

# FOR SALE

1855 SHEPARD DR  
TITUSVILLE, FL 32780

10,000+ SF INVESTEMENT!

MLS #887114



- Right off a crucial roadway connecting 528 with US-1 + I-95
- Located in South Titusville's booming industrial park
- Seconds from Space Coast Regional Airport
- Epicenter of growth on the Space Coast

**\$1,200,000**



**ROCKET CITY**

REAL ESTATE  
REAL ESTATE ON A MISSION!



Holly Carver | Broker  
321-243-8967

Lisa Earnhardt | Sales Associate  
407-929-8009

www.RocketCityRE.com

321.291.6601

1209 S Washington Avenue, Titusville, FL 32780

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- Entire building in under HVAC
- Freshly maintained roof
- Property features a loading dock
- Sprinklers for maintaining landscape!
- Currently owner-occupied as light manufacturing
- Property vacant in late November



**ROCKET CITY**

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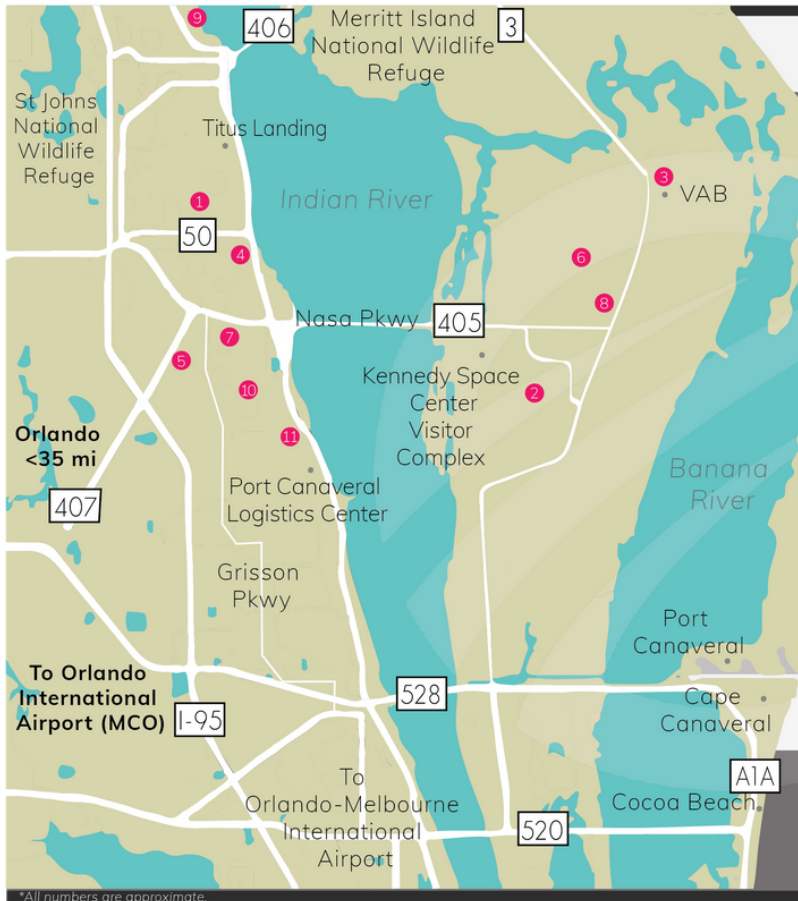
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## Space Coast Commerce | 2020

The Space Coast is **booming**.



### Titusville | Jobs

1	Barnlight Electric	110
2	Blue Origin	250+
3	Boeing Co.	2,000+
4	Playalinda Brewery	80+
5	Embraer Aero Seating Technologies	150
6	Kennedy Space Center	8,000+
7	Knight's Enterprises, LLC	280+
8	Lockheed Martin	1000+
9	Parrish Medical Center	1,200+
10	Professional Aircraft Accessories	170
11	RUAG Space	20+
12	Space X	1000+

**15,000+  
Space Coast  
Jobs**

AAR Airlift Group	OneWeb Satellites
Airscan	Paragon Plastics
Arnott Air Suspension	Port Canaveral Logistics Center
Arnott Air Systems	SeaDek Marine Products
Eckler's Industries	Vision Systems North America
Embraer Executive Jets	EMF, Inc
L3Harris Technologies	Falcon Marine
Mag Aero	Florida Power & Light Company

### Space Coast | More to Come

● Aerion Supersonic:	\$300M Investment
● Port Canaveral:	\$250M Investment
● Lockheed Martin:	\$40 M Investment
● Blue Origin:	\$20M Investment

## TRADE AREA DEMOGRAPHICS

- Miles of beaches: 71 | Avg. Temp: 74 | Annual Tourists: 2.5m
- Trade Area Population 2018: 149,367 | Estimated 2022: 164,196
- Median Income: \$51,786 | Avg HH: \$63,789 | 2022 Projected: 64,960
- Avg Age: 46.3
- College Education: 60% (25+)
- No local or state personal income tax
- Major Employers: Lockheed, Boeing, NASA, Blue Origin, SpaceX, Knight Armament, Parrish Medical Center, Eastern Florida State College

