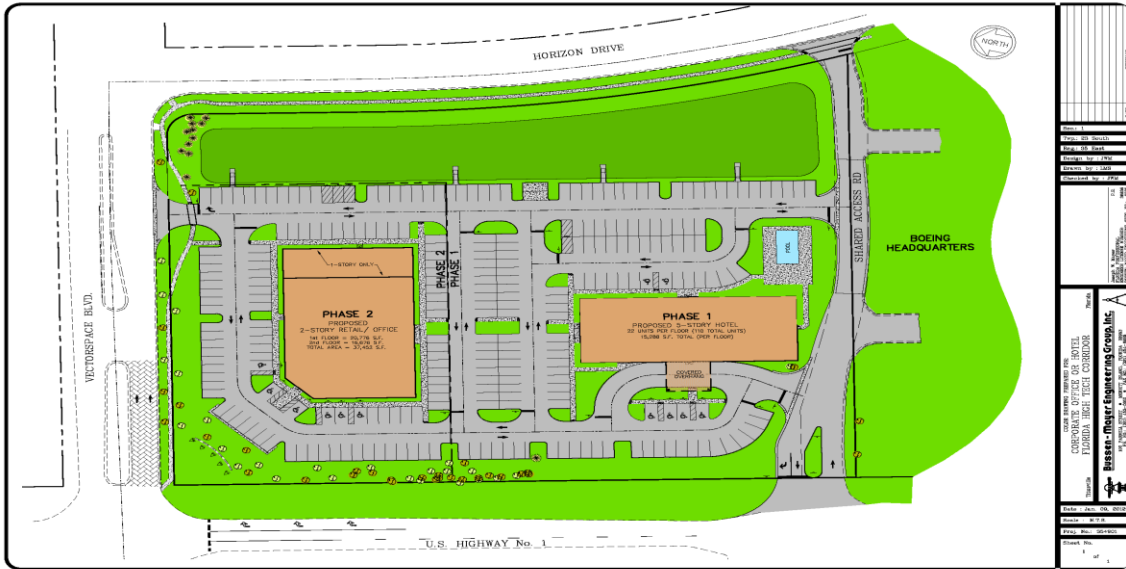


RIVERFRONT CENTER

Is a planned corporate environment in an area of prime access, situated at the southeast corner of US Highway #1 and State Road # 405 (NASA Causeway) in Titusville, Florida at the main entrance to Kennedy Space Center's main gate. This location provides a driving time of less than 40 minutes to the University of Central Florida, Central Florida Research Park, and the Orlando International Airport. It offers the sophisticated high tech business resources and connectivity of a large metro area at a substantially reduced cost. The City of Titusville currently maintains a moratorium on commercial and industrial developmental "transportation" impact fees. The dynamic concentration of business resources and a skilled labor pool makes this locale a natural and affordable incubator for companies entering or expanding into the high tech arena.

FULLY PERMITTED DEVELOPMENT PLAN



DEVELOPMENT ENVIRONMENT FOR HOTEL/OFFICE SITE

Riverfront Center is zoned PIP (Planned Industrial Park) within the City of Titusville, and is a Development of Regional Impact (DRI) allowing for the development of 221,800 SF of commercial, 956,334 SF of industrial, 544,459 SFD of office, and 610 Hotel rooms. Restrictive covenants and architectural guidelines exist to maintain the integrity of the development. All phases of infrastructure improvements such as internal roads, water and sewer distribution, lift station, and drainage systems facilities are in place to serve all sites. If you are considering the relocation of your business operations to office space, or retail development, or a hotel development, this site has immediate potential for development.

ACQUISITION PARAMETERS

- Entitlements include **110** hotel units and **37,452** square feet of retail/office, and associated permits.
- The Hotel site (**3.59 acres**), consists of **110-units**, may be purchased for **\$1,000,000** cash (**\$9,090.00 per unit**).
- The commercial/retail site consisting of **2.89** acres may be purchased for **\$750,000**.
- The **6.48** acre site may be purchased with all the development entitlements for **\$1,750,000** cash.



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