

THE FUTURE OF MIXED-USE DEVELOPMENT

US-192 (SPACE COAST PKWY) & ST JOHNS HERITAGE PKWY // WEST MELBOURNE, FL



SPACE COAST
TOWN CENTER



 **BARRON
COLLIER**
COMPANIES

 **METRO**[®]
COMMERCIAL

#1 "BEST MSA WITH HIGHEST ANNUAL MEDIAN WAGE FOR STEM WORKERS"
-WALLET HUB, 2024

#5 "BEST PLACES TO LIVE IN FLORIDA" - USA TODAY, 2024

#1 "BEST CITY TO LIVE IN FLORIDA"
-STUDYFINDS, 2023

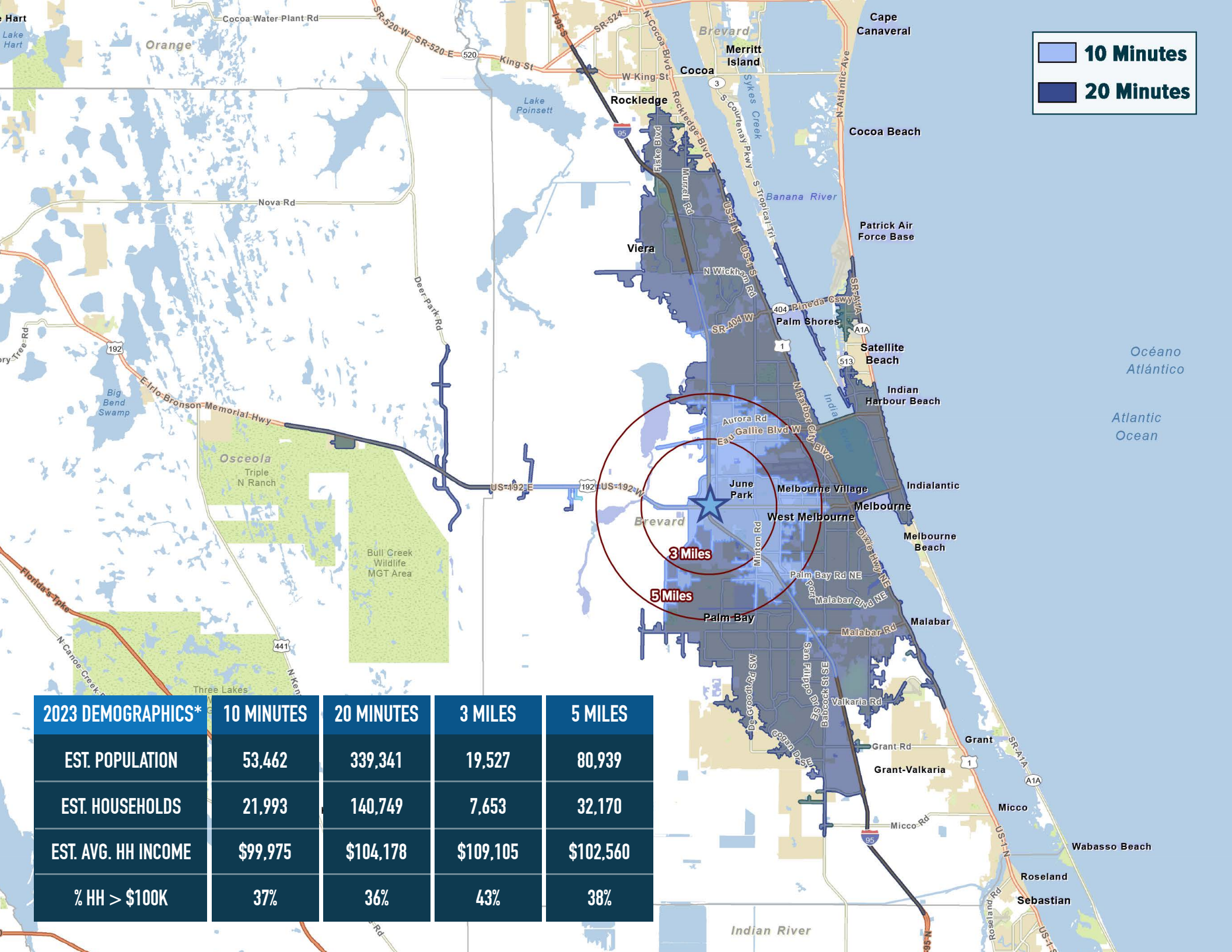
#3 "FASTEST GROWING AMONG US CITIES"
-FLORIDA TODAY, 2022



JOIN THE

LAUNCH

At Space Coast Town Center, we are launching the future of the community center to serve the high demand of the growing Florida Space Coast region. Join us in building the next hub for work and play with multi-family, office, and retail.



2023 DEMOGRAPHICS*	10 MINUTES	20 MINUTES	3 MILES	5 MILES
EST. POPULATION	53,462	339,341	19,527	80,939
EST. HOUSEHOLDS	21,993	140,749	7,653	32,170
EST. AVG. HH INCOME	\$99,975	\$104,178	\$109,105	\$102,560
% HH > \$100K	37%	36%	43%	38%

MERCHANT MAP

NEW RESIDENTIAL PROJECTS

- | | |
|--------------------------------|-------------|
| 1. INTEGRA HERITAGE | 319 UNITS |
| 2. INTEGRA ARTEMIS | 534 UNITS |
| 3. BARRON COLLIER | 300 UNITS |
| 4. EDEN HERITAGE LAKES | 373 UNITS |
| 5. THE DUNES AT HERITAGE LAKES | 146 UNITS |
| 6. SUNRISE ESTATES | 255 UNITS |
| 7A. TIMBER EVERLANDS | 850 UNITS |
| 7B. EDGEWOOD EVERLANDS | 160 UNITS |
| 7C. PALM VISTA | 2,415 UNITS |
| 8. LEGACY APARTMENTS | 206 UNITS |
| 9. SAWGRASS LAKES WEST | 1,633 UNITS |

NUMBER OF NEW UNITS BY 2026 **7,191 UNITS**

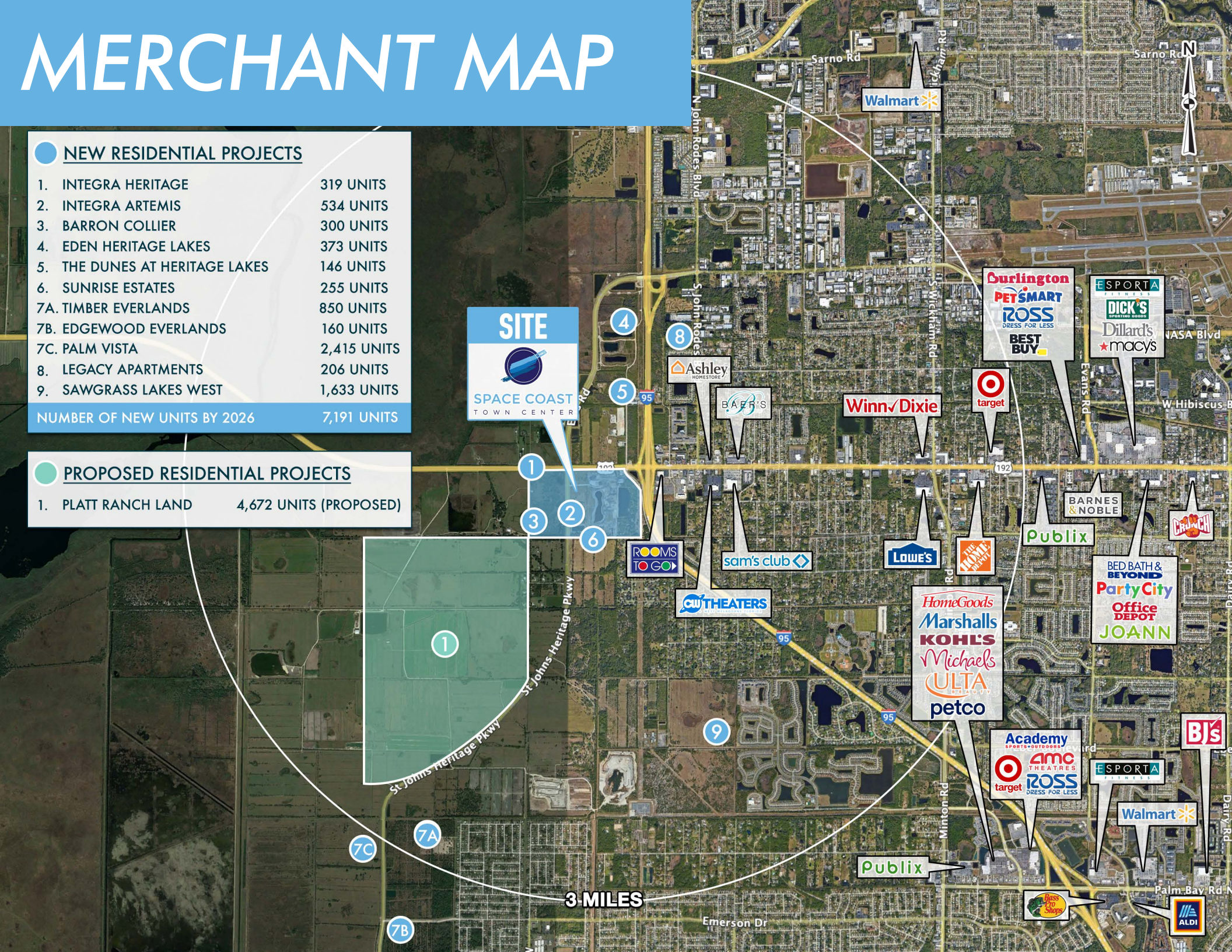
PROPOSED RESIDENTIAL PROJECTS

- | | |
|---------------------|------------------------|
| 1. PLATT RANCH LAND | 4,672 UNITS (PROPOSED) |
|---------------------|------------------------|

SITE



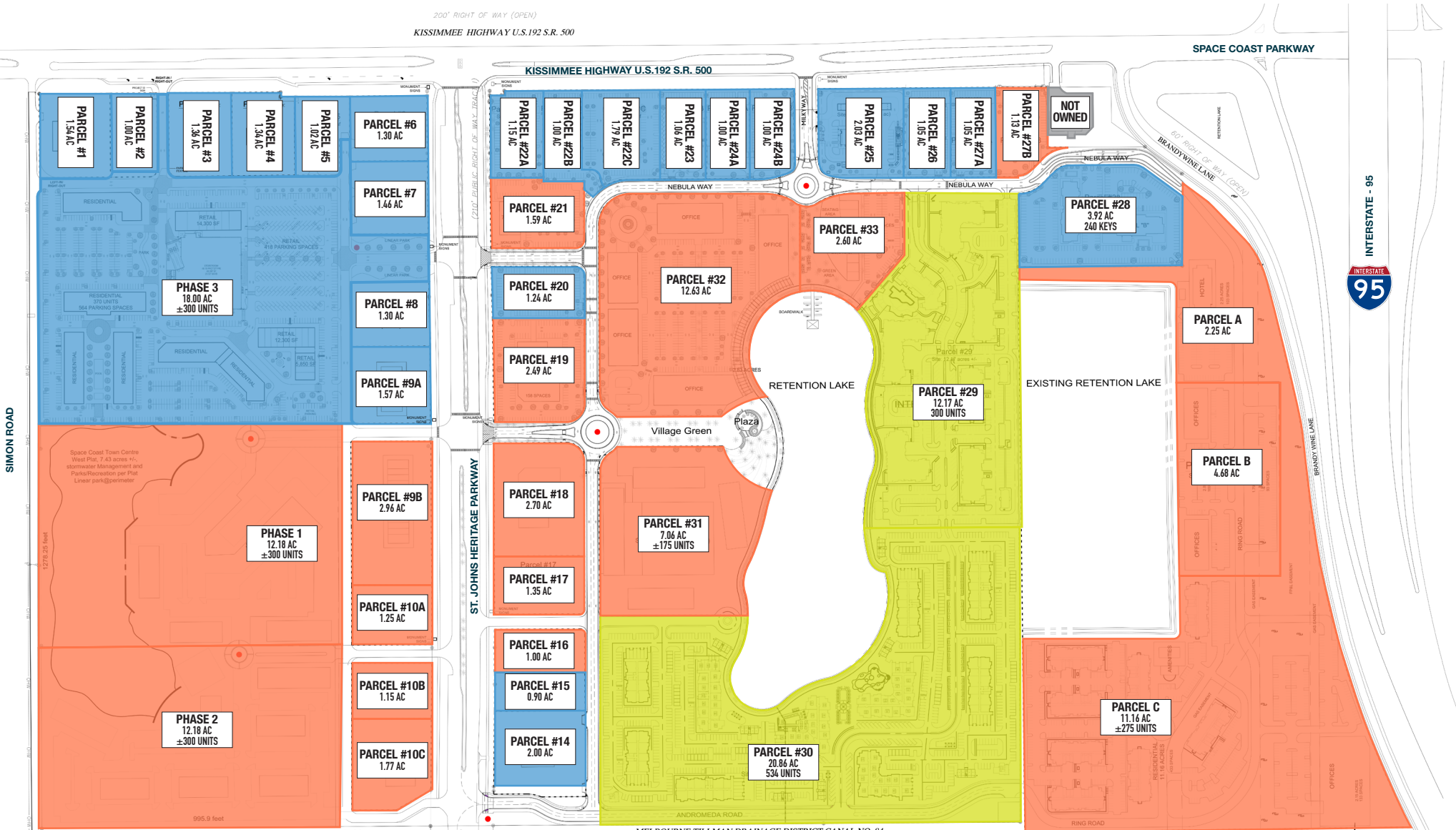
SPACE COAST TOWN CENTER



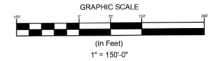
3 MILES

SITE PLAN

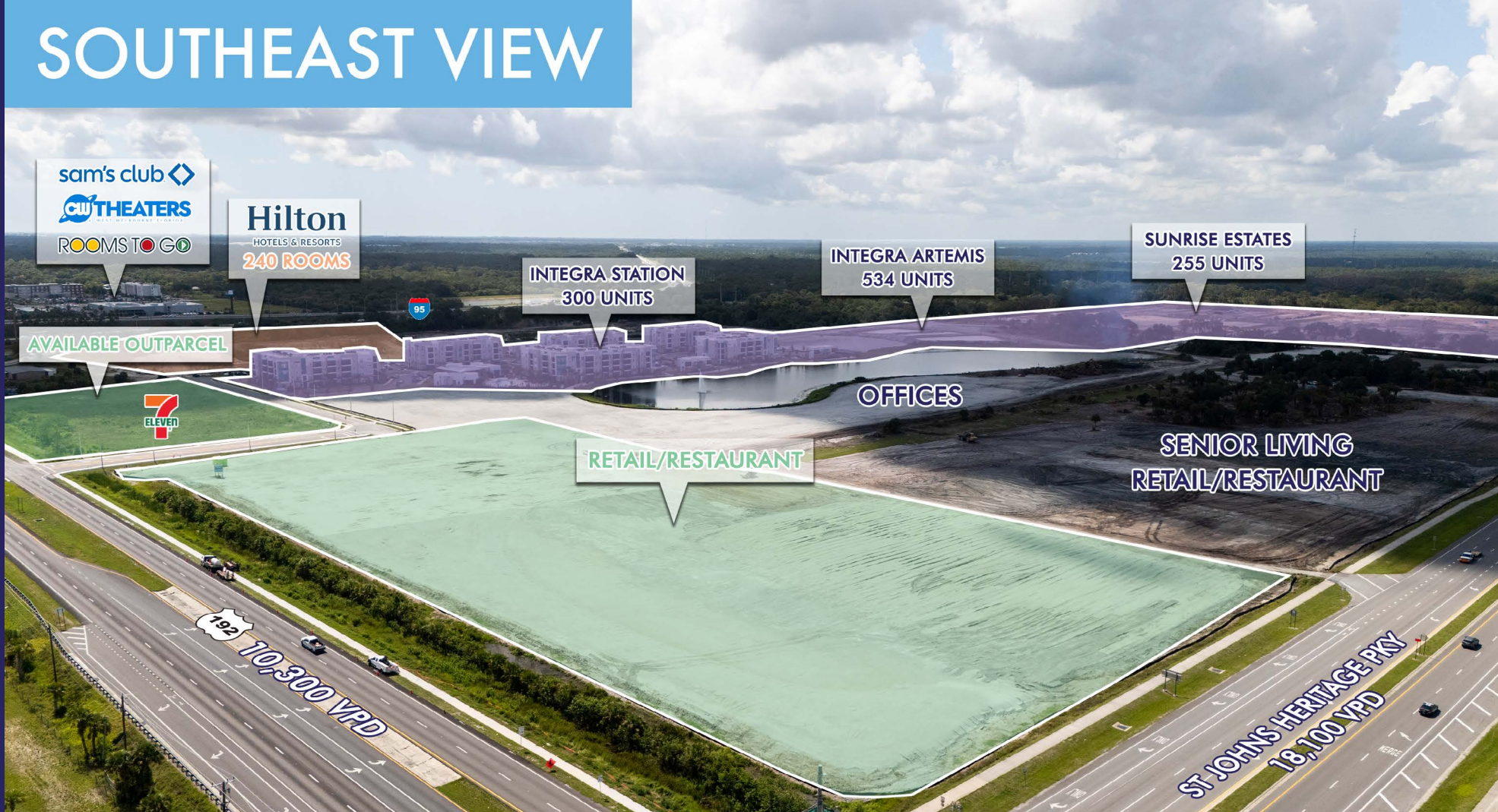
200' RIGHT OF WAY (OPEN)
 KISSIMMEE HIGHWAY U.S.192 S.R. 500



Available Under Contract Sold



SOUTHEAST VIEW



CAMPUS OVERVIEW

Space Coast Town Center is designed to bring together life's most important aspects: where to live, work, and play, by targeting local employees that are choosing the area for the high-tech and STEM job opportunities.

Visible from the Interstate, Space Coast Town Center will conveniently serve the daily workforce, the nearby residential, and the greater Space Coast market.

ACRES	225 AC
TOTAL RETAIL SF	350,000 SF
GROCERY SF	50,000 SF
MULTI-FAMILY UNITS UNDER DEVELOPMENT	900 units
FUTURE MULTI-FAMILY UNITS	Up to 2,184 units
PROPOSED OFFICE SF	500,000+ SF
TOTAL HOTELS ROOMS	Up to 300 Keys



SPACE COAST TOWN CENTER

GET IN TOUCH

ROD CASTAN

786.671.4022

rcastan@metrocommercial.com

COOPER JONES

786.671.4025

cjones@metrocommercial.com