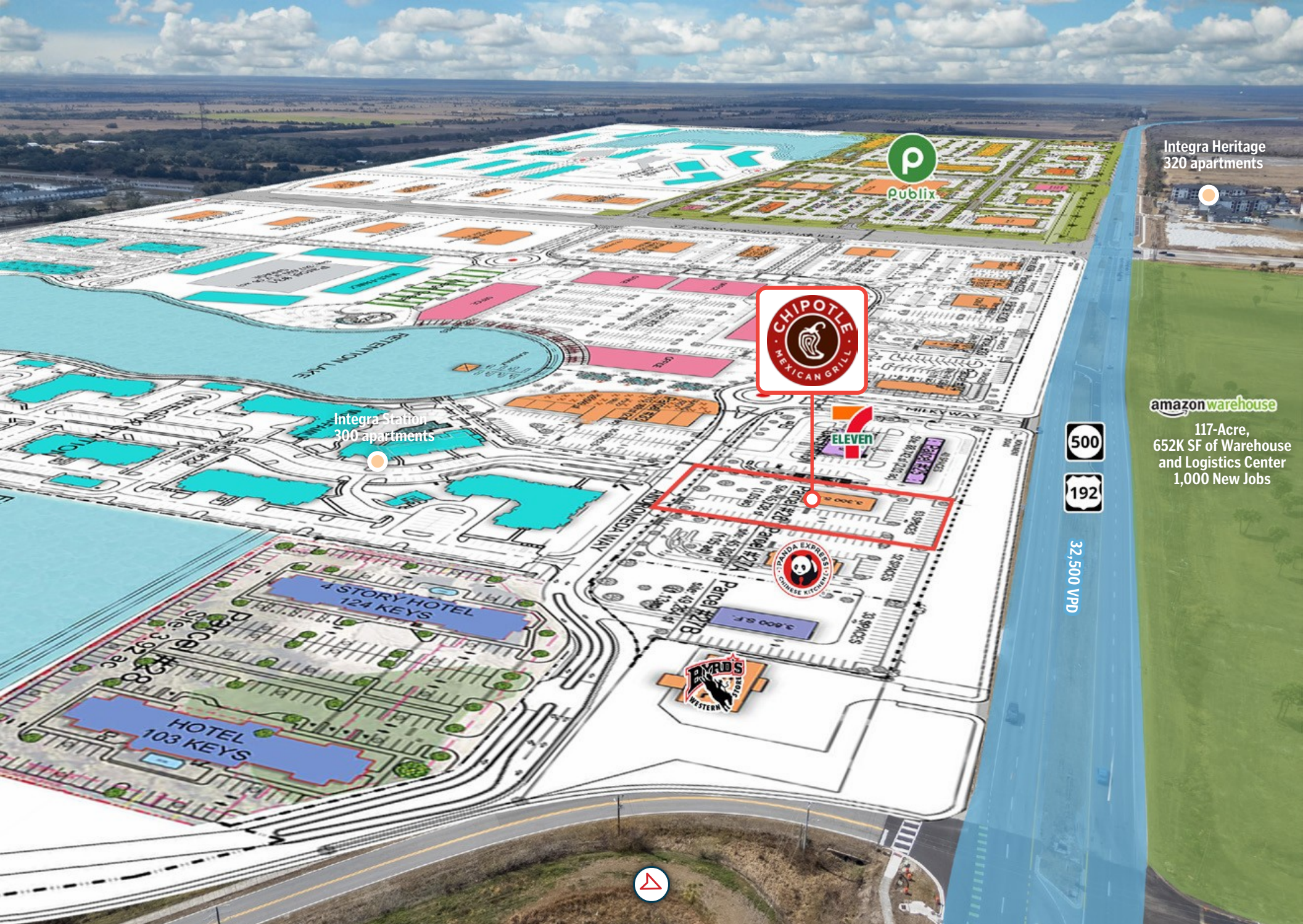


SITE OVERVIEW







Integra Heritage
320 apartments

amazonwarehouse

117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs

500

192

32,500 VPD





Welcome to Florida's Space Coast

Space Coast Town Center promises to bring exciting energy and vibrancy to the future of Florida's aerospace and defense industries in the thriving Space Coast region. The 225-acre development intends to be more than just the new hub for area employers, employees and residents - this mixed-use community provides the perfect place to live, work and play.

The vision and plan for Space Coast Town Center is one of an neo-urban, walkable community that is at the heart of the region's employers, attractions and traffic patterns. As a member of this community, you are a part of the network of businesses, homes and amenities that encompass your 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.

This revolutionary development is already starting to take shape. The first residential component at Space Coast Town Center has been completed. Integra Station delivered 300 multifamily units, officially bringing this community to life.

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.

Source: Space Coast Town Center
[WESBITE](#)

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 Keeser 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.

2.8x
THE U.S. RATE IN
MANUFACTURING JOB
GROWTH

#1
MOST AFFORDABLE
U.S. DOWNTOWN CITY
TO LIVE IN

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

Amazon Plans 652,000-Square-Foot West Melbourne Warehouse as Part of 117-Acre 'Project Zeppelin' Project

By Space Coast Daily // September 19, 2025

BREVARD COUNTY • WEST MELBOURNE, FLORIDA — Amazon is moving forward with plans to build a massive distribution facility in West Melbourne. This development will bring about 1,000 jobs and transform open pastureland into a regional logistics hub.

The project, identified in city records as Project Zeppelin, is slated for a 117-acre site west of Interstate 95 near U.S. 192 and the St. Johns Heritage Parkway. At its center will be a 652,000-square-foot warehouse and space for 992 employee parking spaces.

According to an Amazon spokesperson, the project is in the early planning stages, and formal construction designs have not yet been submitted to city officials.

Permit filings show Amazon is seeking authorization from the St. Johns River Water Management District to develop the project east of Columbia Lane and south of The Dunes at Heritage Lakes subdivision.

The complex is expected to serve as a “first mile” logistics center — where goods are prepared for long-haul trucking to fulfillment centers or delivery stations across the region.



Amazon already operates a 202,000-square-foot fulfillment facility in Cocoa and a 141,000-square-foot delivery station on Sarno Road in Melbourne.

Amazon already employs nearly 6,900 people throughout Central Florida, with approximately 1,800 workers in Brevard, Volusia, and Flagler counties.

CEO Andy Jassy attributed much of Amazon's momentum to its growing integration of artificial intelligence, which now powers features across Alexa+, online shopping tools, and warehouse logistics, including workflow optimization for over a million robots and streamlined software development.

Source: Space Coast Daily
Read Full Article [HERE](#)

amazonwarehouse

117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs

32,500 VPD



Integra Station
300 apartments

101,500 VPD



Azalea at West
Melbourne





W NASA BLVD 17,500 VPD

EVANS RD

Melbourne Square



Metro West Shopping Center



Cheddar's



32,500 VPD



Integra Heritage
320 apartments



Integra Station 300 apartments



Windover Square



Shoppes At West Melbourne



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,360	23,051	89,681
2030 Projected Population	3,948	25,091	94,310
2025 Median Age	44.2	45.3	44.6
Households & Growth			
2025 Estimated Households	1,356	9,024	36,123
2030 Projected Households	1,599	9,846	38,232
Income			
2025 Estimated Average Household Income	\$121,027	\$113,926	\$104,920
2025 Estimated Median Household Income	\$99,007	\$94,150	\$84,979
Businesses & Employees			
2025 Estimated Total Businesses	106	1,502	4,119
2025 Estimated Total Employees	853	16,453	44,574



MELBOURNE, FLORIDA

Located on the central east coast of Florida in Brevard County, the City of Melbourne had a population of 87,279 as of July 1, 2024. Residents enjoy excellent weather, high-tech employment opportunities, top-rated schools, vibrant downtown areas, and abundant recreational amenities. With reasonable housing prices and a strong sense of community, Melbourne is widely regarded as one of the best places in Florida to live, work, and raise a family. The Melbourne and Eau Gallie Causeways provide convenient access across the lagoon to the beaches and waterfront activities.

Melbourne has a diverse economy anchored by advanced industries such as communications, electronics, aerospace, security, emerging technologies, and healthcare. The city offers robust infrastructure that supports a high quality of life for its growing residential, business, and tech communities. Notable companies with a strong presence in Melbourne include Northrop Grumman, Harris Corporation, Rockwell Collins, Embraer Executive Jets, GE Transportation, and Teletex. Health First Holmes Regional Medical Center, Brevard County's only state-accredited Level II trauma center, and Melbourne Regional Medical Center also serve the local community.

A key economic driver is the Melbourne International Airport (MLB) and its adjacent Commerce Park. MLB accommodates up to 2 million travelers annually and generates over \$1 billion in economic impact. Its expansive industrial park is home to major national and international aviation and aerospace firms. In fact, four of the ten largest employers in Brevard County operate out of MLB.



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VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD

in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE

in 2025



OF GOING THE EXTRA MILE

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