



SPACE COAST TOWN CENTER

THE FUTURE
OF MIXED-USE
DEVELOPMENT

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



FOUNDRY
COMMERCIAL



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.

YOU'RE INVITED TO JOIN THE LAUNCH!

#1

IN HIGH-TECH/STEM JOBS IN FLORIDA

- 24/7 WALL STREET, 2019

#2

BEST PERFORMING CITY IN 2021 IN THE U.S.

- MILKEN INSTITUTE, 2020

#1

BEST PLACE TO LIVE NEAR THE BEACH IN THE U.S.

- U.S. NEWS & WORLD REPORT, 2019

YOUR COMMUNITY FOR THE FUTURE

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	48,000 SF
MULTI-FAMILY UNITS UNDER DEVELOPMENT	300 units
FUTURE MULTI-FAMILY UNITS	Up to 3,000 units
PROPOSED OFFICE SF	500,00+ SF
TOTAL HOTELS	Three hotels

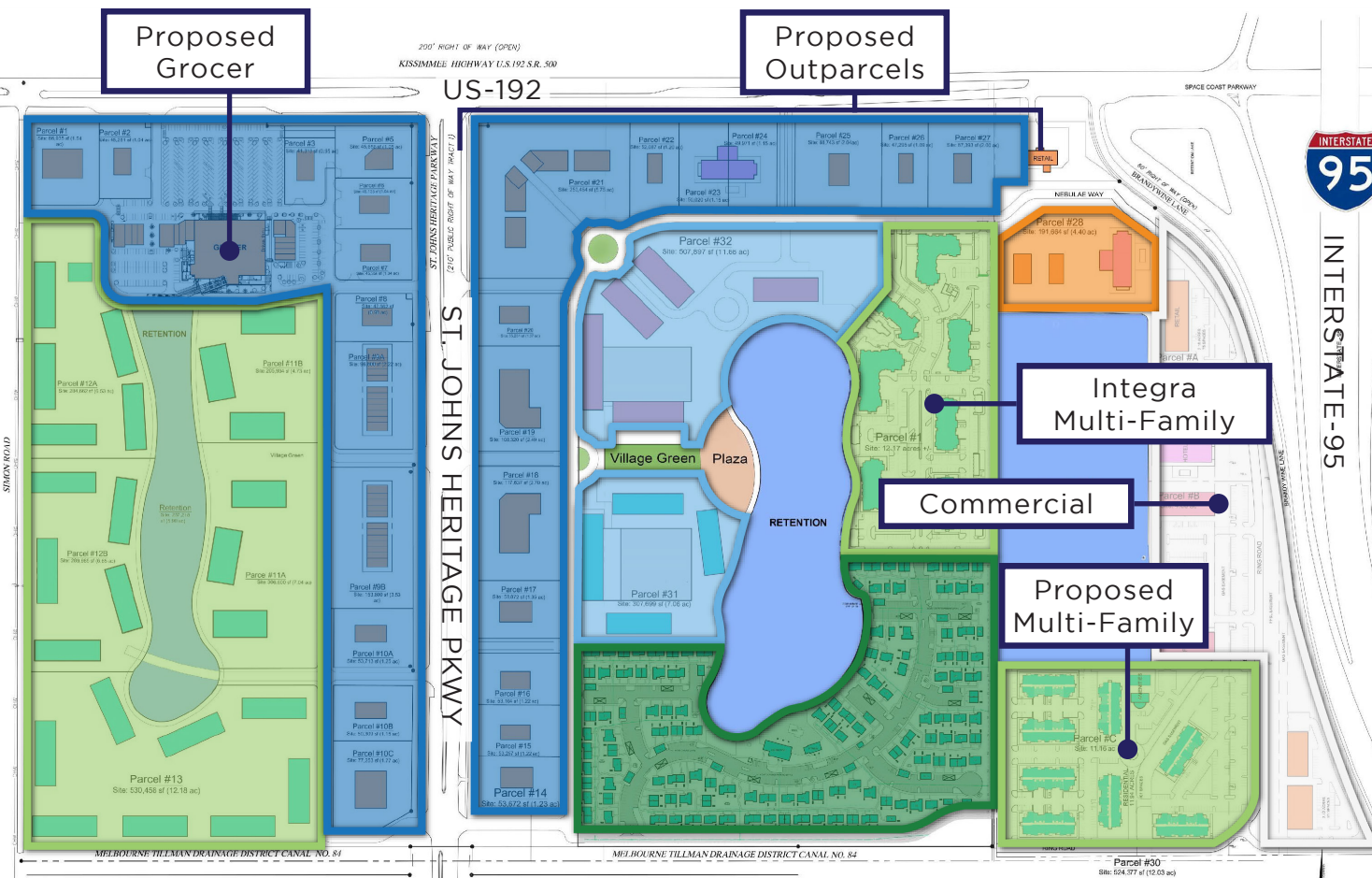
SPACE COAST PARKWAY

ST. JOHNS HERITAGE PARKWAY



SPACE COAST
TOWN CENTER





RETAIL



OFFICE



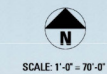
MULTI-FAMILY

SITE PLAN KEY	
	Retail
	Office
	Multifamily
	Single Family Rentals
	Hotel

PROPOSED SITE PLAN

The vision and plan for Space Coast Town Center is one of a walkable, mixed-use community that is at the heart of the region’s employers, attractions and traffic patterns. As a member, you are a part of the network of businesses, homes and amenities that encompass all daily activities. It’s a community planned for everything from the biggest tech and aerospace firms to local small shop retailers and gourmet dining - all at your fingertips. Numerous prime locations are currently available for sale or lease ranging between just under 1 acre up to 35 acres or more.

ENLARGED SITE PLAN



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08/25/2022

SPACE COAST TOWN CENTER
WEST MELBOURNE, FLORIDA

ENLARGED SITE PLAN PARCEL

A-200

WELCOME TO THE

FLORIDA SPACE COAST

Lockheed Martin, GE, and numerous other Space Coast companies are driving the growth for the Melbourne area. With the highest share of high-tech/STEM jobs in Florida and 12th in the U.S., Melbourne is the perfect location for a community hub like Space Coast Town Center.

Other highlights in the area include:

- Home to SpaceX, Blue Origin, and numerous other aerospace employers
- The Kennedy Space Center, a major tourist attraction, bringing in over 15 million visitors per year
- Port Canaveral, the world's second busiest cruise port
- Pleasant weather and a tax-friendly business and personal income climate attract new residents and retirees
- Location of the Florida Institute of Technology and Keiser University, with graduates coming from the nearby University of Central Florida and University of Florida for the high-tech job market
- Brevard Zoo ranks 5th best zoo in North America
- Second highest industry diversity index in Florida

#10

**HIGH-TECH GDP
CONCENTRATION IN
THE U.S.**

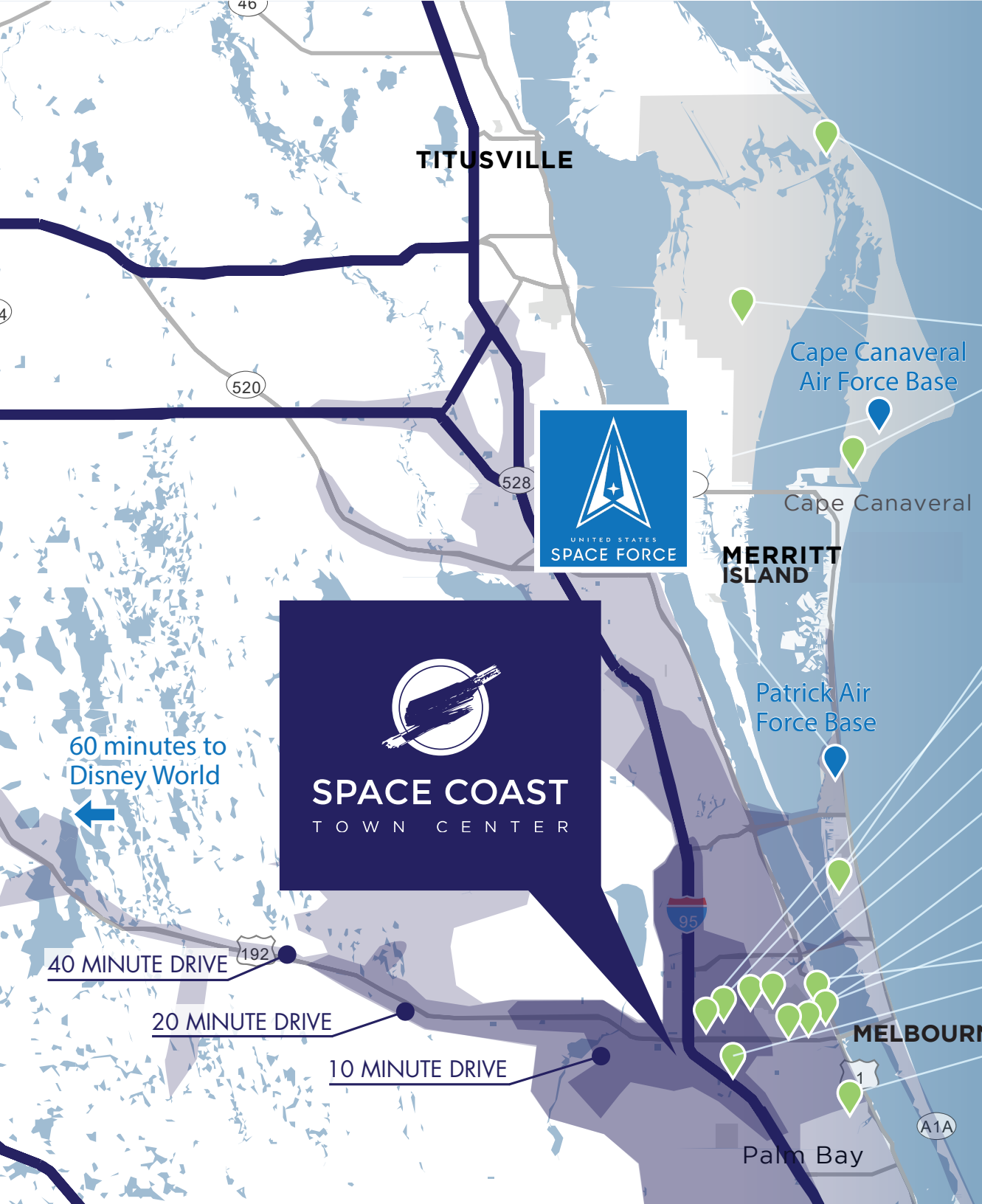
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**THE U.S. RATE IN
MANUFACTURING JOB
GROWTH**

#1

**MOST AFFORDABLE
U.S. DOWNTOWN CITY
TO LIVE IN**

SPACE COAST AEROSPACE EMPLOYERS



SPACEX

BLUE ORIGIN

 Raytheon
Technologies

LOCKHEED MARTIN 

Rockwell
Collins

NORTHROP
GRUMMAN

 EMBRAER

THALES
AVIONICS

 HARRIS

ALSTOM





These employers represent a small fraction of the aerospace employment in the Space Coast area of Florida.



SPACE COAST
TOWN CENTER

EMERGING RESIDENTIAL DEVELOPMENTS

With the growth of aerospace and tech jobs in the Space Coast area comes a high-demand for residential development. Just south of Space Coast Town Center are two planned single-family communities programmed for around 6,200 homes. Space Coast Town Center development will include around 3,000 multi-family units on site as well as up to 300 hotel rooms to serve this rapidly growing market.

PULTE HOMES
254 SINGLE FAMILY HOMES SCHEDULED

D.R. HORTON
2,000 SINGLE FAMILY HOMES SCHEDULED

LENNAR
3,200 SINGLE FAMILY HOMES SCHEDULED

MARONDA
1,000 SINGLE FAMILY HOMES UNDER CONSTRUCTION

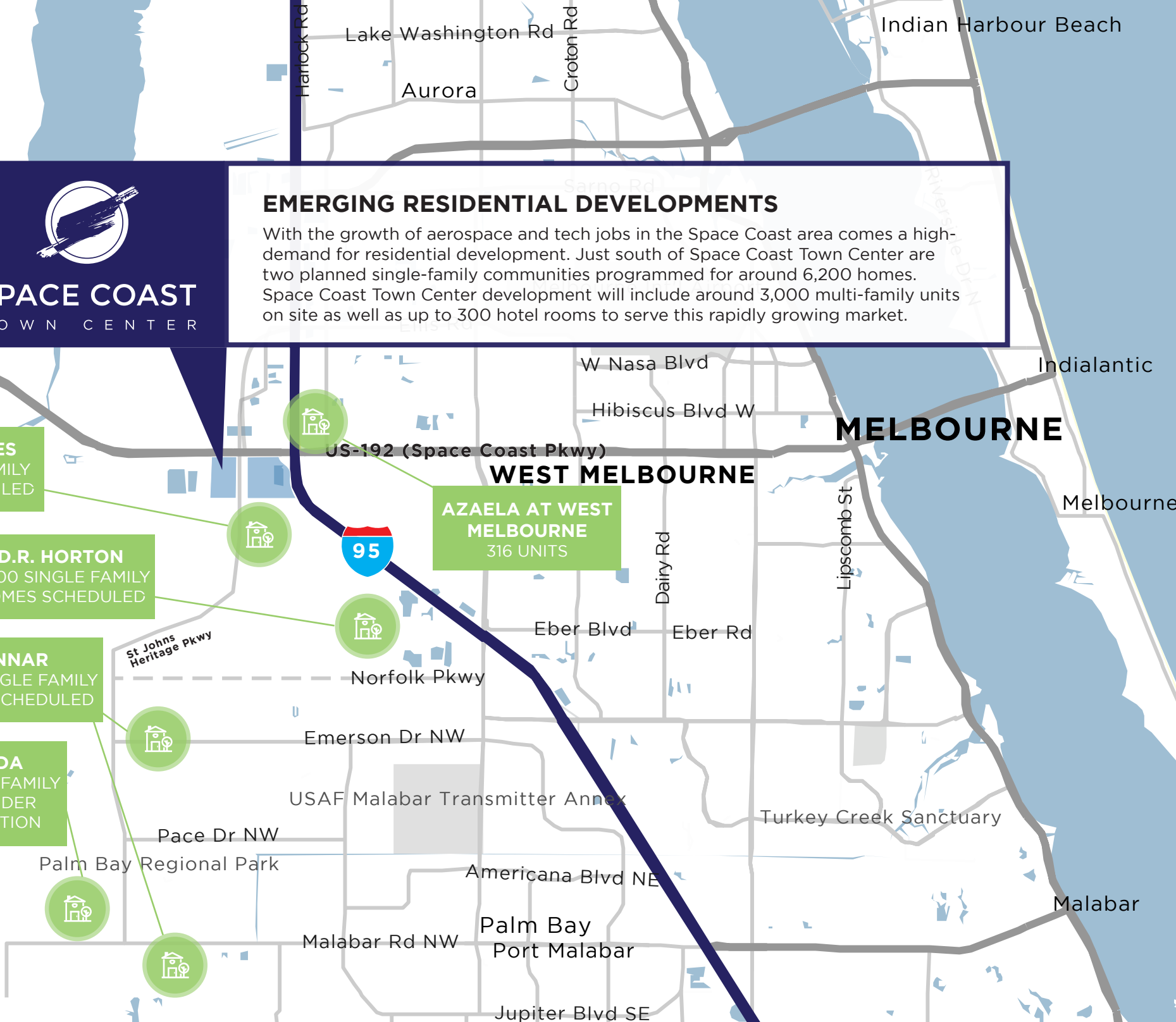
AZAELA AT WEST MELBOURNE
316 UNITS

MELBOURNE

WEST MELBOURNE

US-192 (Space Coast Pkwy)






95

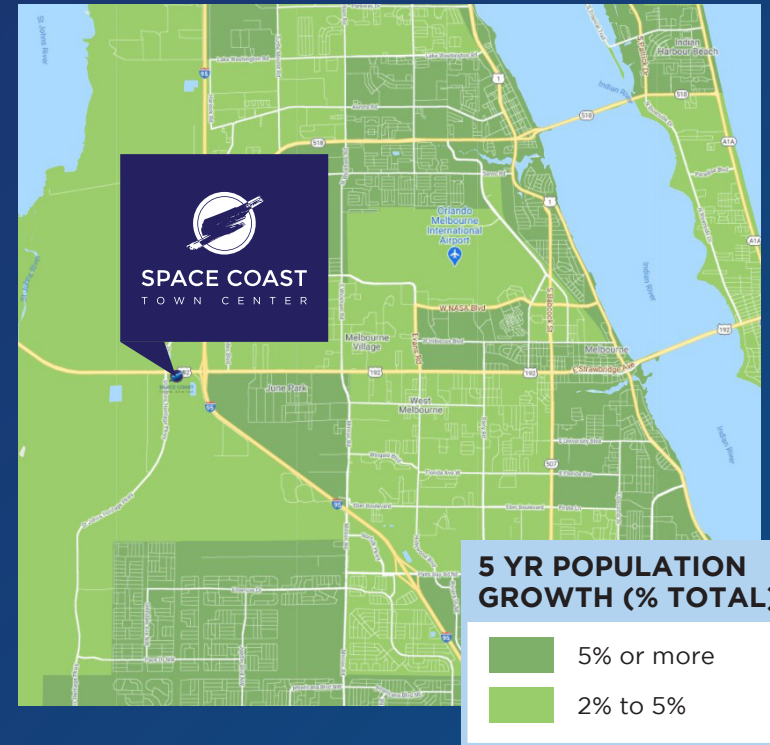


A Growing Market



IT'S ALL IN THE NUMBERS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
 EST. POPULATION	2,423	18,940	77,067	277,964
 MEDIAN AGE	43.6	47.0	44.7	44.8
 MEDIAN HOME VALUE	\$231,566	\$212,907	\$193,561	\$215,165
 TOTAL EMPLOYEES	1,265	11,463	41,166	108,849
 AVG. HOUSEHOLD INCOME	\$80,637	\$77,826	\$74,536	\$76,573



FOR MORE INFORMATION, PLEASE CONTACT:

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SPACE COAST

T O W N C E N T E R

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