

## **For Lease**

Cheney Highway Titusville, FL 32780



## Property Highlights

- ±6.59 acres available for lease one of the last remaining parcels on Cheney Highway
- 800' of prime frontage along Cheney Highway, a highly-visible corridor boasting of 17,300 vehicles per day
- Located less than 1 mile from I-95
- Future cross access at the signal of Cheney Hwy and Hickory Hill Blvd
- Seeking grocers, self-storage, QSR's, retail, medical, and more
- Major traffic generators include Walmart Supercenter, Lowes, Home Depot, and SuperTarget
- Brevard County is experiencing a robust growth in residential, commercial, and educational projects

## Demographics

(ESRI 2024)

POPULATION			ΔVFI	AVERAGE HH INCOME		
TOTOLATION			714 -	AVERNOETHTHICOME		
233	1 MI.	6,047	<b>(\$)</b>	<b>1</b> MI.	\$88,669	
	3 MI.	34,806		3 MI.	\$72,668	
	5 MI.	51,937		5 MI.	\$68,218	
HOUSEHOLDS				MEDIAN AGE		
	1 MI.	2,625	À	1 MI.	51.1	
	3 MI.	15,401		3 MI.	47.2	
	5 MI.	22,976		5 MI.	48.8	





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