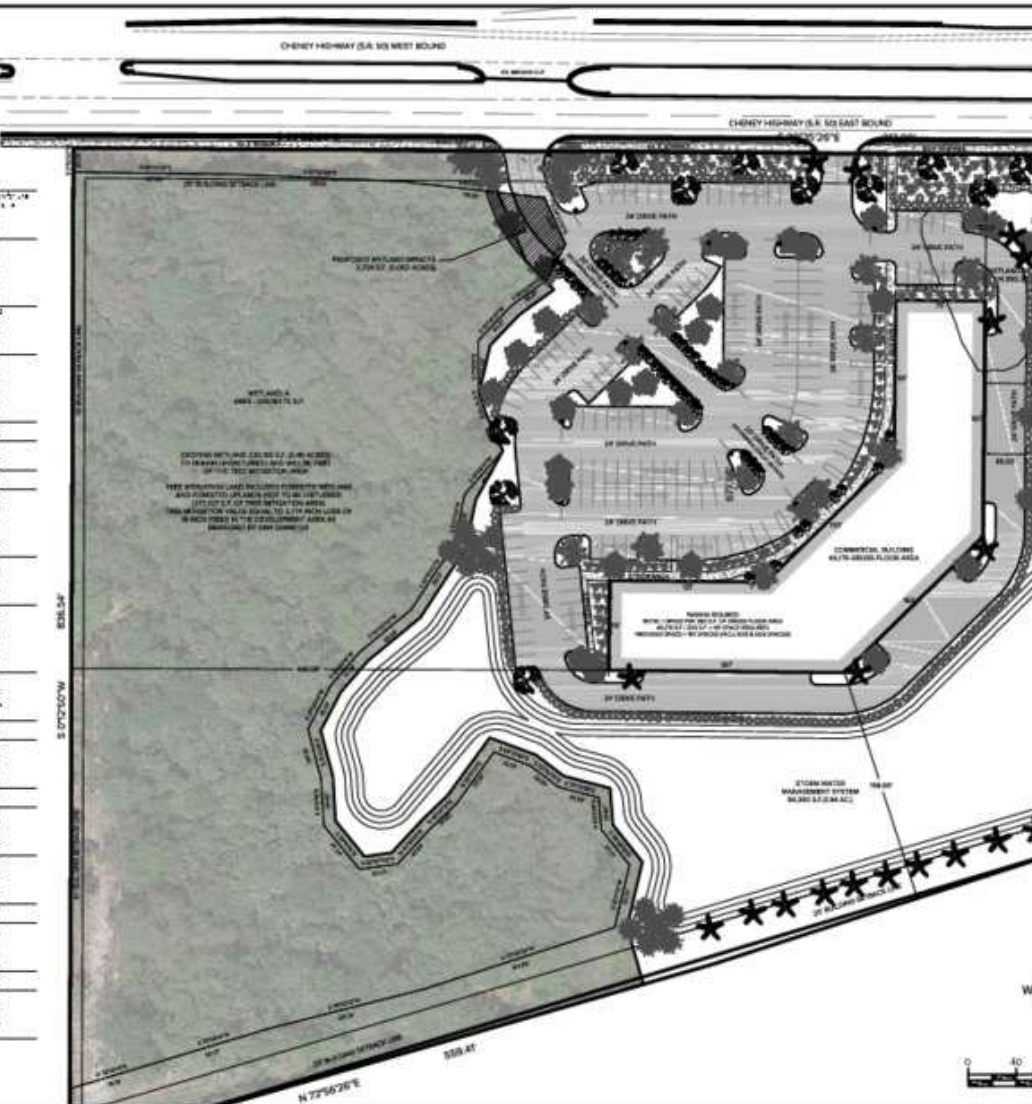
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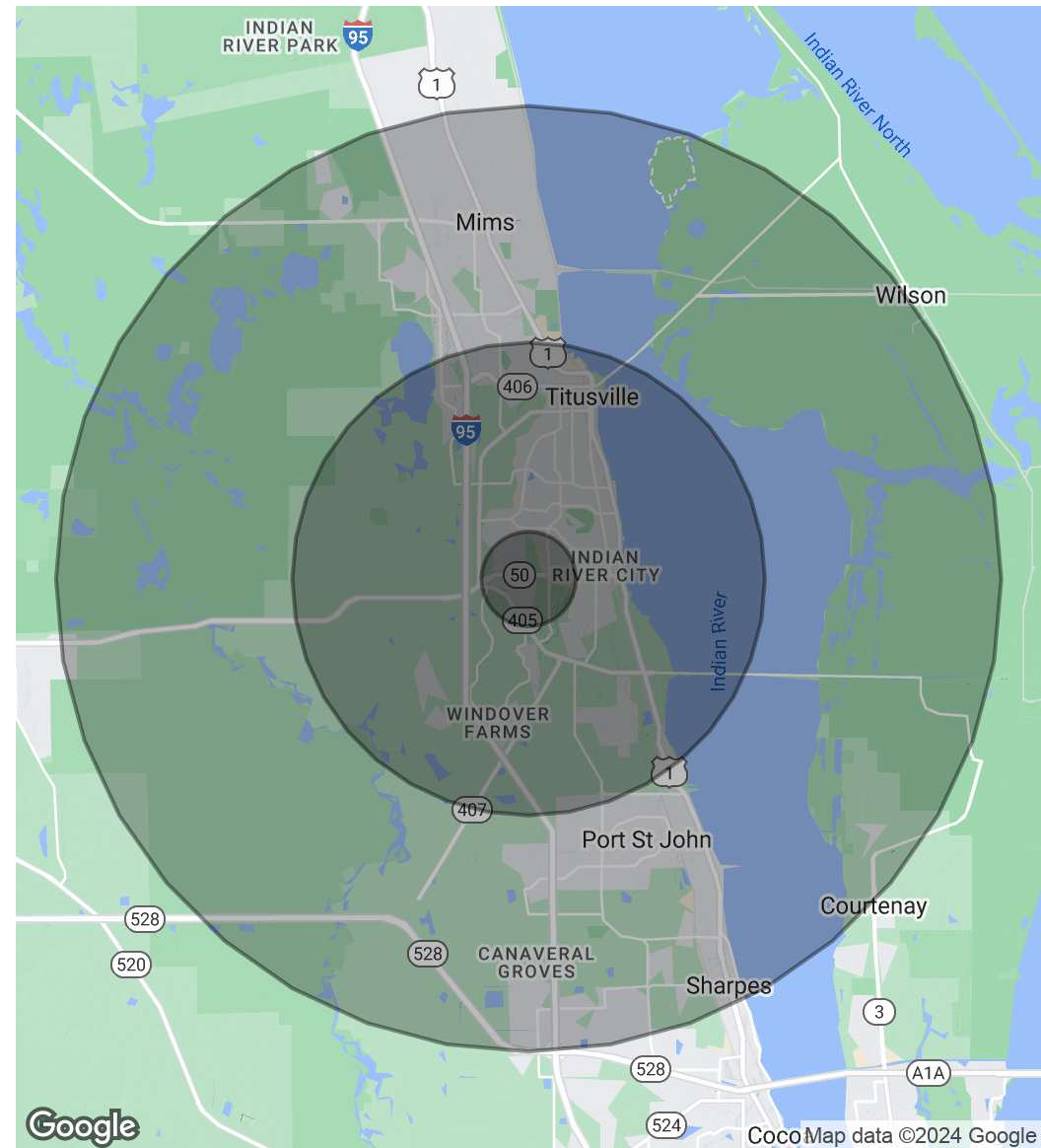
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,174	49,528	109,159
Average age	46.8	43.9	42.3
Average age (Male)	46.5	42.9	41.2
Average age (Female)	47.4	44.9	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,807	20,670	42,254
# of persons per HH	2.3	2.4	2.6
Average HH income	\$64,948	\$59,832	\$62,334
Average house value	\$191,542	\$218,673	\$209,664

* Demographic data derived from 2020 ACS - US Census



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