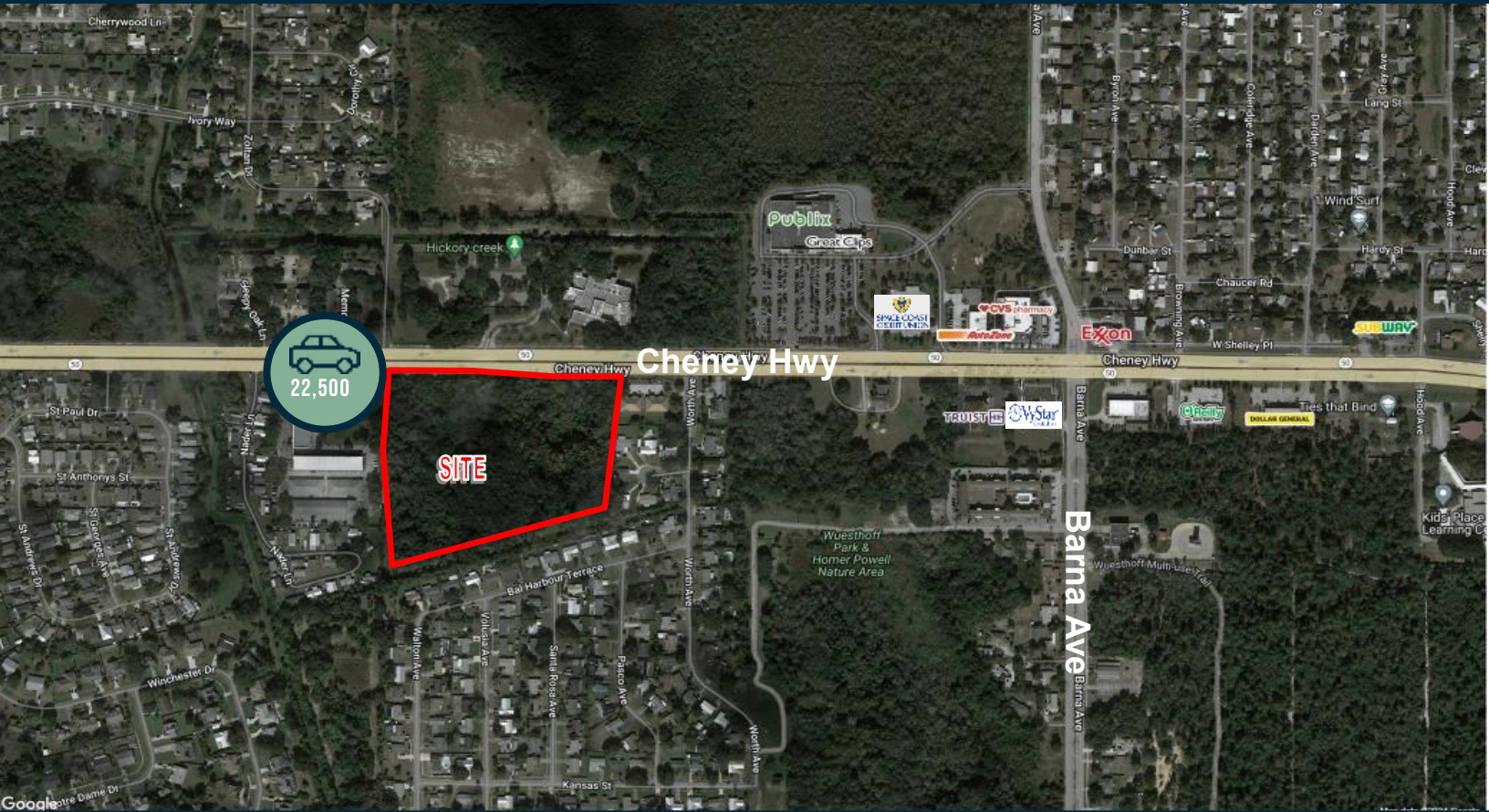




Build-To-Suit/Ground Lease

+/- 9 Acres

2305 Cheney Hwy (SR 50), Titusville, FL



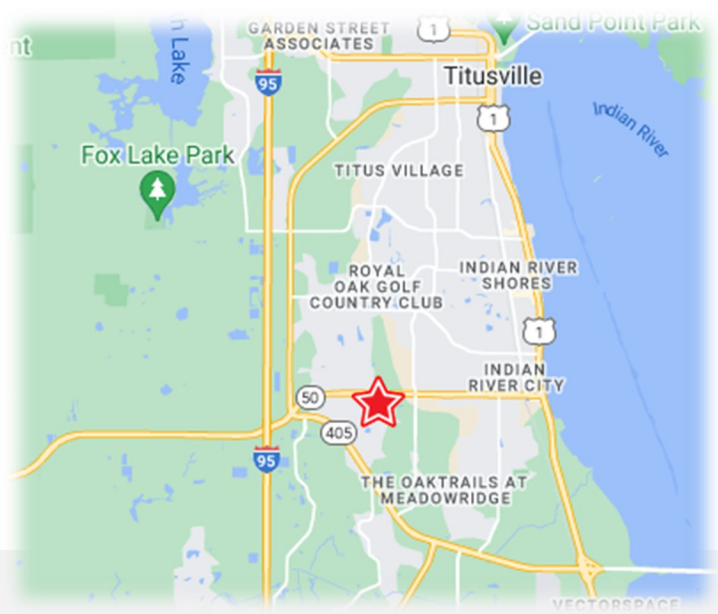
Property Highlights

- ◆ Anchor Tenant Tract 5.5 acres +/-
- ◆ Site A: 1 acre +/-
- ◆ Site B: 1.36 acre +/-
- ◆ Site C: 1.22 acre +/-
- ◆ Site fronting Cheney Hwy (SR 50) and surrounded by existing residential
- ◆ Only 1.4 miles east of Interstate 95
- ◆ Good mix of existing and new retail development along Cheney Hwy
- ◆ High traffic location with existing median cut allowing access for both east/west bound traffic

Nearby Retailers



	1 Mile	2 Miles	3 Miles
Population	7,767	23,097	34,894
Average HH Income:	\$97,845	\$88,517	\$87,028
Daytime Population:	1,775	5,262	10,130



CONTACT
 Derek Arden
 772.253.1200
 darden@boosdevelopment.com



www.boosdevelopment.com

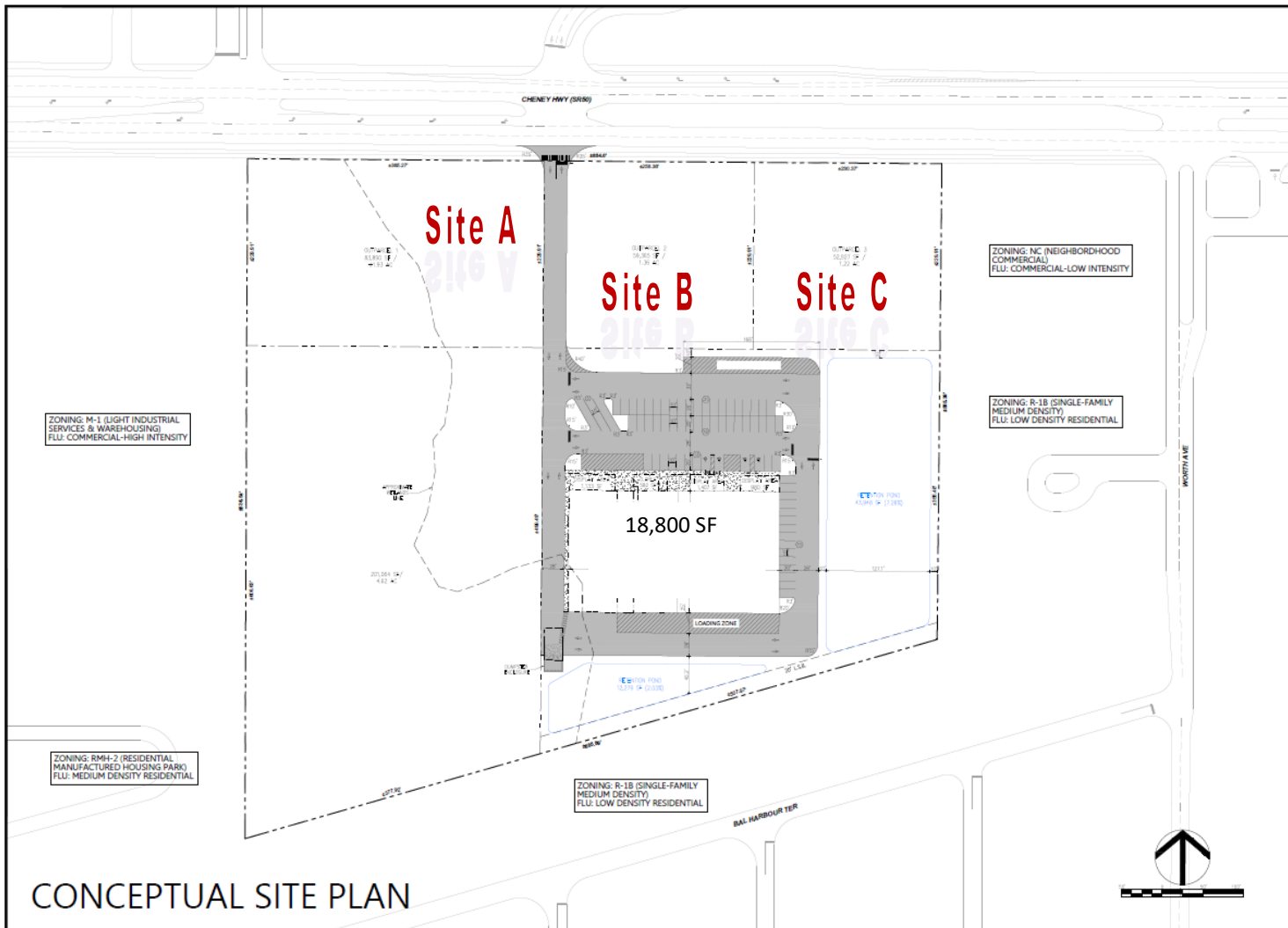


Build-To-Suit/Ground Lease

+/- 9 Acres

2305 Cheney Hwy (SR 50), Titusville, FL

Site Plan



Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354

DATE: 11/14/14
REVISION: [Redacted]

COMMERCIAL OUTPARCELS
2305-2215 CHENEY HIGHWAY
(SR50) - TITUSVILLE, FL 32780

DATE: 11/14/14
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]

TF1

PROJECT NO: 20124_14



CONTACT

Derek Arden

772.253.1200

darden@boosdevelopment.com



www.boosdevelopment.com