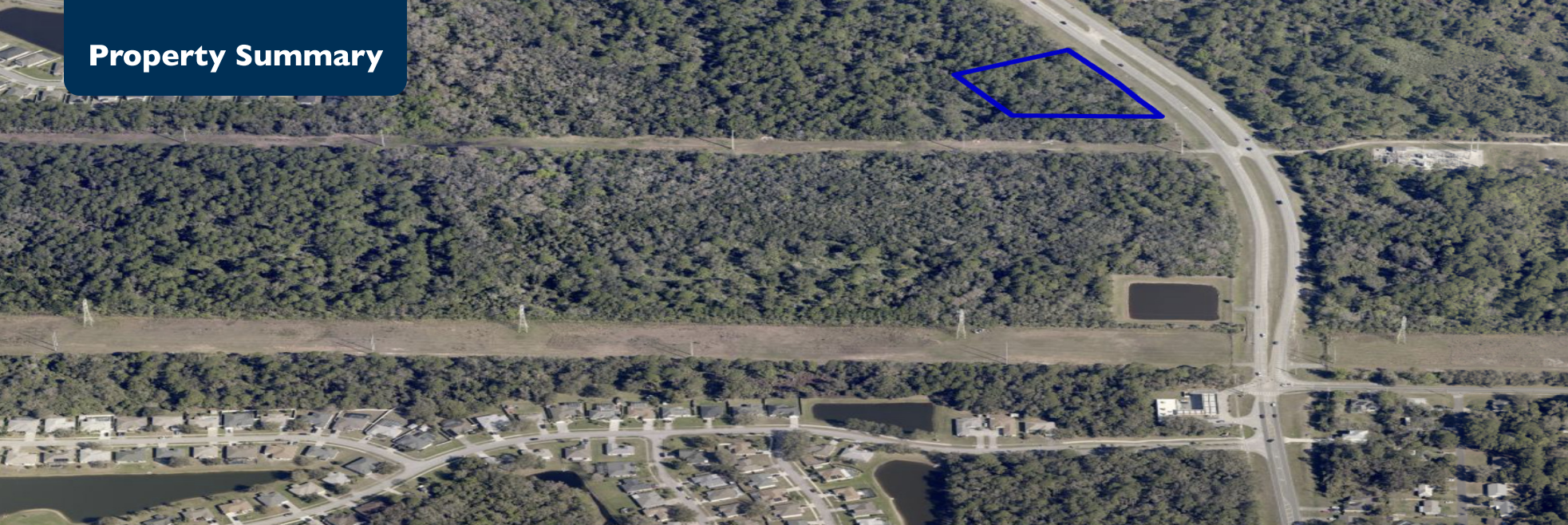


## Property Summary



### PROPERTY DESCRIPTION

Your Opportunity Awaits!

As Titusville and the surrounding Cocoa area continue experiencing growth fueled by aerospace innovation and tourism, this property represents a forward-looking investment. The combination of strategic positioning, flexible zoning, and proximity to major economic drivers creates genuine potential for commercial success.

Location Advantages :

This vacant commercial property offers remarkable connectivity to Central Florida's major destinations. Orlando International Airport lies approximately 35 miles away, while Melbourne Orlando International Airport is just 37 miles distant. The legendary Kennedy Space Center operates roughly 11 miles to the west, and Port Canaveral—the world's busiest cruise terminal is situated approximately 18 miles to the east.

Development Potential: The commercial zoning designation opens doors for diverse business ventures, from retail establishments to professional office spaces. Investors and developers will appreciate the flexibility this parcel provides for creating a lasting commercial presence in this rapidly growing corridor.

### OFFERING SUMMARY

|             |            |
|-------------|------------|
| Sale Price: | \$850,000  |
| Lot Size:   | 2.45 Acres |

**Zoning: Community Commercial**

**Future Land : Commercial High Intensity**



**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate  
321.863.3228

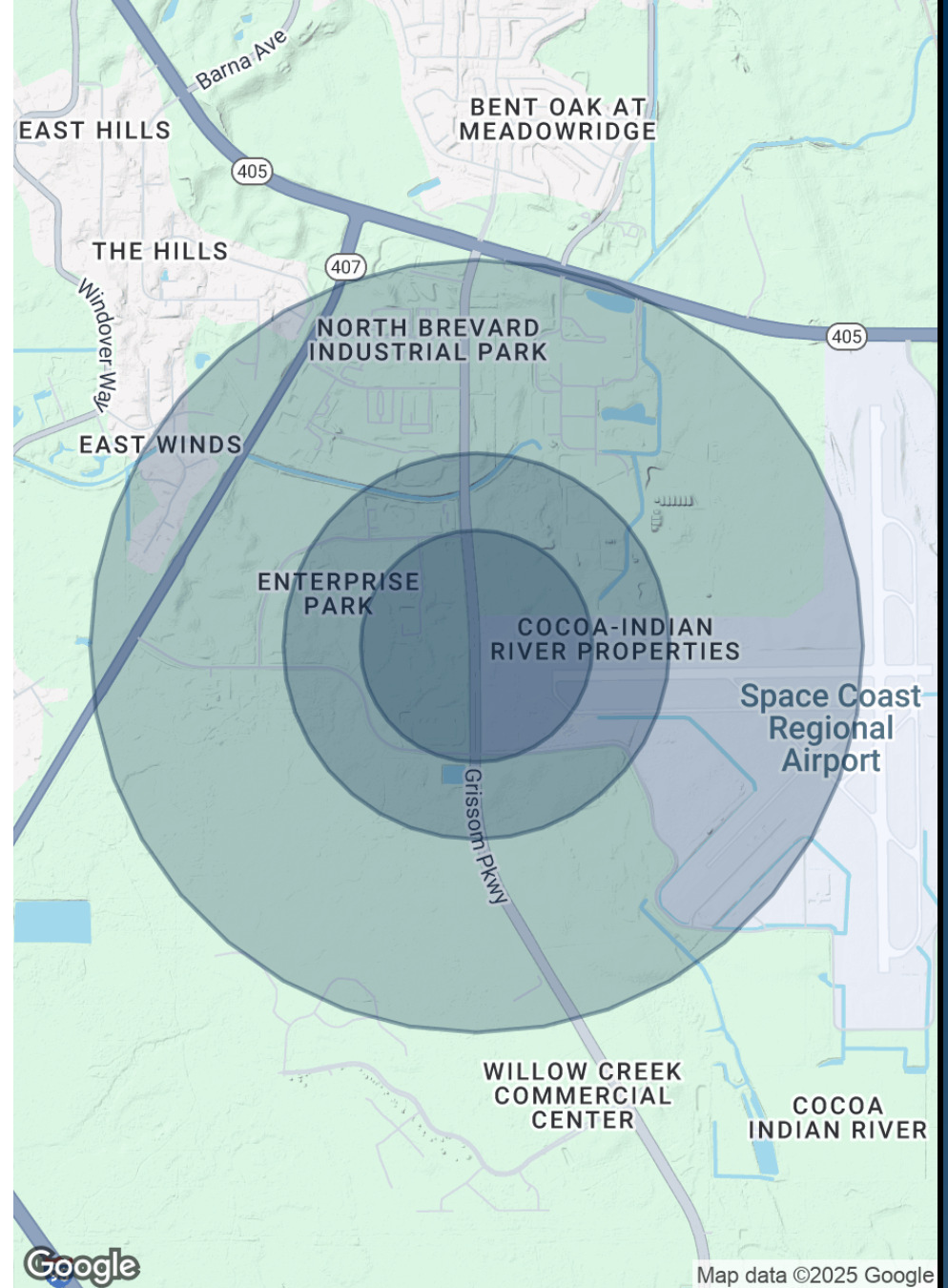
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## Additional Photos



**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

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