

# DEVELOPMENT OPPORTUNITY



Space Coast Employers (±30-40 min)

SPACE X

NORTHROP GRUMMAN

BOEING

LOCKHEED MARTIN

BLUE ORIGIN

Kennedy Space Center

8 mi to Titusville  
±30-40 min to Space Coast

Orlando MSA

17 mi to Orlando ±30 min



**SITE**  
2.06 Ac

CHRISTMAS RV PARK



CHRISTMAS RV & BOAT STORAGE

Residential



**2.06 AC | C-2 ZONED | 16,400 AADT**

25164 E Colonial Drive, Christmas, Florida 32709

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King Hux  
Brokered by Florida  
Capital Realty

All information contained herein is from sources deemed reliable, however, no representation or warranty is made to the accuracy thereof.

# Property Details

25164 E Colonial Drive  
Christmas, Florida

## OVERVIEW

±2.06-acre C-2 zoned parcel with SR-50 (E. Colonial Drive) frontage in Christmas, Florida, situated at the midpoint of the primary highway corridor connecting the Orlando metropolitan area to Florida's Space Coast; home to Kennedy Space Center, Cape Canaveral, and a concentrated aerospace and defense industry cluster.

## HIGHLIGHTS

- 408 feet of direct frontage on SR-50 (E. Colonial Drive), the primary east–west state highway connecting the Orlando metro to Brevard County
- High visibility & traffic exposure of approximately 16,400 AADT (FDOT 2024)
- Proximate to established demand generators including Jungle Adventures Animal Park and Fort Christmas Historical Park
- Improved with two existing structures (1,944 SF and 532 SF, built 1965); buyer to verify condition and suitability for intended use
- Zoned C-2; Lots 8 and 9 are RSTD (Restricted) C-2 designation

## LOCATION

- Located at SR-50 midpoint; 17 miles east of Orlando (±30 min), 8 miles west of Titusville/Kennedy Space Center gateway (±30–40 min to Space Coast); SR-520 interchange ±2 miles west connecting to Beachline Expressway (SR-528) and I-95

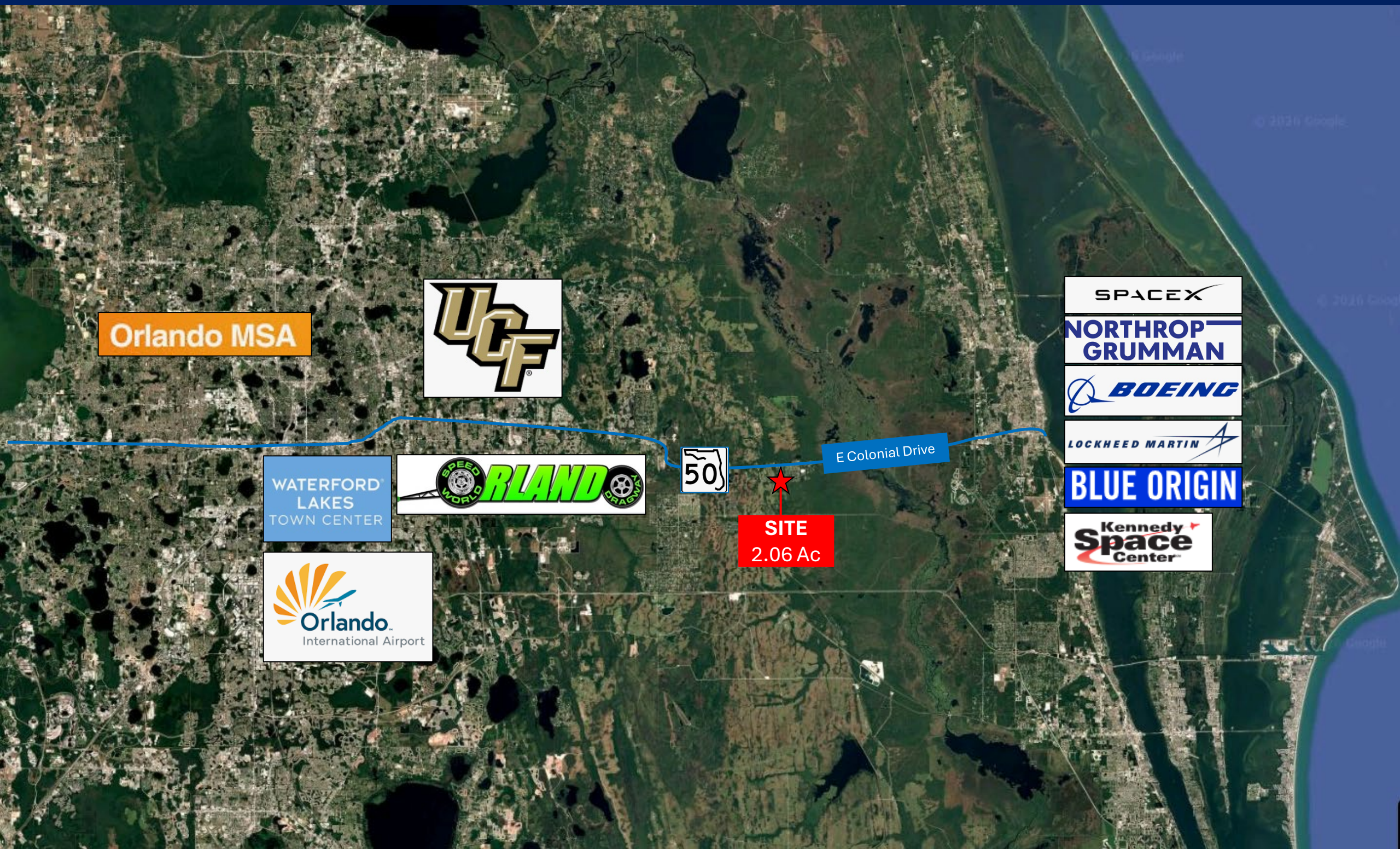


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# Trade Area Map

25164 E Colonial Drive  
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