

# DEVELOPMENT OPPORTUNITY



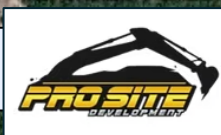
CHRISTMAS RV PARK

Space Coast Employers (±30-40 min)

- SPACEX
- 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**  
3.03 Ac



CHRISTMAS RV & BOAT STORAGE

**3.03 AC | A-2 ZONED | 16,400 AADT**

24502 E Colonial Drive, Christmas, Florida 32709

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

# Property Details

24502 E Colonial Drive  
Christmas, Florida

## OVERVIEW

±3.03-acre A-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

- 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

## 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

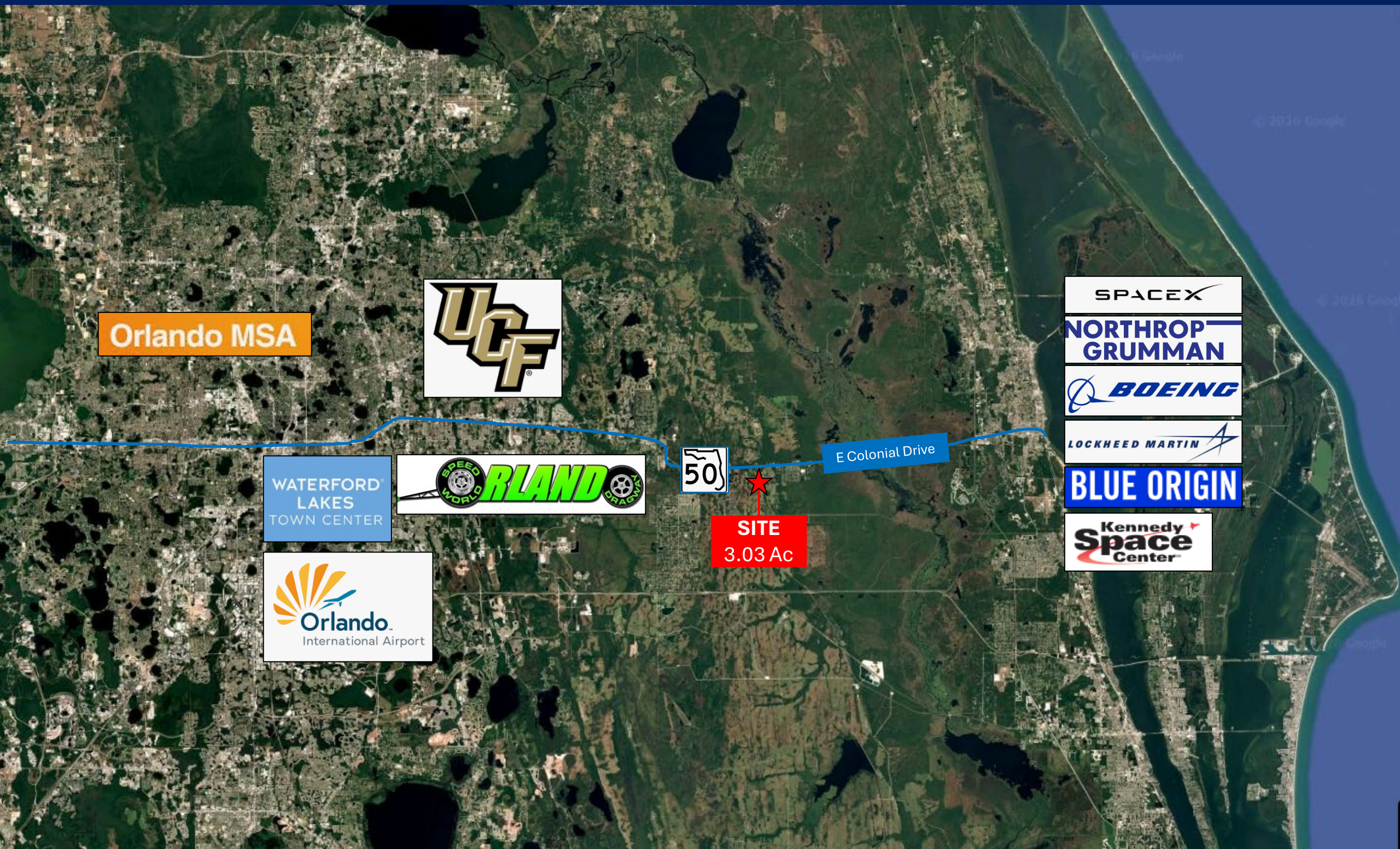


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# Trade Area Map

24502 E Colonial Drive  
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