



SIZE

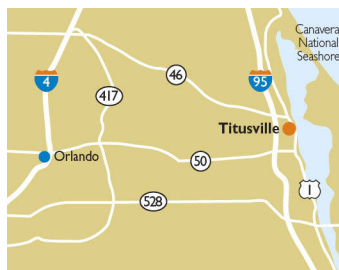
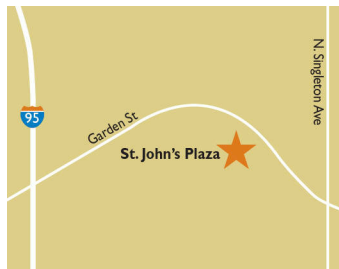
119,489 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
4,625	34,523	58,436
Households		
1,883	14,605	25,071
Median HH Income (\$)		
66,606	57,346	58,967

MAJOR TENANT(S)

Publix
Dollar Tree
Sally Beauty Supply



LOCATION

3275 Garden Street | Titusville, FL 32796

PROPERTY HIGHLIGHTS

- Anchored by Publix
- National tenants include Hair Cuttery, Sally Beauty Supply, GNC, Dollar Tree, Advance America and Cricket
- Located on Garden Street with over 17,700 vehicles per day
- Population exceeds 58,400 in a five-mile radius with an average household income over \$77,000
- New Parrish/Mayo Medical Center on Harrison Street, only one in Central Florida, with 210 beds

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

ST. JOHNS PLAZA

3275 Garden Street | Titusville, FL 32796

SPACE TENANT SQ. FT.

0029	Hair Cuttery	1,050 SF
0031	Sally Beauty Supply	1,400 SF
0033	Quest Diagnostics	2,970 SF
0035A	First Wok	1,758 SF
0035B	Kronic Vape	1,765 SF
0037A	Advance America	1,190 SF
0037B	AM Nail Salon	1,225 SF
0039	Sergio's Tacos	1,400 SF
0041	Grumbley's Pizza	1,400 SF
0043	Complete Care	2,962 SF
0045	Coast Dental	1,680 SF
0059	AVAILABLE	10,687 SF
0061	Cricket	1,200 SF
0065A	Bealls Outlet	22,062 SF
0065B	Workout Anytime	8,440 SF
0065C	Dollar Tree	10,000 SF
0067	Advanced Hearing Centers of America	1,200 SF
0069	GNC	1,500 SF
0075	Publix	45,600 SF
TOTAL SQ. FT.		119,489

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



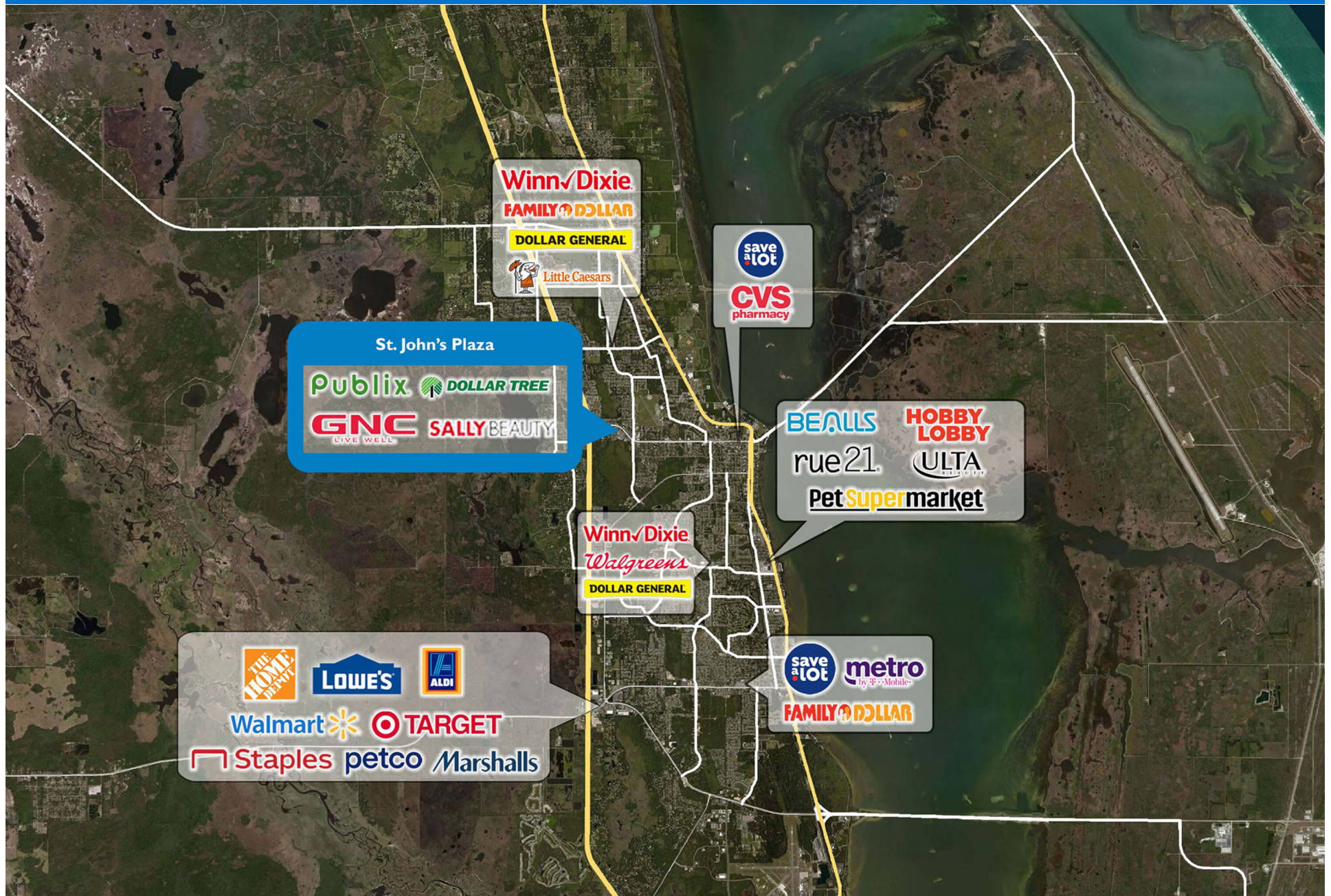
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.616373

Longitude: -80.843276

St. Johns Plaza Titusville, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,625	34,523	58,436
	2028 Projected Population	4,668	34,771	58,381
	2010 Census Population	4,210	30,670	51,567
	2000 Census Population	4,098	29,523	49,727
	1990 Census Population	4,199	28,760	48,377
	Historical Annual Growth 1990 to 2000	-0.24%	0.26%	0.28%
	Historical Annual Growth 2000 to 2010	0.27%	0.38%	0.36%
	Estimated Annual Growth 2010 to 2023	0.69%	0.86%	0.91%
	Projected Annual Growth 2023 to 2028	0.18%	0.14%	-0.02%
	Median Age	47.3	47.4	48.1
Households	Q4 2023 Estimated Households	1,883	14,605	25,071
	2028 Projected Households	1,902	14,728	25,054
	2010 Census Households	1,755	13,000	22,046
	2000 Census Households	1,645	11,886	20,523
	1990 Census Households	1,583	11,062	19,103
	Historical Annual Growth 1990 to 2000	0.38%	0.72%	0.72%
	Historical Annual Growth 2000 to 2010	0.65%	0.90%	0.72%
	Estimated Annual Growth 2010 to 2023	0.51%	0.85%	0.94%
	Projected Annual Growth 2023 to 2028	0.20%	0.17%	-0.01%
	Population per Household	2.44	2.33	2.31
Population by Race	White	78.3%	71.6%	72.7%
	Black or African American	7.6%	15.4%	13.1%
	Asian & Pacific Islander	0.8%	0.9%	1.0%
	Other Races	6.1%	5.3%	5.4%
	Hispanic Population	7.1%	6.9%	7.8%
Income	Average Household Income	\$78,950	\$74,950	\$77,097
	Median Household Income	\$66,606	\$57,346	\$58,967
	Per Capita Income	\$32,259	\$32,060	\$33,361
Education (Age 25+)	Elementary	1.0%	1.4%	1.6%
	Some High School	8.3%	7.9%	8.0%
	High School Graduate	32.7%	34.1%	32.2%
	Some College	19.6%	20.9%	21.0%
	Associates Degree Only	13.0%	11.8%	12.6%
	Bachelors Degree Only	13.7%	16.3%	16.6%
	Graduate Degree	11.8%	7.6%	8.1%
Business	Number of Businesses	95	786	1,433
	Total Number of Employees	1,304	9,519	15,795
	Employees per Business	13.73	12.11	11.03
	Residential Population per Business	48.70	43.94	40.79

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.