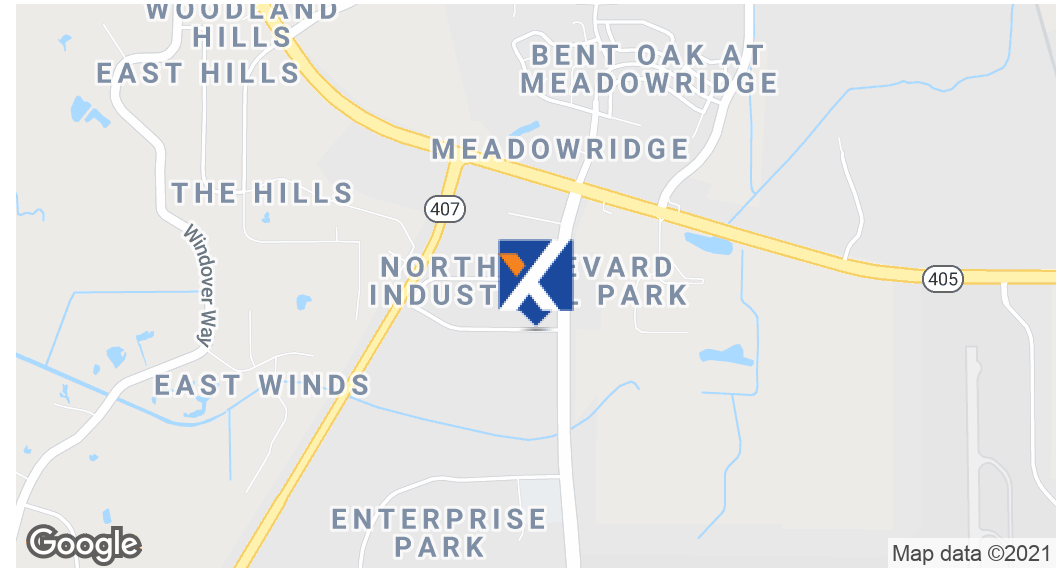


FOR SALE | Vacant Industrial Land on Grissom Pkwy



OFFERING SUMMARY

Sale Price:	\$779,000
Available SF:	
Lot Size:	4.93 Acres
Price / Acre:	\$158,012
Zoning:	PID

PROPERTY OVERVIEW

Looking for Industrial land in the heart of the Space Coast? This 4.93+/- AC corner lot boasts 600' of frontage on Grissom Pkwy and additional frontage on Chaffee Drive. Directly adjacent to AstroTech's spacecraft processing facility, 1205 Chaffee Dr is also only one block away from Lockheed Martin's new 32 AC facility. Be among your peers with neighbors Knight Enterprises, 8K solutions, Commerce Park, and more. Join space, military, and other tech giants in the epicenter of industrial growth in Titusville, near Kennedy Space Center!

PROPERTY HIGHLIGHTS

- Corner Lot
- 50x50 ft fenced cell tower on the NWC. (Lease rights do not convey)
- Near TICO Airport/Spaceport, Astro Pak Cleanroom, Paragon Plastics, Pharmco Laboratories, and more!

Holly Carver

321.291.6601 x2
Holly@RocketCityRE.com

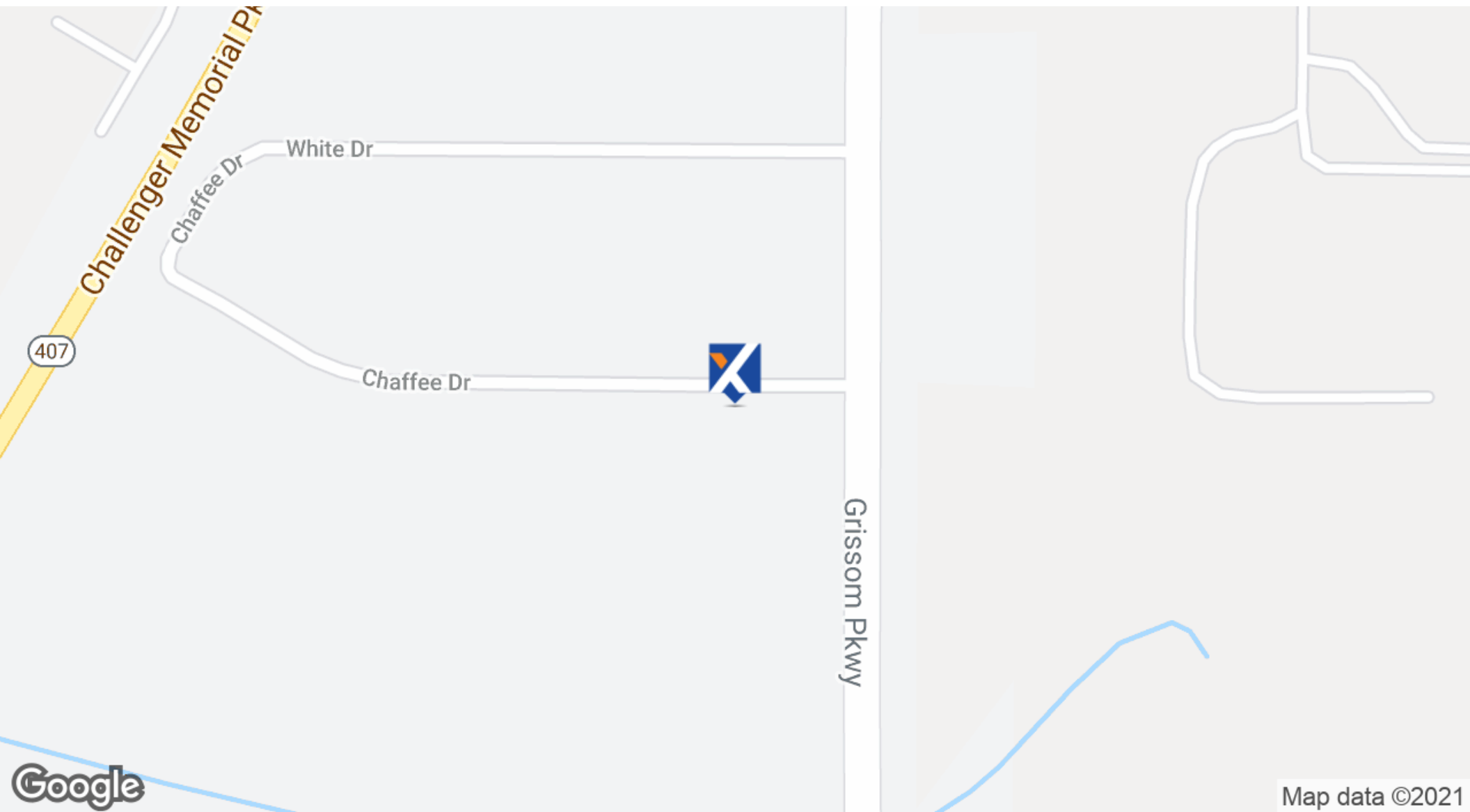
Lisa Earnhardt

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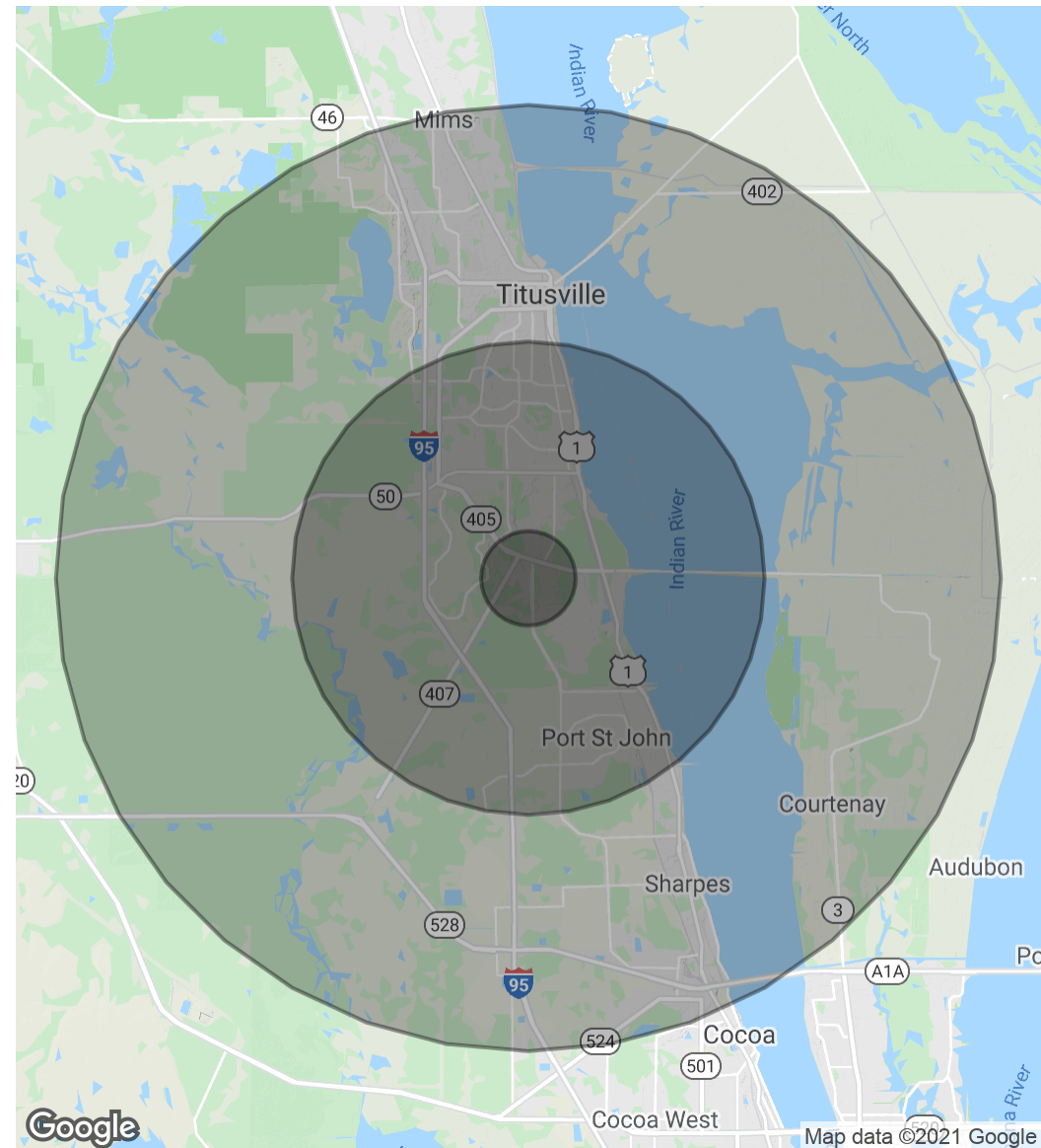

ROCKET CITY

FOR SALE | Vacant Industrial Land on Grissom Pkwy

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,181	50,613	114,854
Average age	43.9	42.6	42.3
Average age (Male)	43.2	41.2	41.0
Average age (Female)	44.7	44.3	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	493	20,195	44,724
# of persons per HH	2.4	2.5	2.6
Average HH income	\$71,021	\$64,314	\$62,524
Average house value	\$259,342	\$209,974	\$210,984

* Demographic data derived from 2010 US Census



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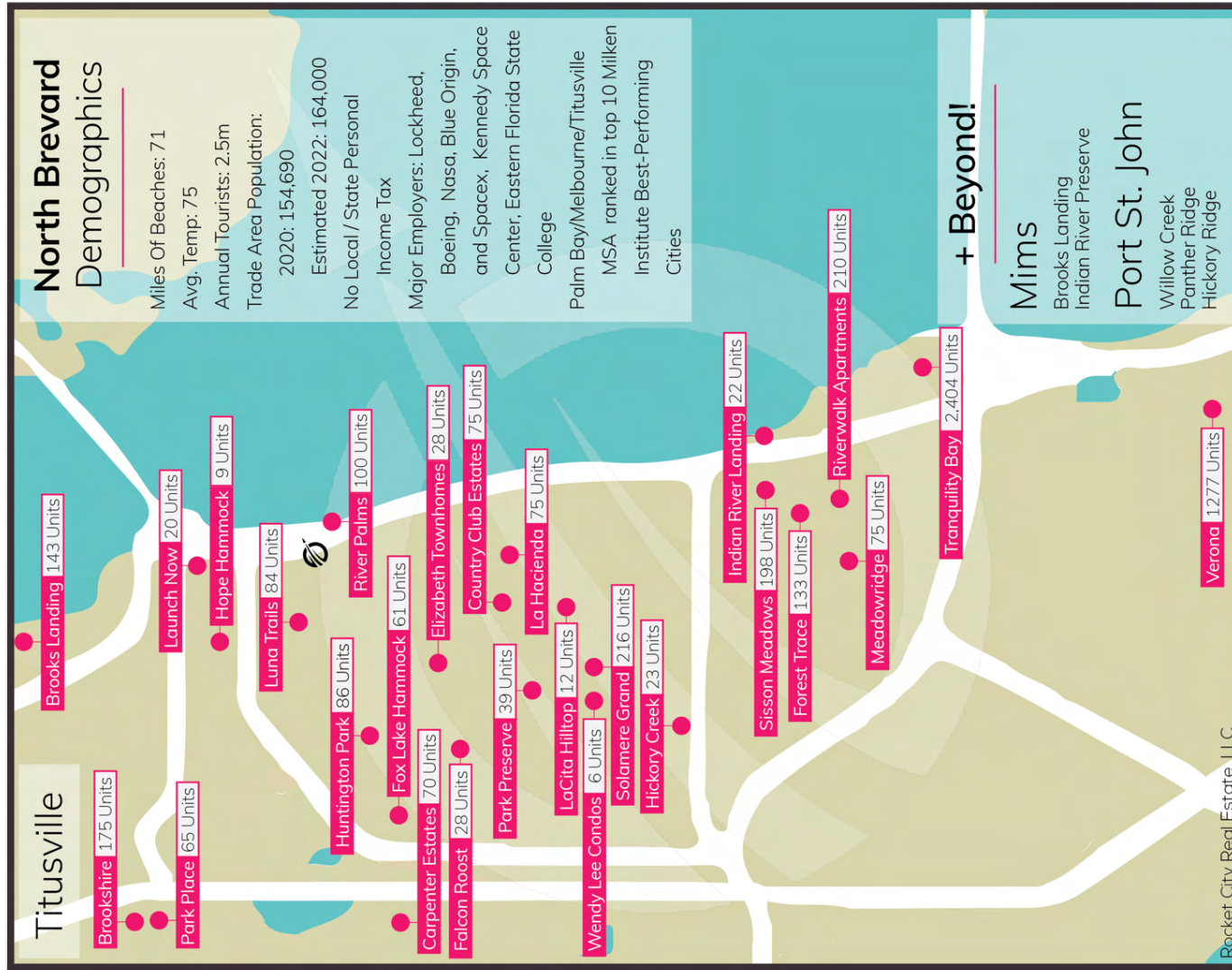
FOR SALE | Vacant Industrial Land on Grissom Pkwy



ROCKET CITY New Residential Development | 2021

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Move to the coast, stay for the Space!



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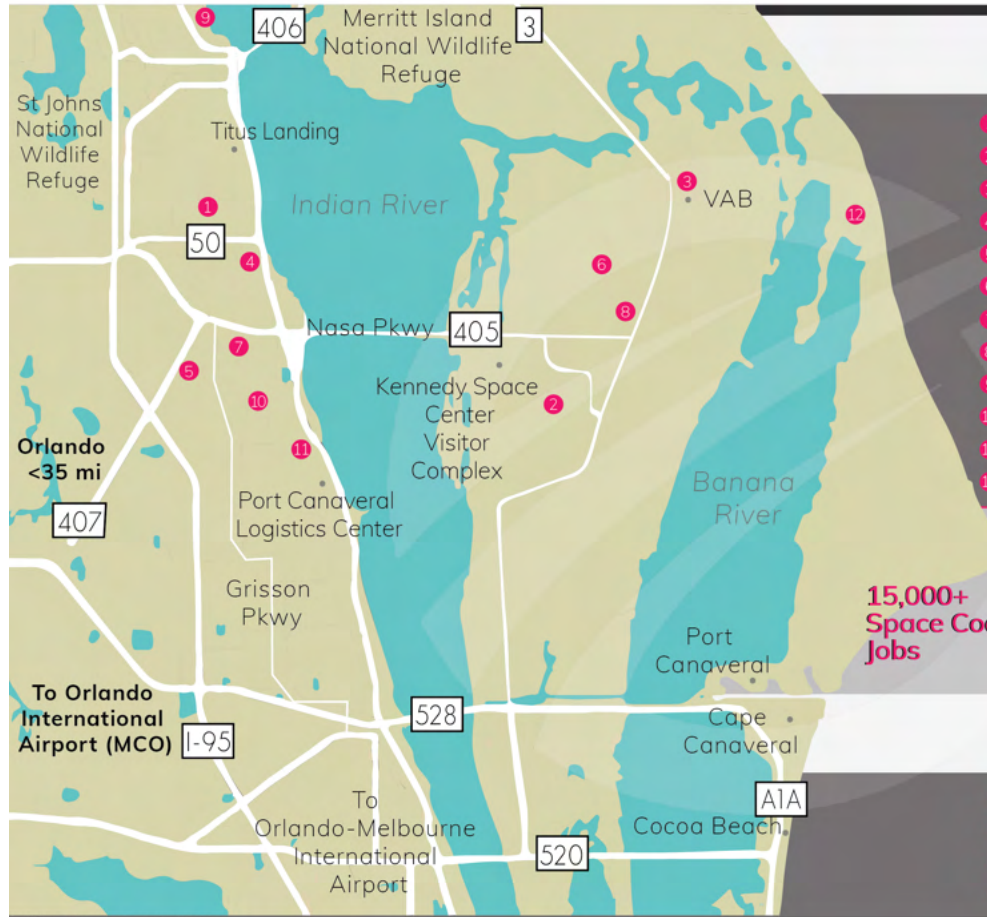
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FOR SALE | Vacant Industrial Land on Grissom Pkwy



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 Investement

*All numbers are approximate.

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