

# New Retail Development

Located along main trade area corridor

2035 Cheney Hwy  
Titusville, FL 32780  
[www.cbre.com/orlando](http://www.cbre.com/orlando)



## Property Overview

- + Available for ground lease
  - Lot 1 National Dental User
  - Lot 2 0.83± AC Available**
  - Lot 3 National Bank User
  - Lot 4 National Car Wash User
- + Located 1.62 miles east of Interstate 95 and 1.66 miles west of US Hwy 1
- + Surrounded by densely populated residential neighborhoods
- + Excellent visibility along Cheney Hwy
- + Across from Publix Super Market at Colonial Coast Crossing
- + Traffic Counts:
  - Cheney Hwy: 22,460 AADT
  - Barna Ave: 11,000 AADT



1 Mile Radius

\$98,468

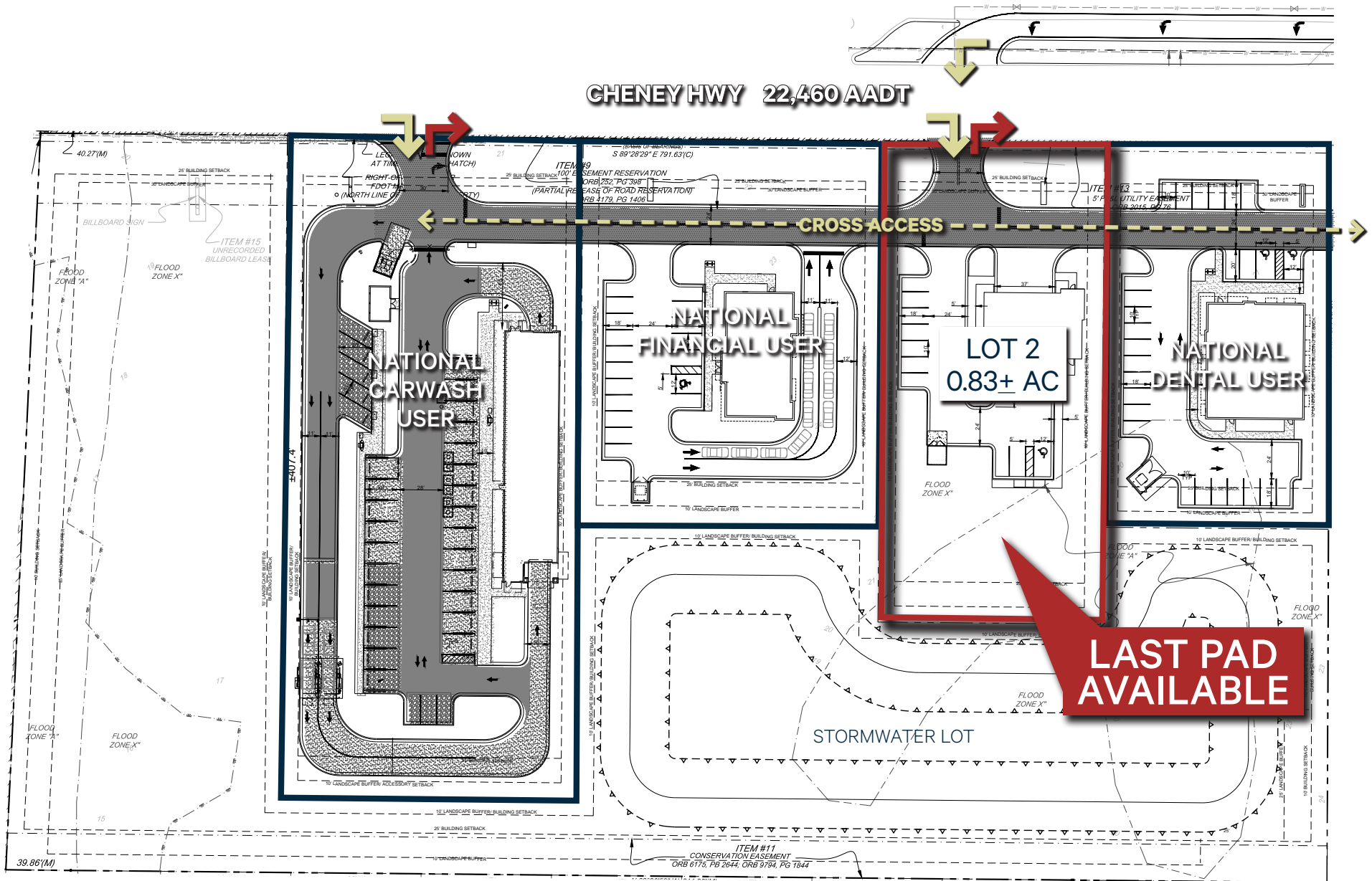
Average Household Income

6,469

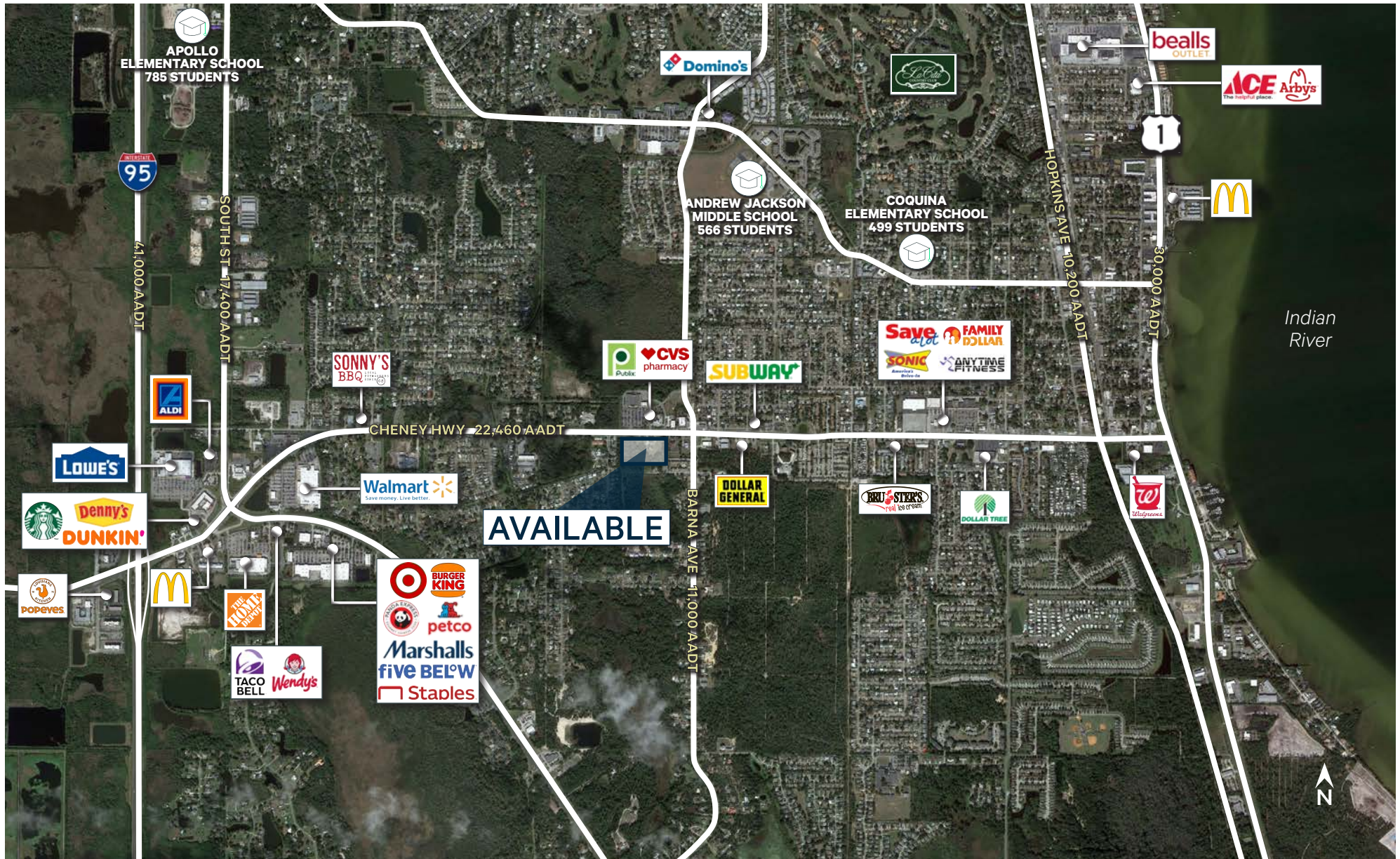
Daytime Population

# Site Plan | Conceptual

CHENEY HWY 22,460 AADT



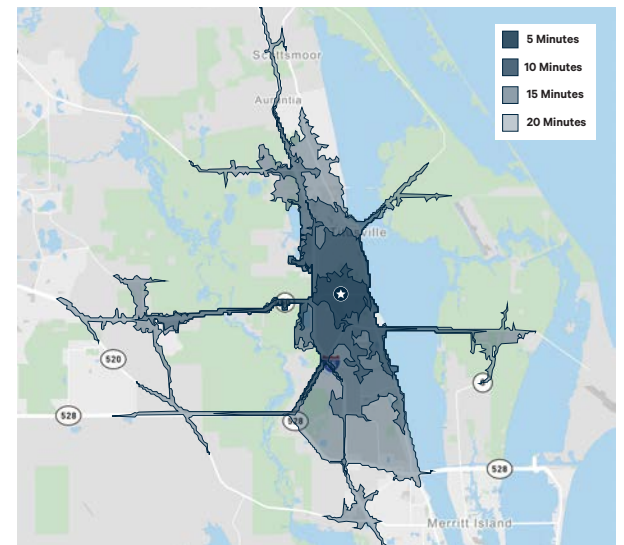
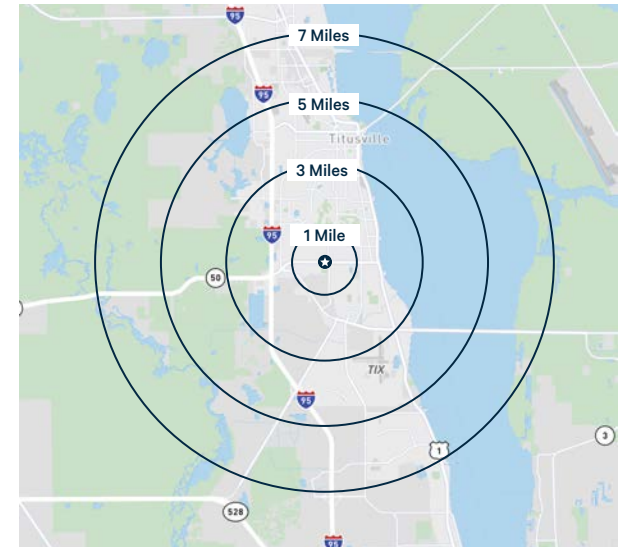
# Aerial | Trade Area



# 2024 Estimated Demographics

Radius Ring	1 Mile	3 Miles	5 Miles	7 Miles
Population	8,349	35,194	52,261	85,178
Median Age	49.8	46.6	49.0	47.2
Daytime Population	6,469	32,152	56,887	78,637
Businesses	222	1,292	2,219	2,739
Households	3,673	15,550	23,163	36,119
College Degree	49.7%	46.5%	44%	42.7%
Average Household Income	\$98,468	\$96,059	\$94,417	\$97,131
Median Household Income	\$65,473	\$55,661	\$54,810	\$58,385

Drive Time	5 Minutes	10 Minutes	15 Minutes	20 Minutes
Population	20,256	46,393	87,072	115,444
Median Age	47.20	47.20	47.00	47.60
Daytime Population	17,733	48,443	81,858	112,002
Businesses	696	1,918	2,906	3,843
Households	8,961	20,400	36,836	48,077
College Degree	46.3%	45.1%	42.2%	42.2%
Average Household Income	\$93,935	\$93,697	\$96,399	\$98,663
Median Household Income	\$71,688	\$69,187	\$72,031	\$73,563



# For more information please contact:

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**CBRE**