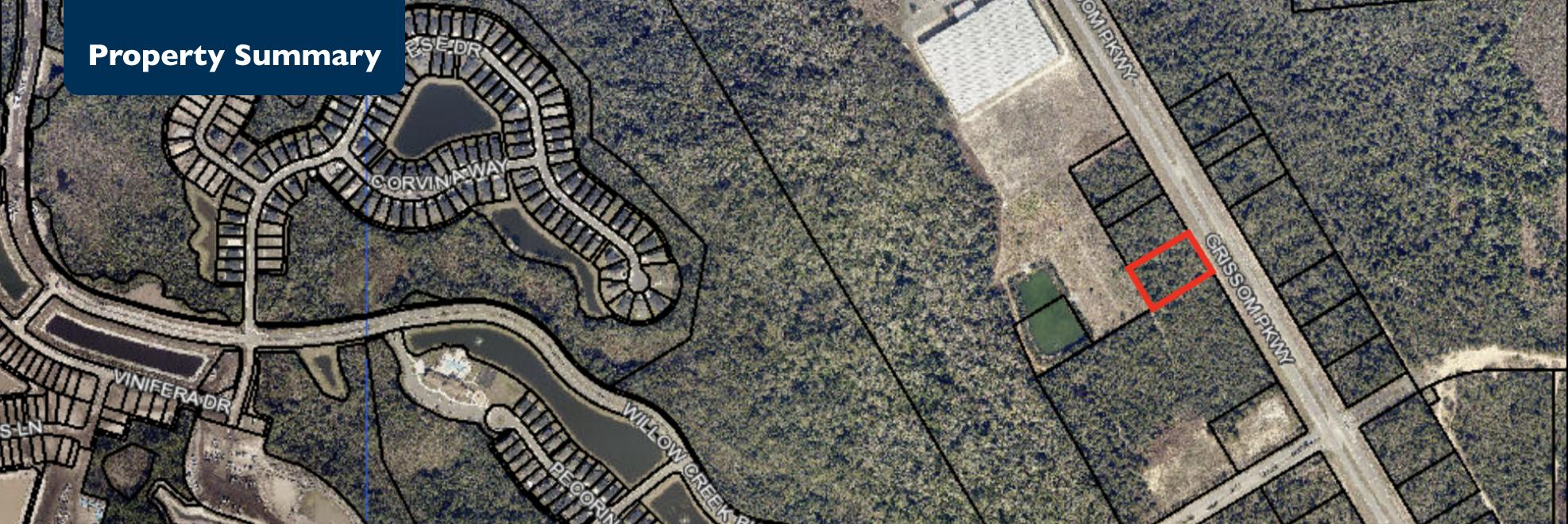


Property Summary



PROPERTY DESCRIPTION

Investment Timing ! Strategic Commercial Parcel on Grissom Parkway, Cocoa, FL

A Compelling Development Opportunity on Florida's Space Coast.

The Titusville corridor continues gaining momentum, powered by aerospace industry expansion and steady tourism growth. This parcel captures the convergence of favorable zoning, strategic geography, and proximity to economic anchors that shape the region's future.

This vacant commercial land parcel occupies a coveted position on Grissom Parkway near Willow Creek Boulevard, neighboring the expanding Verona Village residential community. This is Lot #10

Connectivity That Counts:

Transportation access defines this location's appeal. Orlando International Airport sits roughly 35 miles northwest, with Melbourne Orlando International Airport approximately 37 miles south. The iconic Kennedy Space Center operates about 11 miles west, while Port Canaveral—ranking as the world's busiest cruise port—beckons roughly 18 miles eastward.

OFFERING SUMMARY

Sale Price:	\$690,000
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Lot Size:	1.38 Acres
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ADDITIONAL PARCEL FOR SALE

Lot # 1 also available for Sale +/- 2.45 Acres \$850,000.00

Zoning : Community Commercial

Future Land Use: Commercial High Intensity



Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

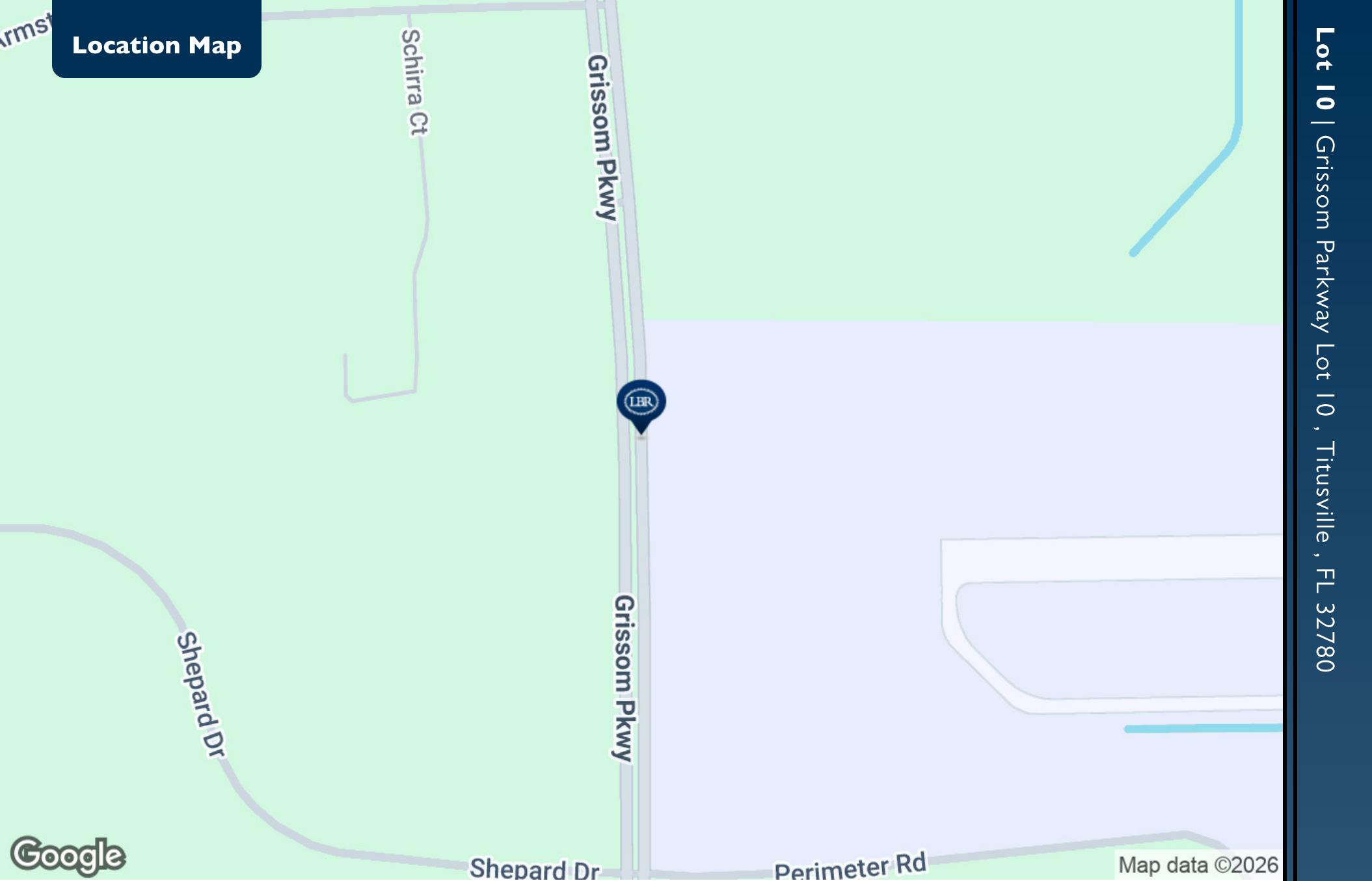
321.863.3228

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arms

Location Map



Lot 10 | Grissom Parkway Lot 10 , Titusville , FL 32780



**LIGHTLE
BECKNER
ROBISON**

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Additional Photos

