

# Titusville: GATEWAY TO SPACE

## Just 9 miles to Kennedy Space Center

*Ranked Number Two on Milken  
Institute's Best Performing Cities Index!*



### 3 Acre Commercial Site

State Road 405 and Grissom Parkway, Titusville, Brevard County, Florida



# Future FDOT Improvements



## Future FDOT Improvements

Recently FDOT announced the **SR 405 Spaceport Connector Improvements**. This project will add an **additional left turn lane from Grissom Parkway to SR 405**. This construction will include Mast Arms and new technology improvement for the intersection. The project has been fully permitted, approved, and funded. Completion is scheduled for June of 2021. **These improvements will greatly enhance the visibility and the ingress and egress to the subject size.**

# Generators for Business:

Surrounding employers have a significant impact on traffic counts along SR 405 and Grissom Parkway. Surrounding employers include: Blue Origin, SpaceX, Sierra Nevada Corp, Space Florida, The Boeing Company, United Launch Alliance, USA, Lockheed Martin/Astrotech, Orbital ATK, PharmCo Laboratories, Eckler Corporation, Knight Armament, US Aviation Training Solutions, and Space Coast Regional Airport.

**Kennedy Space Center Employment:** Including contractors and NASA personnel is estimated at 9,500 employees.

**Kennedy Space Center Visitors Information Center: NOW OPEN!**

**Delaware North Companies Parks & Resorts** has been under contract with NASA since 1995 to operate the visitor complex. The KSC Visitor Complex drew approximately 1.7 million visitors to this location in 2017. Kennedy Space Center Visitors Center did not release visitor attendance to the public during 2018 or 2019. Business community leaders believe that the attendance for 2019 was approximately 1.8-1.9 million visitors. Delaware North has continued to upgrade their visitors experience with new exhibits.

**The Space Coast Regional Airport** currently has a 7,320 ft. runway, an ILS approach, a new tower, a new fire station and a new airport administration facility (approximately 9,000 sq.ft.) The Space Coast Regional Airport was recently designated as a Space Territory, one of only two airports in Florida. Space Coast Regional Airport frequently is utilized by aerospace company's jets and other aircraft.

**Valiant Air Command and Museum** at the Space Coast Regional Airport has an annual attendance between 28,000 to 35,000 people. Valiant Air Command and Museum hosts an annual Warbird Air Show that has an attendance from 60,000 to 80,000. This annual event has taken place over the last 35 years and occurs every other year in March for three days.



# Generators for Business:

## **Riverfront Center: A Planned Corporate Park (DRI)**

**American Police Hall of Fame:** The current museum is considered the largest of its kind in the country and includes a memorial to more than 8,000 police officers who have died in the line of duty since 1960, as well as the 24-lane indoor gun range. They are about to embark on an \$11.83 million dollar expansion project with the centerpiece being a 10-story United States Law Enforcement Eternal Flame, surrounded by a "Walk of Heroes" and a courtyard. The 10-story Eternal Flame monument will act as a base to a 10-20 foot "eternal flame." In addition to the monument, the 30,000- square foot expansion will include additional classroom space, more hands on exhibits, and a mini-golf course that will be designed to allow players to find clues and solve crimes as they play. There will be a mini-golf clubhouse which will offer foods for the mini-golfers. Additionally, a helicopter heliport will serve visitors, law enforcement, emergency personnel or visiting VIP's. It will also serve as a pad site or helicopter tours for the general public. With the expansion, the American Police Hall of Fame expects attendance to increase from the current annual 50,000 visitors to 215,000 by 2023.

**New Hyatt Hotel (Closest to Kennedy Space Center):** The new 5-story/110 room select service hotel opened in June 2020 and it is the closest hotel to Kennedy Space Center. The hotel features spacious guest room and suites, a fifth-floor rocket launch viewing room, a 24-hours Stayfit@Hyatt gym, free breakfast, lobby lounge with a 4 station E room with computers and printers, meeting and event space and an outdoor pool and patio area. The Hyatt Hotel is located adjacent to the Boeing Company's corporate office facility of 80,000 square feet.

**North America Properties:** Based in Cincinnati, Ohio, recently acquired 21 acres in Titusville's Riverfront Center Development, which sits at the southeast corner of US 1 and SR 450/NASA Causeway. The land was purchased for \$2.7 million in an all cash deal. The developer plans to build office, warehouse, and manufacturing space. The first phase will include "flex space," a mix of office, warehouse, and manufacturing. If schedules hold, space could be leased out as soon as summer 2021.

**The Marriott Courtyard Hotel:** Being developed by the Delaware North Corporation with frontage on the Indian River, the first phase of development is for 152 rooms. Construction on the facility has slowed due to the pandemic. A completion date has not been solidified.

## SR 405/Grissom Parkway Intersection

The proposed location, at the signalized intersection of SR 405 & Grissom Parkway would serve the residential housing to the north and the south of SR 405, all the way to US Hwy 1. Grissom Parkway is an arterial road bringing the residential population of Port Saint John and Canaveral Groves (25,000-30,000) north to this location. Traveling west from the site on SR 405 (3+ miles) to I-95, the retail market includes Walmart Superstore, Target, Home Depot, Petco, Tire Kingdom, Staples, Lowes, ALDI, and other retail businesses.

Residential development continues in the immediate due to the tremendous employment growth of aerospace companies. This site is located at the main entrance to the Meadow Ridge (PUD) residential development. You will note that the Meadow Ridge Subdivision is sold out with over 450 residences. There are several new residential communities that have been completed or are under construction on Sisson Road which is located just 1,500 feet east of the site.

KB Homes has opened a 1,200 unit residential community on Grissom Parkway, 1.5 miles south of the site. The four lanes, landscaped entry boulevard (600 ft.) is beautifully maintained. The 1st phase of the 80 home development was initiated in December 2010. As of April 14, 2021 78 out of 80 homes were sold. The 2nd phase is comprised of 160 homes. Subdivision permitting is underway with the city of Titusville.



You will note that within 1/4 mile to the north on the Grissom Parkway intersection, there is an elementary school and a mile to the south of the intersection is a charter school. Their respective number of student and employees are as follows:

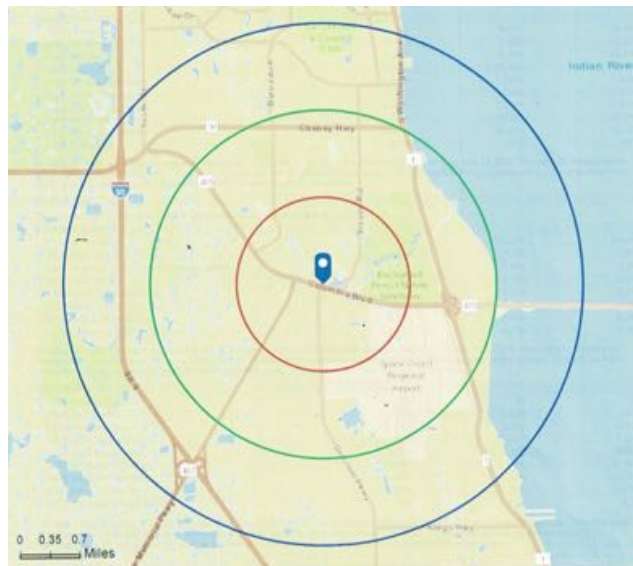
- Imperial Estates Elementary School - Enrollment - 663 - Employees - 65
- Sculptor Charter School - Enrollment - 542 - Employees 85

# Demographics

## Site Development

Demographics Summary (ESRI, Inc. February 21, 2020)

	1 Mile	2 Miles	3 Miles
Population	3,165	9,792	20,765
Households	1,174	4,198	8,942
Average HH Income	\$65,405	\$69,100	\$70,742
Median HH Income	\$49,655	\$53,013	\$51,715



### Development of the site:

The cost of engineering, permitting, etc. should be substantially reduced by the following:

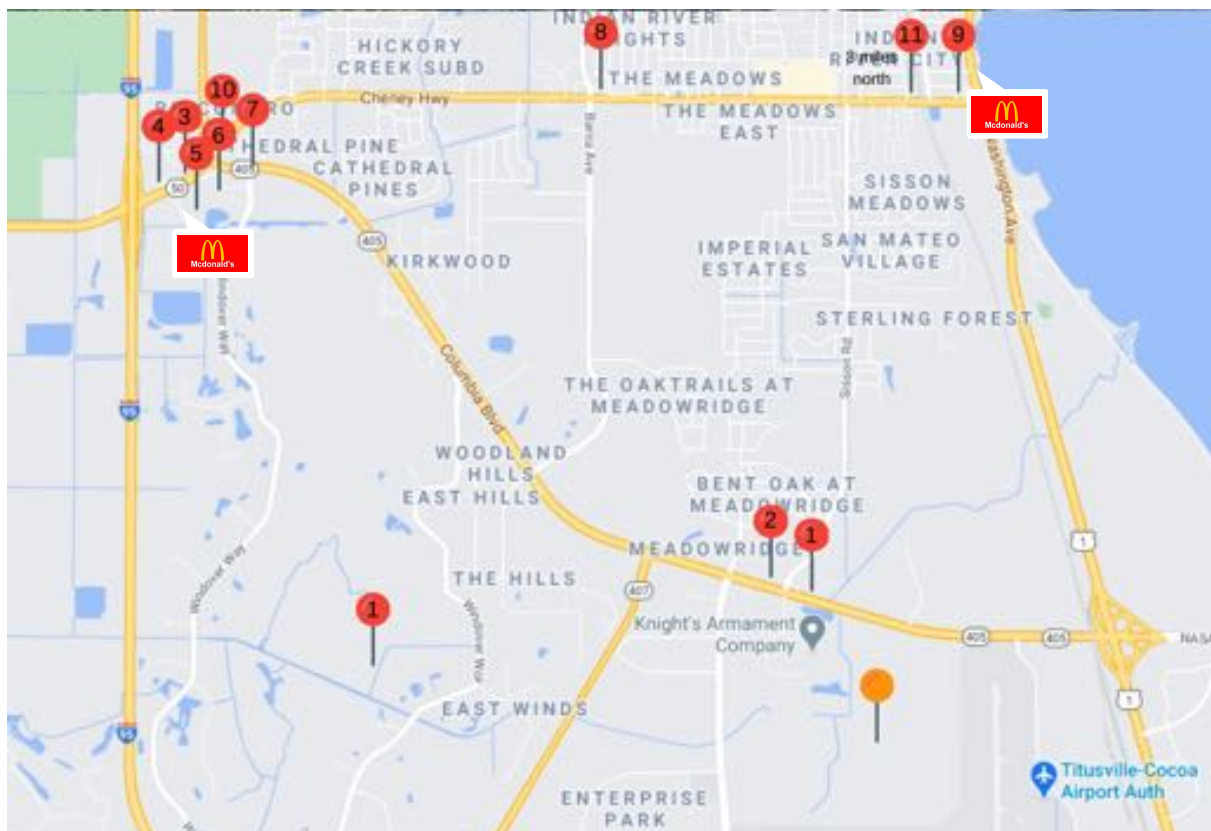
- Property is zoned commercial
- City water and sewer is at the site. No major requirements for fill.
- SR 405 has road frontage of 345' and is at a signalized intersection which will have major FDOT improvements by June 2021, including mast arms and technology.

Price and terms:

- 3 Acres - \$1,650,000 (\$12.62/SF)

## Convenience Store Competition

A recent survey indicates that there are ten gasoline convenience stores located along SR 405, SR 50, and from I-95 to US Hwy 1. They range from 1-40 years in age. By and large, the majority of the retailers are 20-25 years old, with fueling positions of between four and eight. There are only two retailers within 1,500 feet of the proposed site. They are located to the east on SR 405 at the intersection of Sisson Road and SR 405. The BP store is 22 years old and the SUNOCO is 35 years old. The newest prototype store in this area are three Cumberland Farms, with the three locations separated by 3-7 miles on US Hwy. 1 and SR 50/I-95. Currently, the new prototypes of RaceTrac, WAWA, and Circle K, are not being developed in this market.



# Gasoline Retailers

Gasoline Retailers						
From a Multiple Intersection along SR 400 to Highway 101 (A-B Road)						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
1	BP	2	10	1990	Modern C-Store	1.000'
2	Sam's	2	8	1990	Modern C-Store	1.000'
Located on SR100 off SR 400						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
3	BP	2	8	2000	Convenience C-Store	0.5 Miles
4	Shell	4	8	1990	Specialized C-Store	0.5 Miles
5	Circle K	2	4	1990	Modern C-Store	0.5 Miles
6	Wawa	4	8	1991	Specialized C-Store	0.5 Miles
7	Convenience Stores	4	8	2001	New C-Store	0.5 Miles
Located on SR100 & State Avenue						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
8	Sam's	4	8	1990	Modern C-Store	0.5 Miles
Located on SR100 & US Highway 1						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
9	Convenience Stores	4	8	2007	New C-Store	0.5 Miles
Located at Highway 400 & Highway 101						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
10	Convenience Stores	4	8	2000	New C-Store	0.5 Miles
Located at 101 South Rogers Avenue						
Map Location	Brand	Stores	Fueling Positions	Year Built	Store Design	Distance to Subject Site
11	Convenience Stores	4	8	2000	New C-Store	1.5 Miles

Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. The Michael Gaich Company assumes no responsibility for any errors, omissions, or changes.