



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		AVERAGE HH INCOME		
	1 MI.	6,047	1 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	1 MI.	51.1
	3 MI.	15,401	3 MI.	47.2
	5 MI.	22,976	5 MI.	48.8



