

EXECUTIVE SUMMARY

Ground Lease/BTS Opportunity • Dairy Rd & US Hwy 1 Titusville, FL 32796



OFFERING SUMMARY

Available SF:	12 Acres
Lease Rate:	Negotiable
Lot Size:	12.0 Acres
Zoning:	CC
Traffic Count:	20,300

PROPERTY OVERVIEW

This +/-12 acre site offers an abundance of opportunities, with the community commercial zoning and Florida's SB102 Live Local Act the options for development are endless. The outparcel is slated and approved for a new 7 Eleven Gas and C Store bringing ample foot traffic to the property. Lightle Beckner Robison, Inc. is excited to offer the remaining corner of this site for commercial ground lease or build-to-suit. Located on the corner of Dairy Road and US Highway 1 in Titusville offering exposure to over 20,300 average daily drivers this site is suitable for various commercial and retail users. With a brand new development approved across the street and the surrounding monuments such as Eastern Florida State College, Parrish Medical Center, Chain of Lakes Park, and an abundance of residential neighborhoods this site is sure to be prime opportunity for your business.

LOCATION OVERVIEW

Located within the City of Titusville on Florida's Space Coast, this ideal mixed use development site is situated on the corner of Dairy Road and US Highway 1 just a few miles north of the the NASA causeway bridge and a few miles south of State Road 46 in Mims.

MIKE MOSS, SIOR

Principal | Industrial Team Director
321.543.2498
mike@teamlbr.com

JEFFERY T. ROBISON, CCIM

President | Broker
321.722.0707 X13
jeff@teamlbr.com

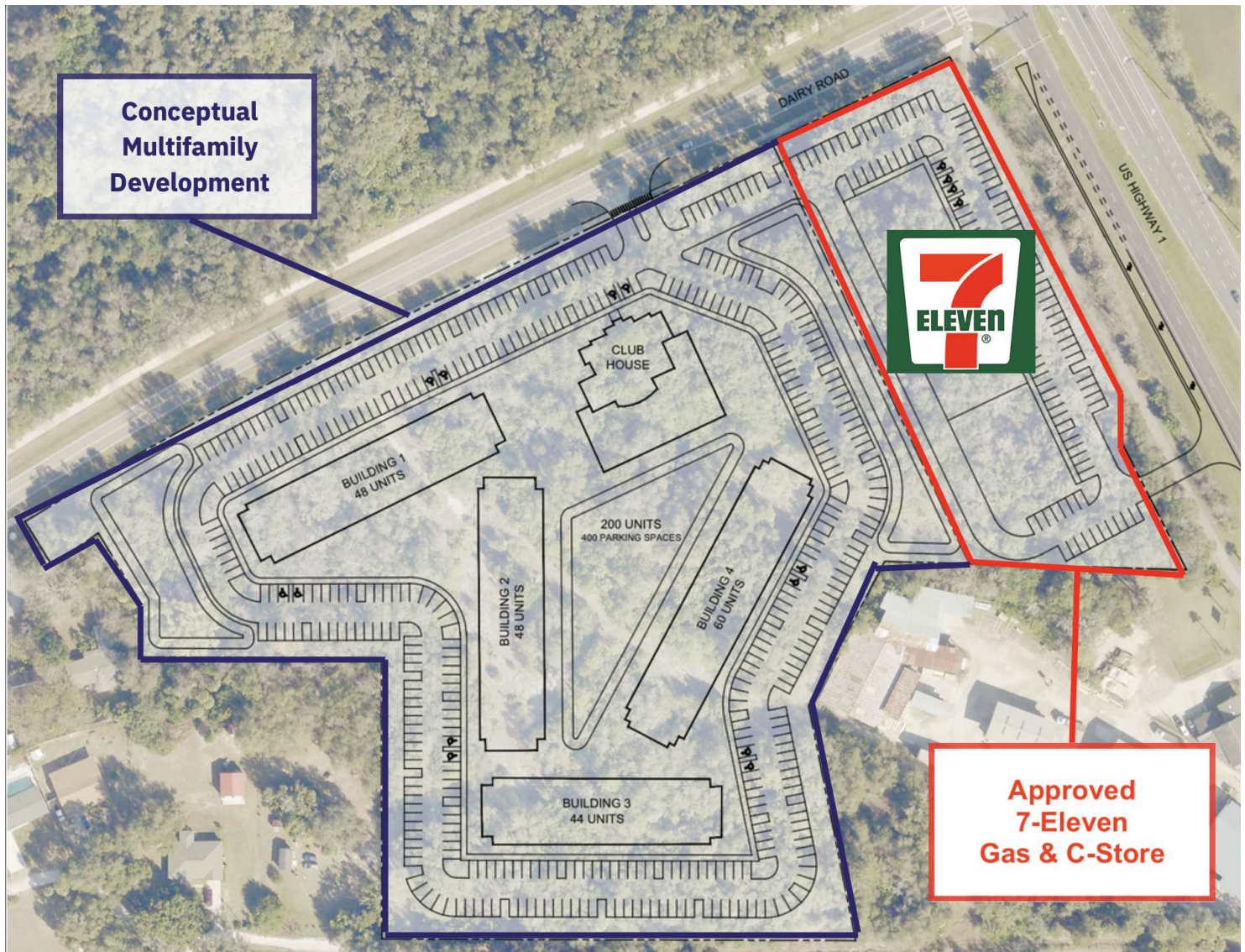
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

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SITE PLAN | CONCEPTUAL

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SITE MAP

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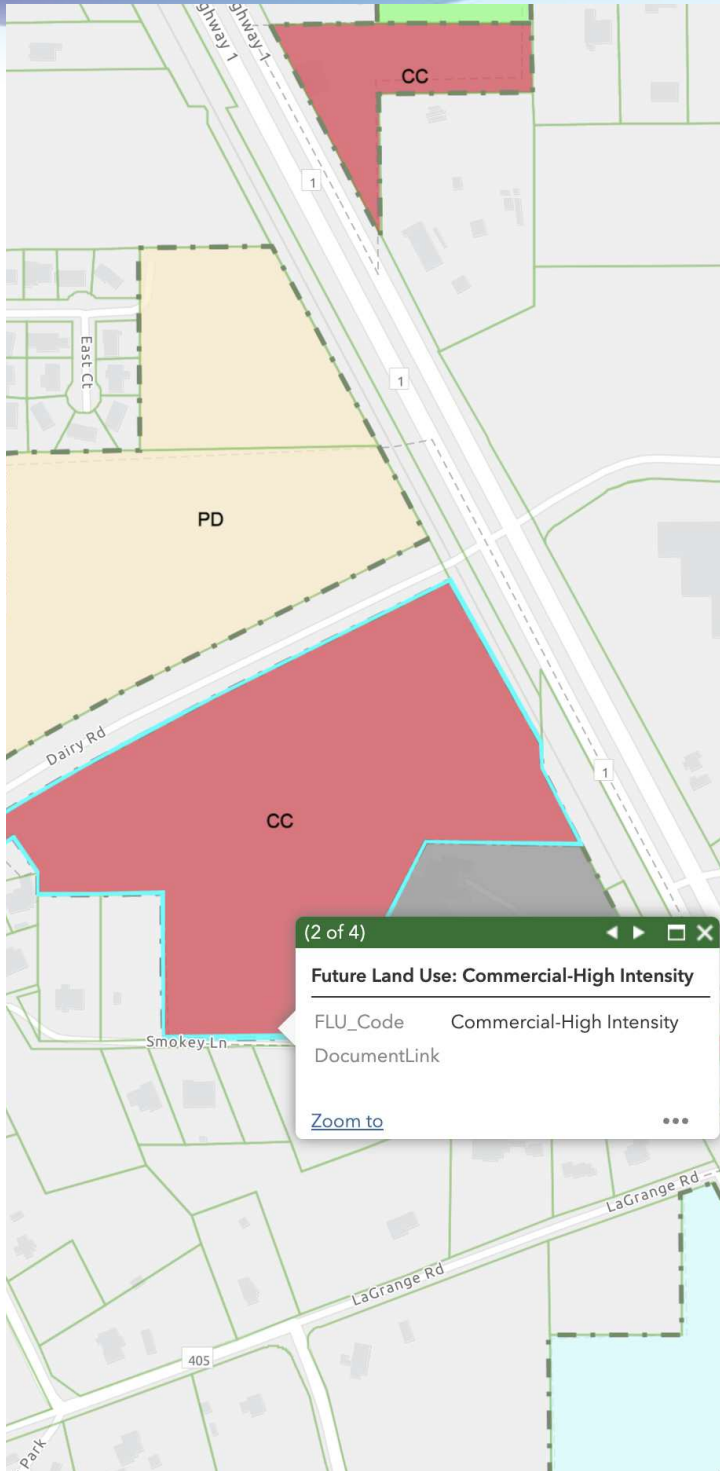
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ZONING

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The Community Commercial (CC) district is established for general commercial activity. This district is designed to provide for a wide range of permitted uses and conditional uses that offer goods and services of both a convenience and desirable nature to shoppers. This district will serve a group of neighborhoods and larger trade areas. Development within this district requires larger land areas and is primarily located along arterial thoroughfares and major street intersections. It is not the intent of this district that it shall be used to encourage the extension of strip commercial areas and the development of intersections is preferable to linear development.

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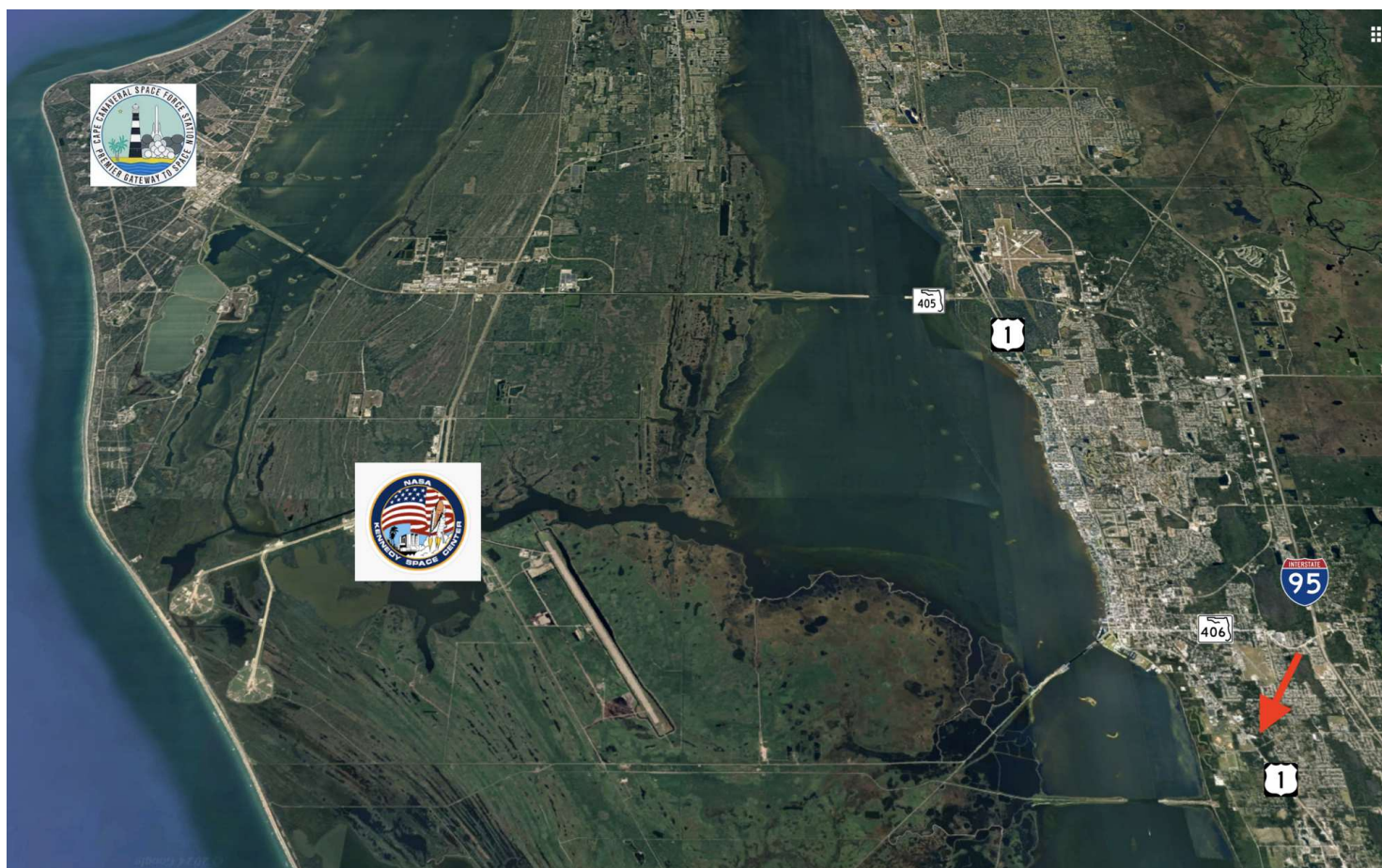
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AERIAL

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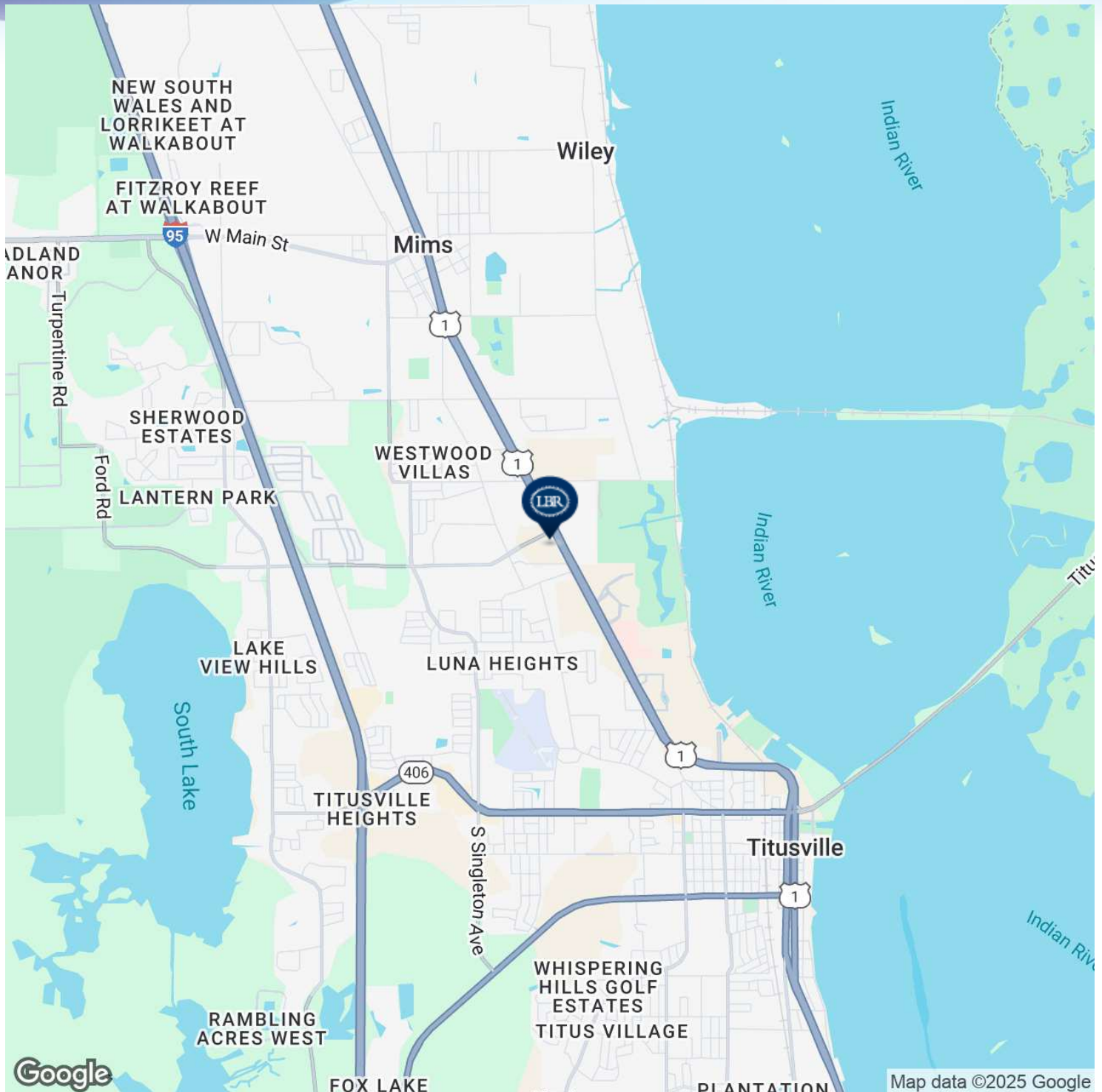
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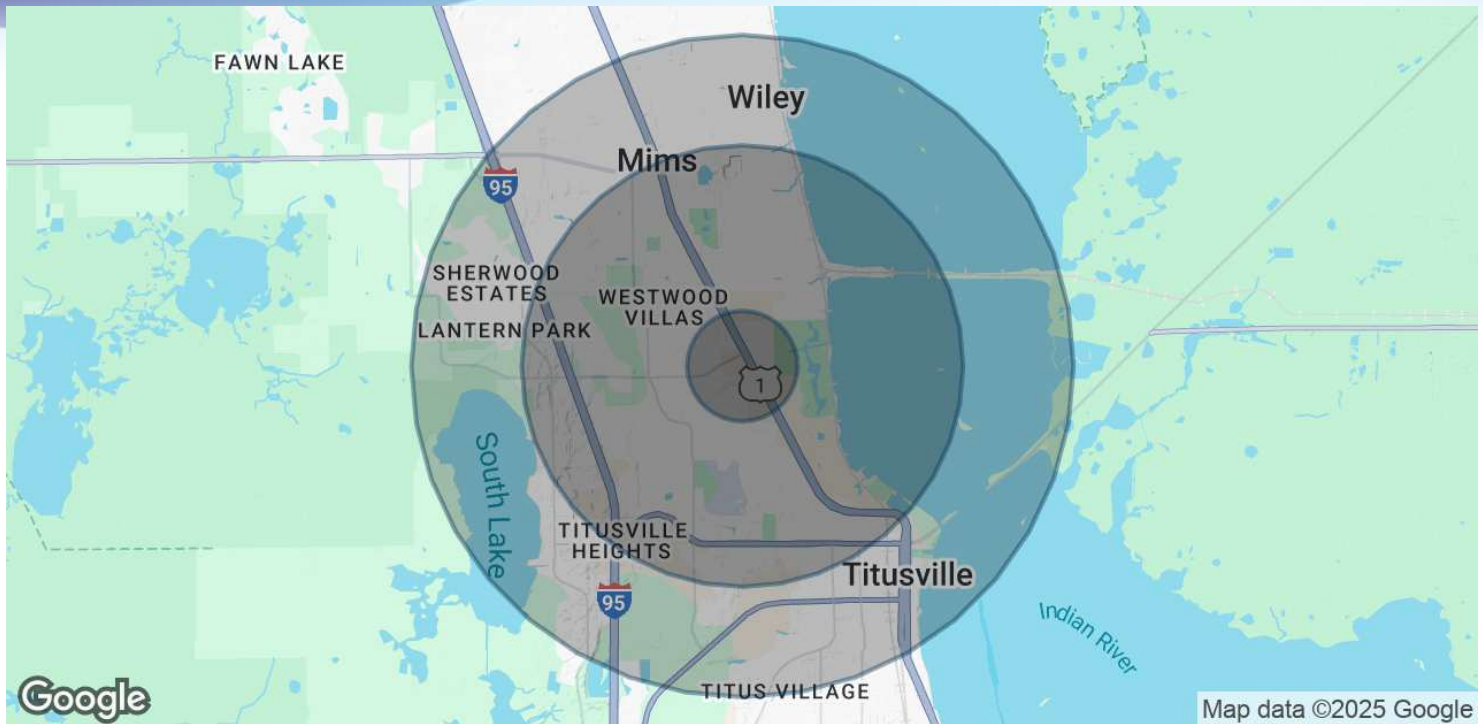
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.5 MILES	2 MILES	3 MILES
Total Population	1,099	14,090	26,234
Average Age	47	46	46
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

	0.5 MILES	2 MILES	3 MILES
Total Households	442	5,799	10,998
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$58,511	\$68,543	\$73,359
Average House Value	\$242,354	\$254,616	\$258,524

Demographics data derived from AlphaMap

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