

1728 AGORA CIR SE

Palm Bay, FL 32909

For Sale | 2 Units For Lease

Industrial
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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(I-95 Exit 173) - Malabar Rd

PROPERTY OVERVIEW

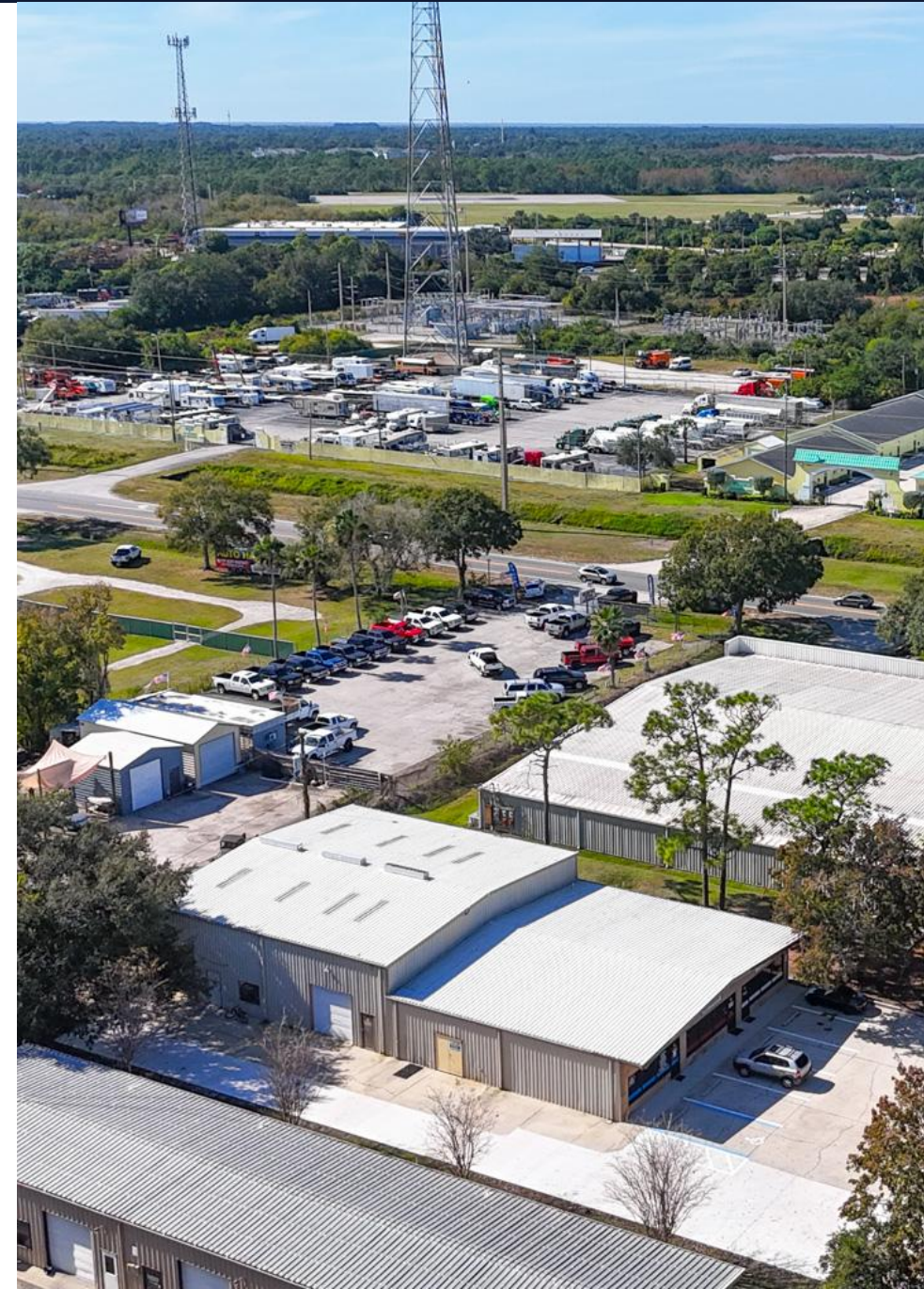
1728 Agora Cir SE
Palm Bay, FL 32909



INVESTMENT HIGHLIGHTS

Property Highlights

- **For Sale / For Lease | Multi-Tenant Flex Opportunity** - This ± 6,540 SF multi-tenant flex property is available for sale or lease, offering flexibility for investors and owner-users alike. The property consists of five total units, including three office suites and two warehouse bays with demising walls between all units, allowing for flexible occupancy configurations. Currently, two units are recently vacant, creating immediate upside through lease-up potential, owner occupancy, or repositioning opportunities.
- **Flexible Income & Owner-User Potential** - Existing tenancy structure provides optionality for investors seeking to increase occupancy and rental income, while vacant space creates an opportunity for owner-users to occupy a portion of the property and benefit from additional income generated by existing tenants. The property also offers tenant stability, with both **existing tenants having occupied the site since 2011 (approximately 15 years)**, providing a proven and consistent income source.
- **Strategic Palm Bay Location** – Located just off Babcock Street and Agora Cir SE in Palm Bay, Florida, the property is positioned within an established industrial corridor surrounded by manufacturers, contractors, service businesses, and other industrial users. The site is approximately ± 0.2 miles from Malabar Rd (**49,000+ VPD**), providing strong connectivity to major retail corridors, residential growth, and regional transportation routes. Palm Bay continues to experience commercial and population growth driven by expanding employment throughout Brevard County.
- **Exceptional Regional Connectivity** - Situated less than one mile from I-95 Exit 173, providing convenient access throughout Brevard County, the Space Coast, Orlando, and South Florida markets.
- **Strong Demand for Small Bay Industrial & Flex Space** - Small bay and flex properties continue to experience strong demand throughout Brevard County due to limited inventory and increasing business expansion within the region. Flexible warehouse and office configurations remain highly sought after by owner-users, contractors, and service-related businesses.
- **Beneficiary of Space Coast Economic Growth** - The Space Coast has experienced significant economic expansion fueled by aerospace, defense, manufacturing, and technology sectors. Continued investment from major aerospace employers and contractors has contributed to increased demand for industrial, warehouse, and flex space throughout the market.
- **Opportunity for Future Rental Growth** - Month-to-month tenancy structures may provide future flexibility to adjust rents to market levels, restructure leases, or increase occupancy, creating potential value-add opportunities for investors.
- **Brevard County's population** - Exceeds **671,000 residents** and continues to grow at an annual rate of approximately **1.16% to 1.8%**. Since 2020, the county has experienced more than **10% population growth**, driven by domestic migration, aerospace expansion, and the growing Space Coast economy. Investment surrounding Kennedy Space Center and growth in manufacturing and technology sectors continue to support job creation and long-term demand for industrial and flex space throughout the region.





BOND
PLUMBING
SUPPLY INC.

First Quality
PLUMBING

CERTIFIED PLUMBING
of
Brevard Inc.

Goodwill

Comfort
INN & SUITES

TEXAS ROADHOUSE

McDonald's

TD Bank

Ford

H
Holiday Inn
Express

Life Care Center of Palm Bay
Nursing Home

Health First Palm Bay Hospital
±120 Beds

Malabar Rd NE ± 49,000 VPD

Landscape
DEPOT

POWER MOTORCYCLES

FLORIDA
ACTIVE ROOFING

Walmart
Supercenter

SONIC

LOWE'S

W

Subject
Property

THE HOME DEPOT

Publix

PANDA EXPRESS
CHINESE KITCHEN

Chick-fil-A

Wendy's

TACO BELL

Ring Power

CAT



± 61,500 VPD

Public
Storage

PALM BAY
COLLISION REPAIR

Next Air & Heat Inc.
Serving Back To The Next Generation

BABCOCK
STORAGE AND BUSINESS PARK

Protek

ACCURATE
PLUMBING
SOLUTIONS

Mercury Cove
Apartments

St. Johns River Water Management District Palm Bay
Service Center

Oldcastle Infrastructure™
A CRH COMPANY

SHAPES
Precision Manufacturing

CUBESMART
self storage

FINANCIAL SUMMARY

\$875,000

List Price

\$134

Price Per SF

\$15/SF MG

Lease Rate

Property Summary

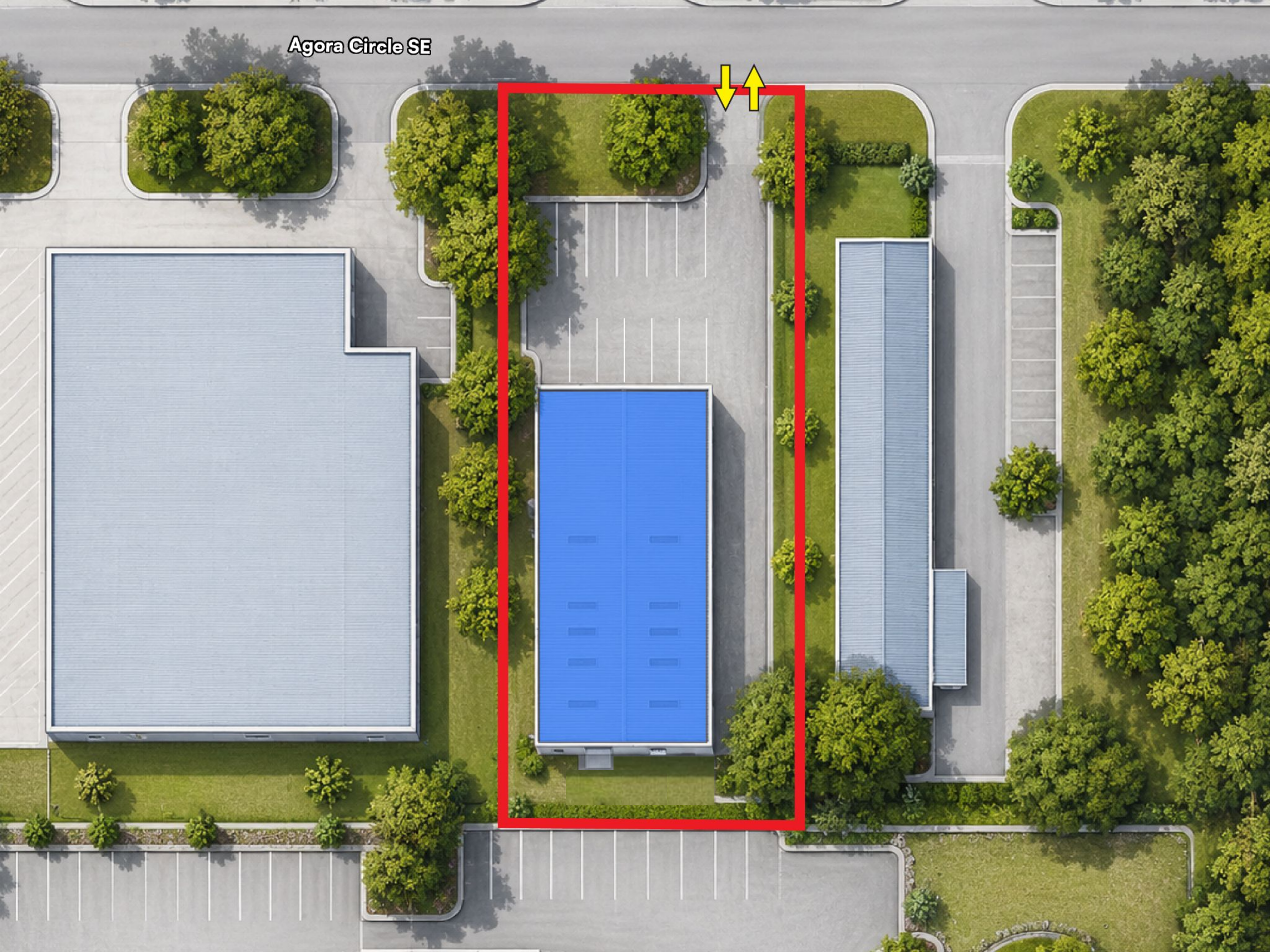
Address	1728 Agora Cir SE, Palm Bay, FL 32909
Total GLA	± 6,540
Acreage	± 0.51
Warehouse Clear Heights	18'-20'
Office Units	3
Warehouse Bays	2
Zoning	GC - General Commercial

Available Spaces For Lease

One Warehouse Space Available	±1,900 SF
One Office Space Available	±1,000 SF
Lease Rate	\$15/SF MG
Availability	Immediate



Agora Circle SE

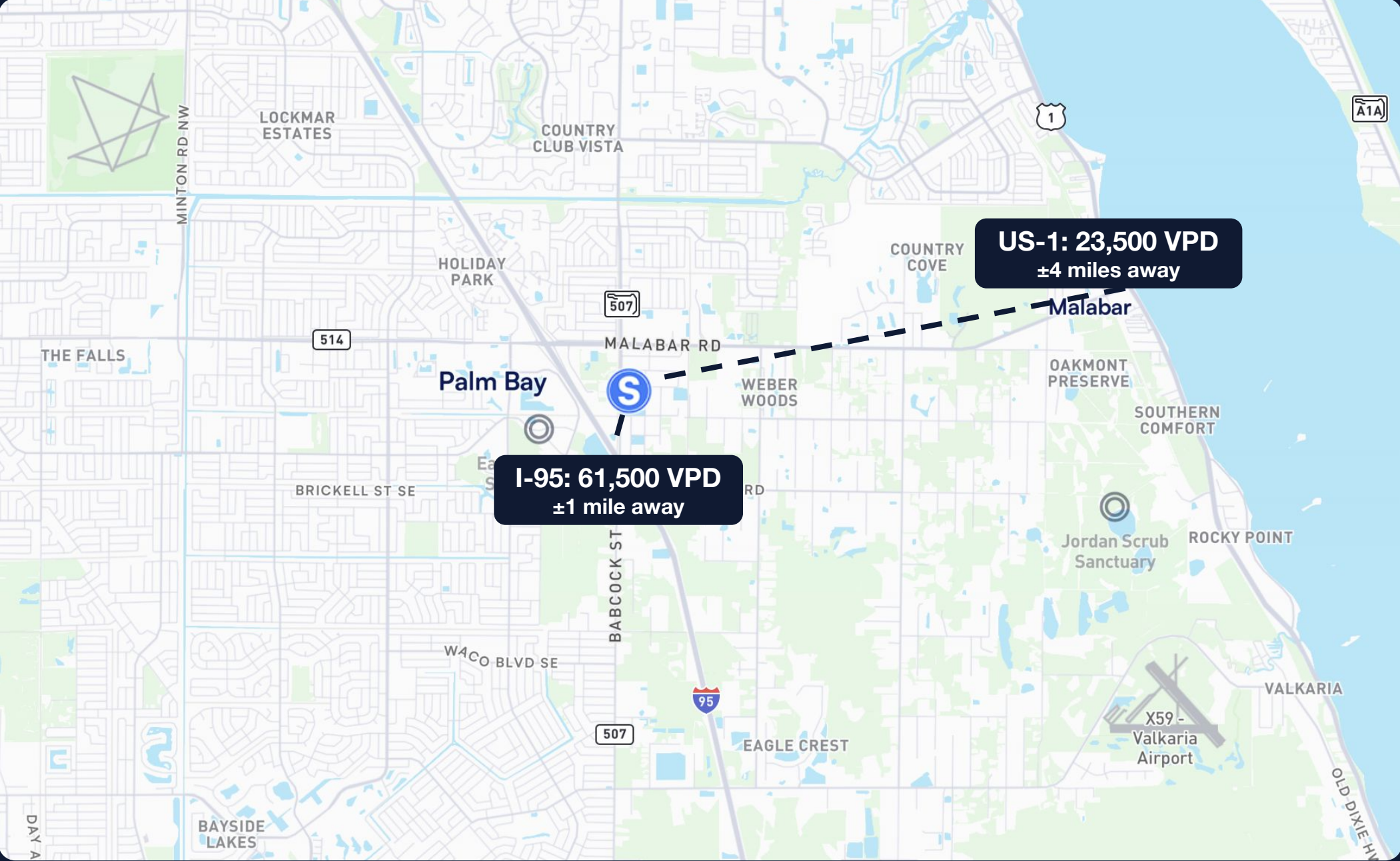


INTERIOR PHOTOS



MARKET OVERVIEW

1728 Agora Cir SE
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PALM BAY, FL

Market Demographics

153,000

Total Population

\$72,600

Median HH Income

43,000

of Households

58,000

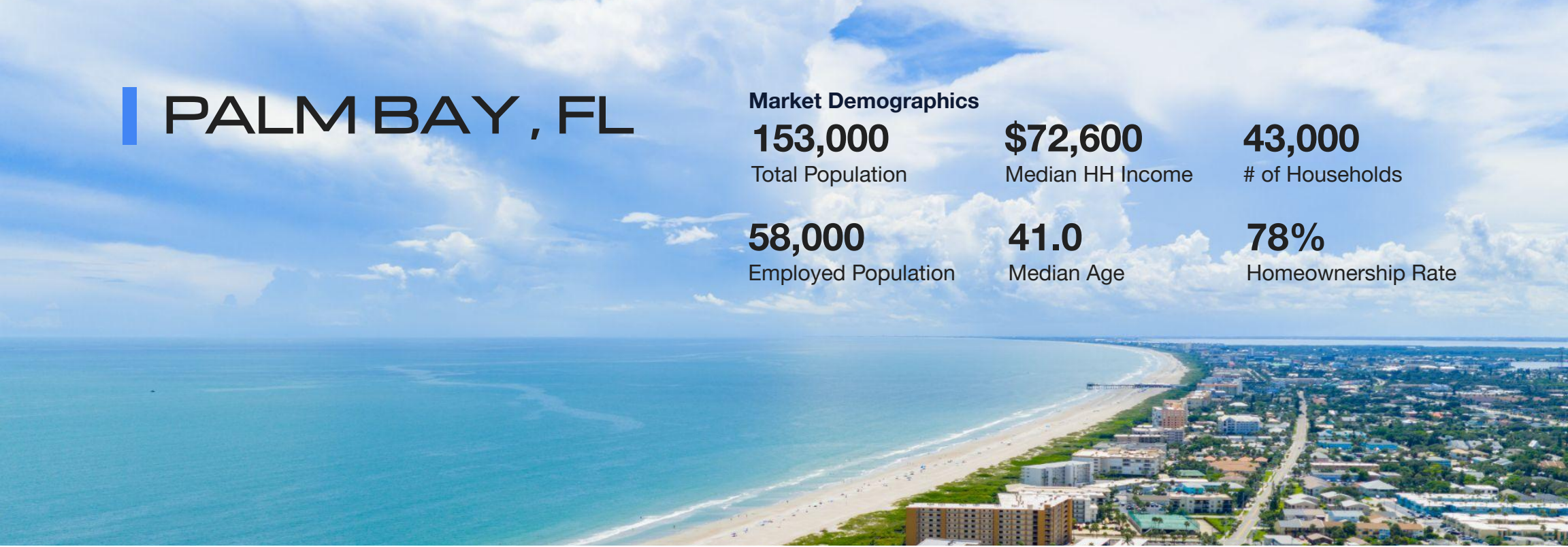
Employed Population

41.0

Median Age

78%

Homeownership Rate



Local Market Overview

Palm Bay is the largest city in Brevard County and one of the fastest-growing residential markets on Florida’s Space Coast, with a population exceeding 130,000 and continuing strong annual expansion driven by in-migration and affordable housing development. The city’s growth is anchored by its proximity to major employment hubs in aerospace, defense, and technology across the broader Space Coast region, including the Kennedy Space Center and Patrick Space Force Base. Its extensive land area and lower-density suburban layout have enabled sustained single-family residential expansion, attracting families, first-time homebuyers, and remote workers seeking value relative to coastal and Orlando submarkets.

The area benefits from its strategic position roughly one hour southeast of Orlando, providing access to a diversified regional economy while maintaining a lower cost basis than nearby coastal cities such as Melbourne and Vero Beach. Continued residential development, infrastructure expansion, and retail corridor growth along major arterials like Palm Bay Road and Malabar Road are shaping long-term livability and investment fundamentals. While the market remains primarily residential, increasing demand for services, healthcare, and logistics support continues to broaden the economic base and support steady absorption trends.

Market Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,040	58,976	154,679
Current Year Estimate	2,988	53,657	138,555
2020 Census	2,987	47,857	120,149
Growth Current Year-Five-Year	1.73%	9.91%	11.64%
Growth 2020-Current Year	0.05%	12.12%	15.32%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,155	23,420	62,398
Current Year Estimate	1,144	21,615	56,603
2020 Census	1,127	19,244	48,253
Growth Current Year-Five-Year	0.93%	8.35%	10.24%
Growth 2020-Current Year	1.53%	12.32%	17.31%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,470	\$100,547	\$104,900

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1728 Agora Cir SE, Palm Bay, FL, 32909 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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