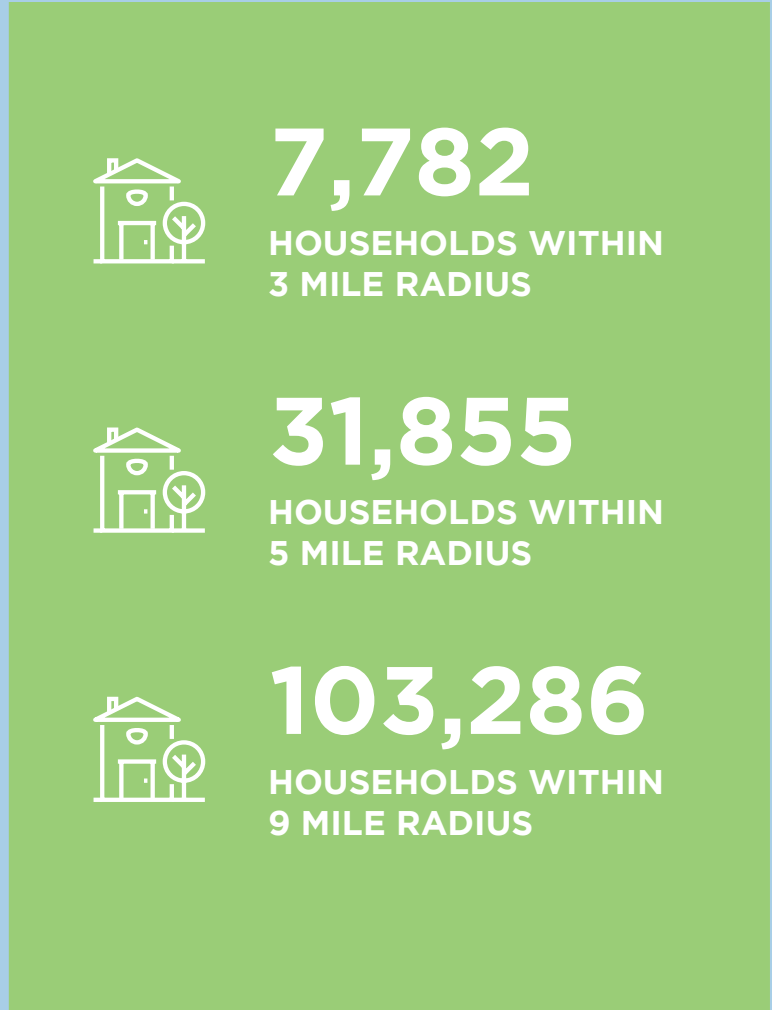
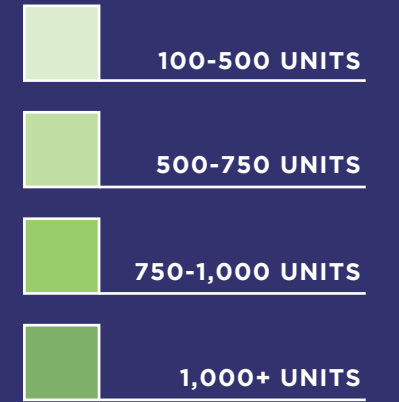


RESIDENTIAL DENSITY

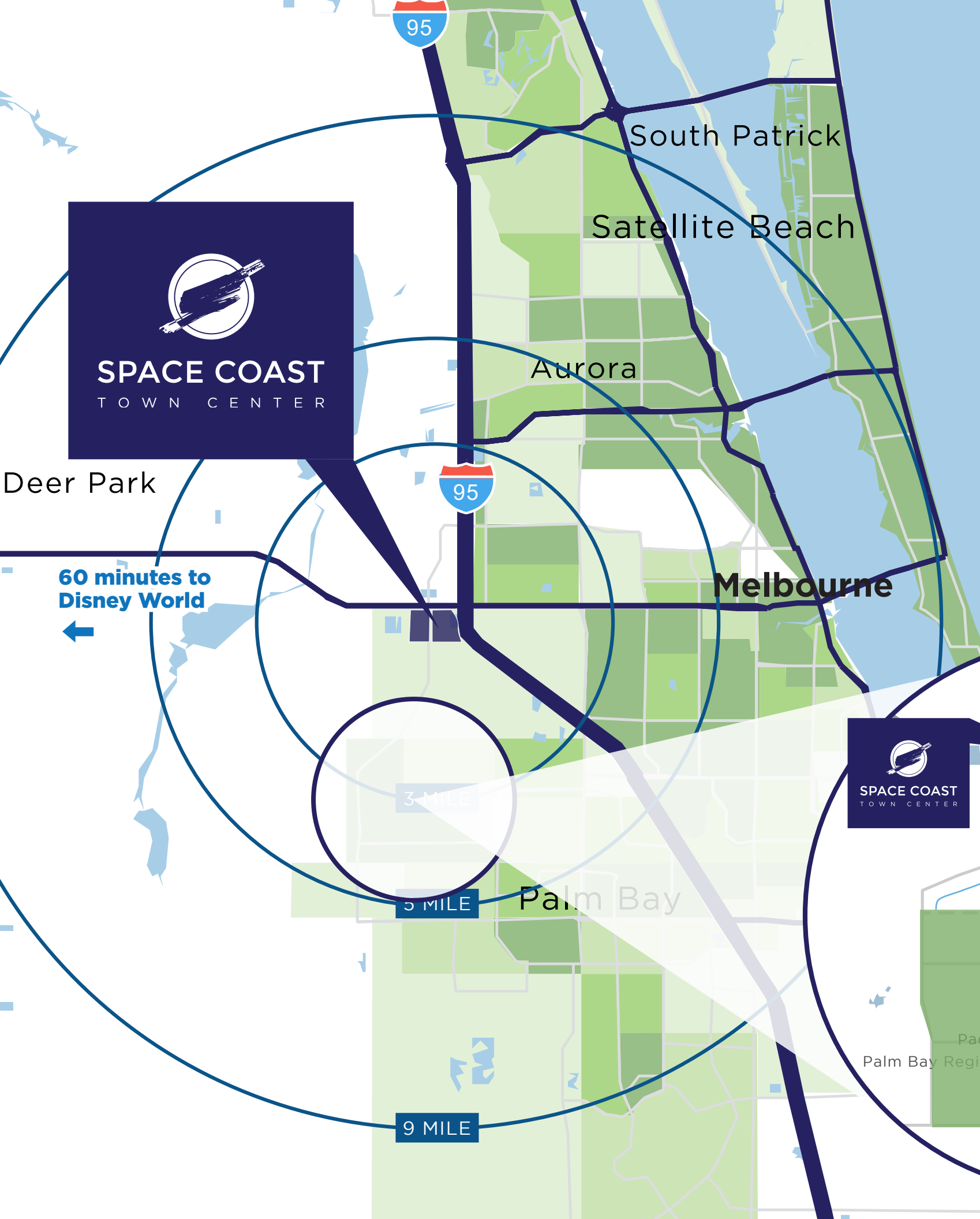


SPACE COAST
TOWN CENTER

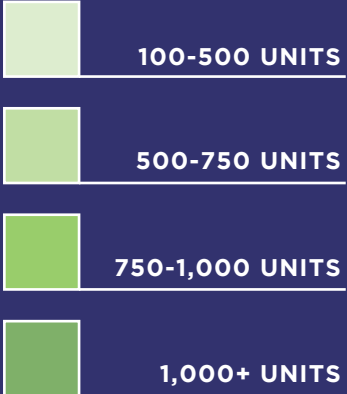
The Florida Space Coast was named the #2 top performing MSA in the U.S. in 2021 and the #1 best place to live near the beach in 2019, creating high demand to live near Melbourne. The housing density in the area is already strong and only plans to grow as more businesses and individuals join the Space Coast.



RESIDENTIAL DENSITY



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DEMAND WEST OF I-95

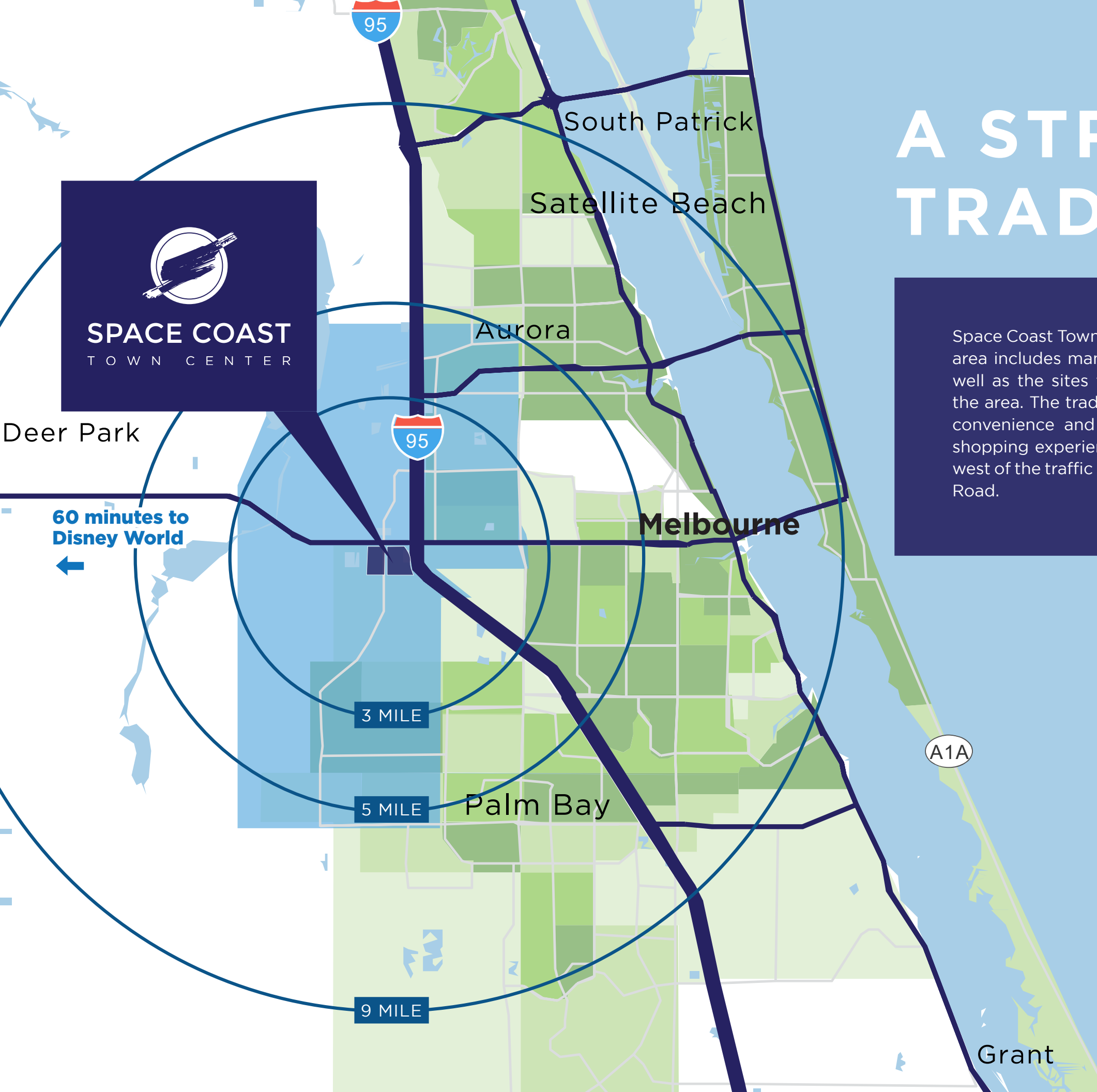
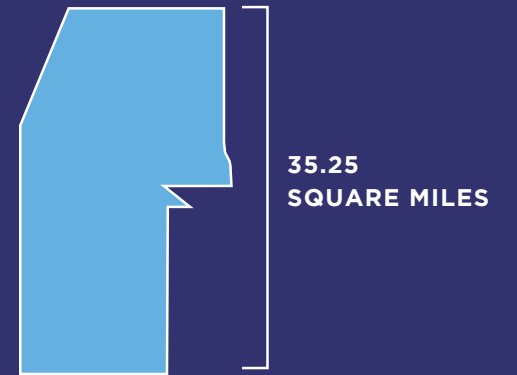
Just south of Space Coast Town Center lies a high-concentration of residential within the immediate trade area for the center. These established households have a high demand for nearby retailers and services.

2020 Households	15,996
2020 Population	39,898
2020 Median Household Income	\$56,264
2020 Avg. Home Value	\$208,647

A STRATEGIC TRADE AREA



Space Coast Town Center's surrounding trade area includes many thriving communities, as well as the sites for future developments in the area. The trade area was defined to offer convenience and provide a more seamless shopping experience for consumers that live west of the traffic congestion near S Wickham Road.

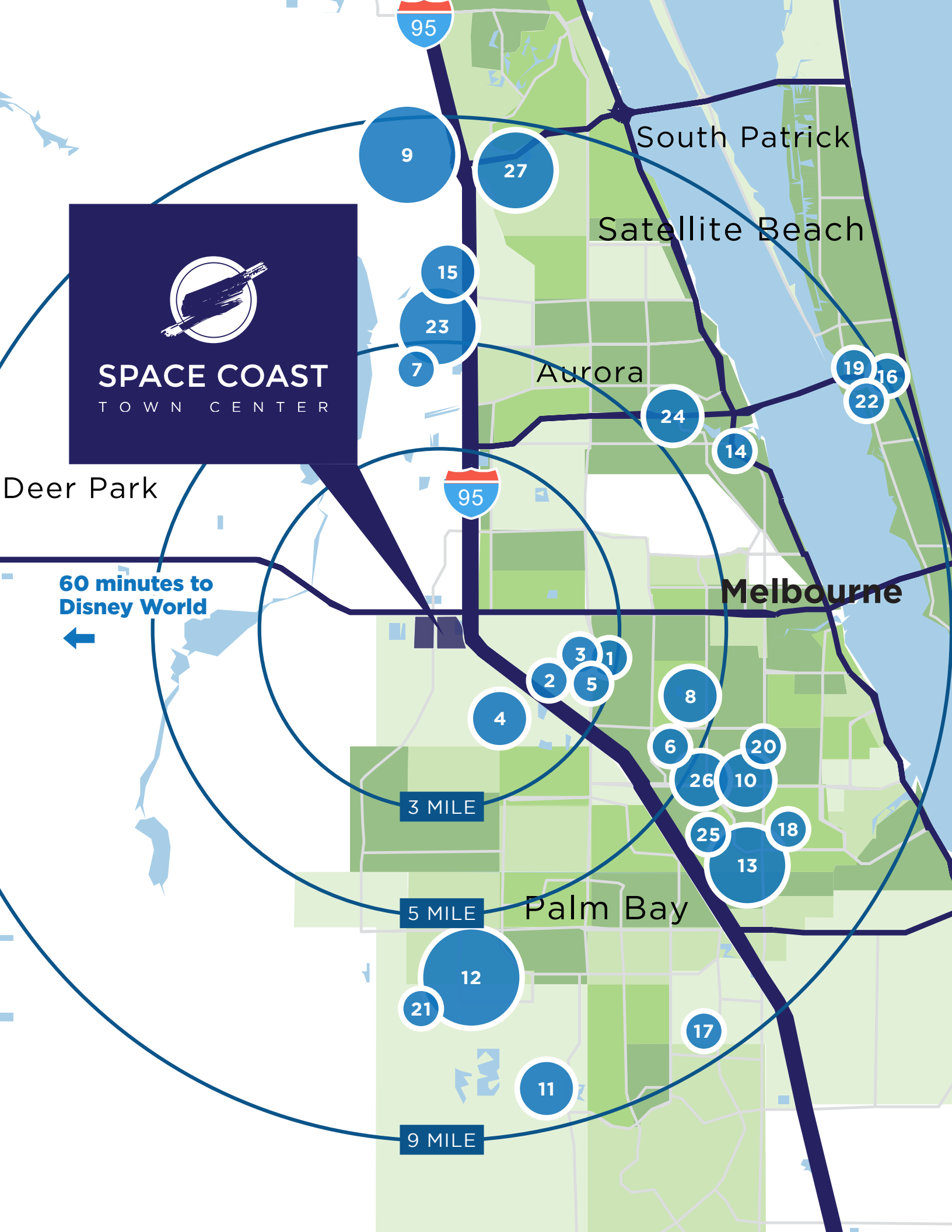


13,367
HOUSING UNITS IN
TRADE AREA



21,507
HOUSING UNITS IN
TRADE AREA BY 2025

NEW RESIDENTIAL DEVELOPMENTS

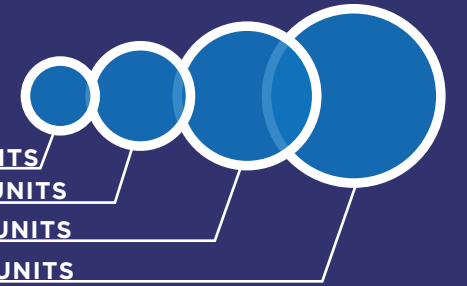


3,273

RESIDENTIAL UNITS ACTIVELY SELLING

With the growth of aerospace and tech jobs in the Space Coast area comes a high-demand for residential spaces. This map shows the many housing developments that are actively selling in the market.

0-100 UNITS
101-200 UNITS
201-300 UNITS
301-400 UNITS

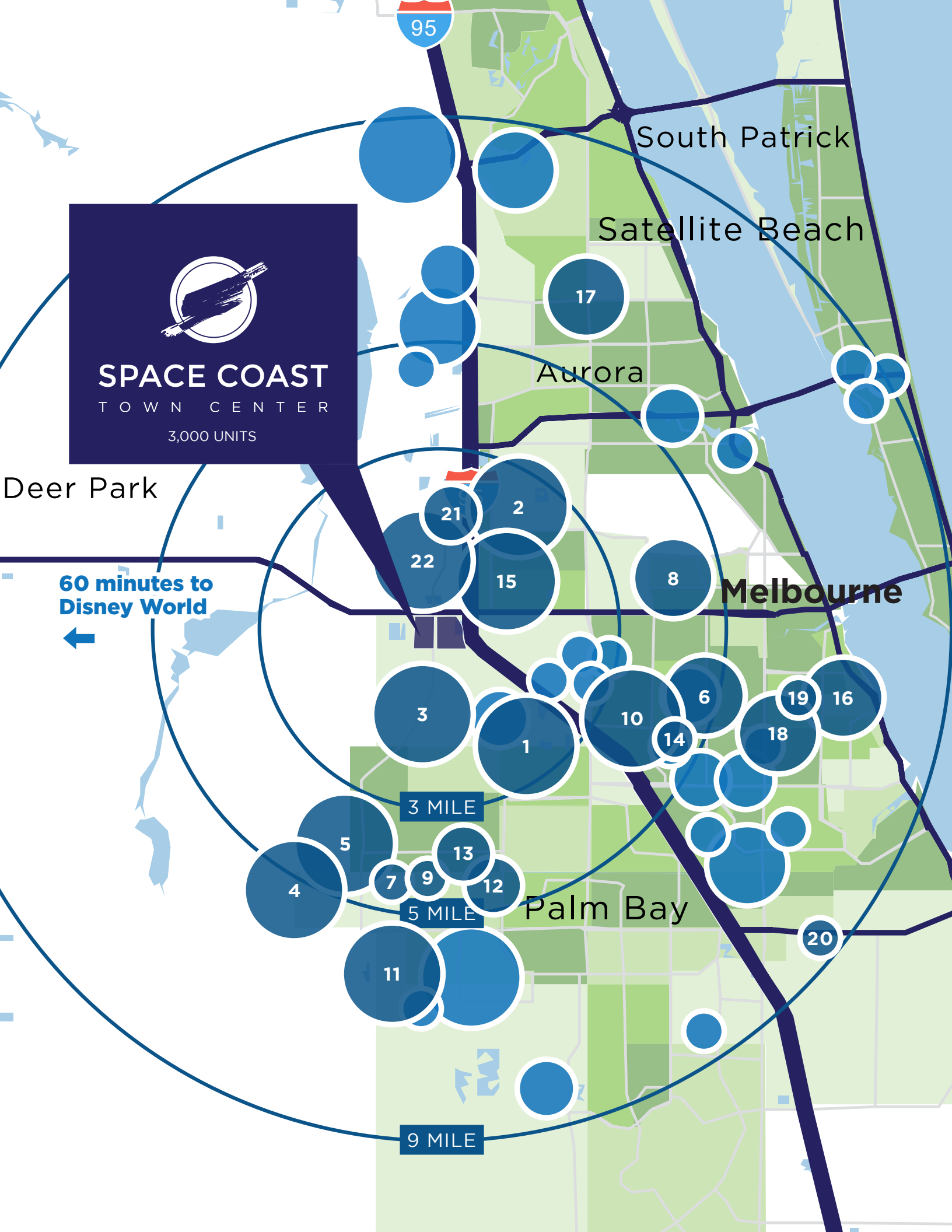


MAP #	SUBDIVISION NAME	UNITS
1	Heritage Pointe	49
2	Johns Landing	24
3	Palm Garden Lakes	98
4	Sawgrass Lakes/Willows	146
5	Wesley Groves at Meadowlane	44
6	Eber Cove	89
7	Oak Hammock Estates	27
8	Whispering Winds - Brevard	139
9	Addison Village/Bridgewater	469
10	Alamanda Key	195
11	Bayridge	143
12	Brentwood Lakes	429
13	Country Club Lake Estates	205
14	Elbow Creek Townhomes	23

MAP #	SUBDIVISION NAME	UNITS
15	Enclave at Lake Washington	129
16	Fortebello	35
17	Gulfport Key	77
18	Hawks Ridge - Brevard	14
19	Island Walk Villas	26
20	Laguna Village	75
21	Malabar Lakes West	42
22	Oceanside Village/Estates	66
23	Reserve at Lake Washington	227
24	Riverwalk at Melbourne	154
25	Sabal Key	40
26	Southampton Lakes	103
27	St. Andrews Manor	205

TOTAL UNITS 3,273

FUTURE RESIDENTIAL



13,042

PLANNED FUTURE RESIDENTIAL UNITS

This map shows the developments that are in the planning stages for the Melbourne area. Residential developers have noticed the draw to the Space Coast and are preparing to bring even residential more to the area.

0-100 UNITS
101-200 UNITS
201-300 UNITS
301+ UNITS

MAP #	SUBDIVISION NAME	UNITS
0	Space Coast Town Center	3,000
1	Sawgrass Lakes - Phase II	700
2	The Oasis at West Melbourne	316
3	Platt 50 Acres	500
4	St. Johns Preserve	1,000
5	Palm Vista Everlands	3,000
6	Aventine West Melbourne	290
7	Palm Island	77
8	The Springs at Hibiscus	288
9	Malabar Lakes West	73
10	Carlton of West Melbourne	382
11	Tillman Lakes	864

MAP #	SUBDIVISION NAME	UNITS
12	Sanibel Cove	140
13	Avery Springs	140
14	Green Point	90
15	Pangea Park	672
16	Aqua Apartments	320
17	Addison Pointe Apartments	370
18	Brentmoore	241
19	Melbourne Mega Development	41
20	Twin Lake - Brevard	16
21	Heritage Lakes	146
22	Heritage Multifamily	376
TOTAL UNITS		13,042