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4300 Garden St

Titusville, FL 32796

**Healthcare
Investment Opportunity**

Offering Memorandum

EXCLUSIVELY LISTED BY



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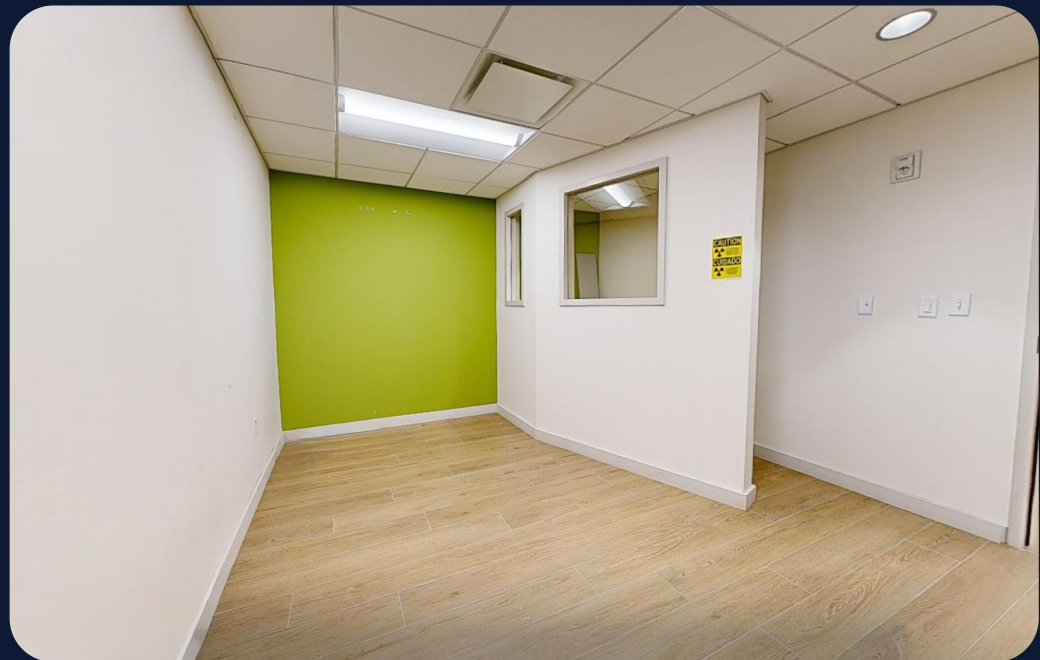
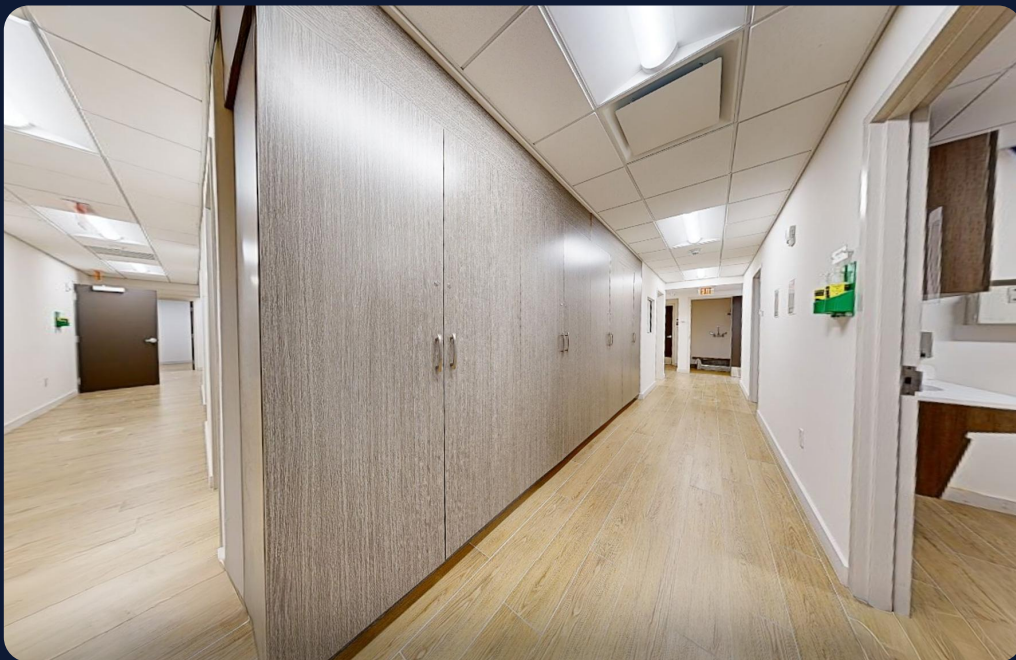
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PROPERTY OVERVIEW

4300 Garden St
Titusville, FL 32796



INTERIOR PROPERTY PHOTOS



EXECUTIVE SUMMARY

4300 Garden St
Titusville, FL 32796

1992/2005/2022
Year Built/ Renovated

±5,008 SF
GLA

The Opportunity

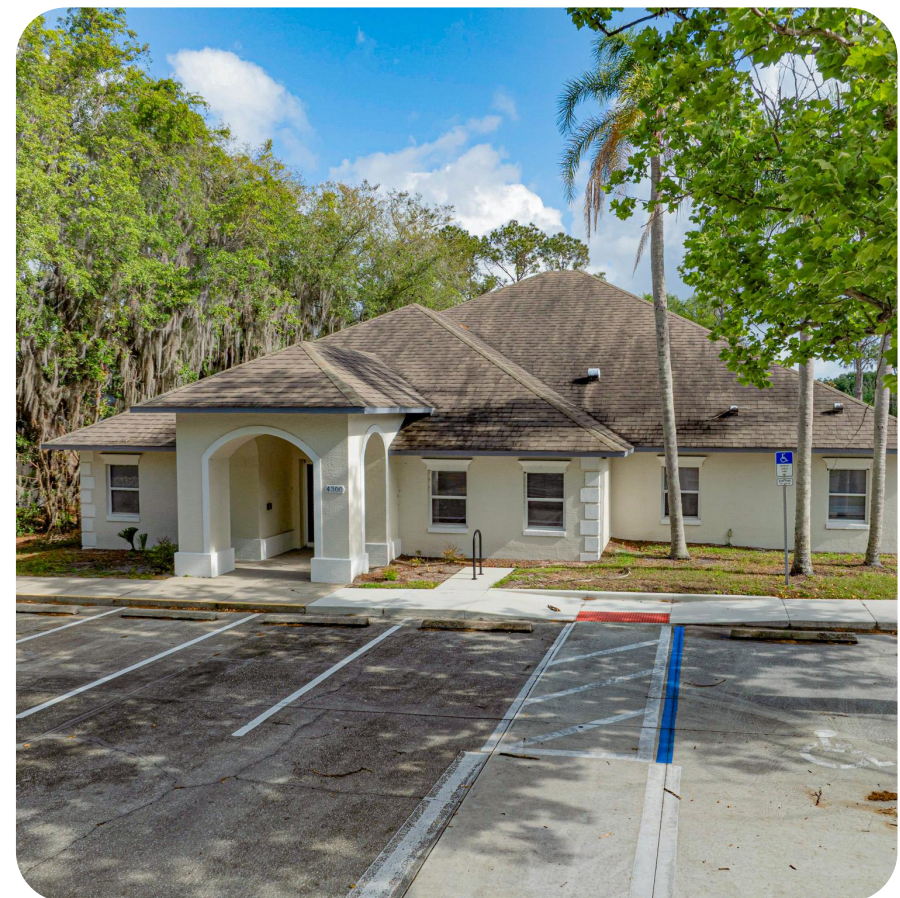
Matthews Real Estate Investment Services is pleased to present the opportunity to acquire a freestanding medical office property at 4300 Garden Street in Titusville, Florida. The ±5,008 SF building offers a practical, in-demand size for medical users, supporting strong lease-up potential and flexibility for both investors and owner-users.

The property was fully renovated in 2022 providing a high-quality, never-used build-out. The space includes exam rooms, lead-lined X-ray, lab, and dental infrastructure—significantly reducing downtime, upfront TI costs, and allowing for quick occupancy.

Located along Garden Street (SR-406) with ~20,000+ VPD, the property benefits from strong visibility and easy access to US-1 and I-95. It's also near Parrish Medical Center and supported by regional systems like Health First and Orlando Health, helping drive consistent medical demand.

Titusville continues to see growth tied to Kennedy Space Center and Cape Canaveral, with ongoing investment driving job and population growth. Brevard County has grown over 10% in the past decade, supporting long-term demand for healthcare and service-based real estate.

The asset offers multiple exit strategies, whether for lease-up and stabilization or an owner-user looking for a turnkey medical space in a growing corridor.



INVESTMENT HIGHLIGHTS

Location Highlights

- **Space Coast / Brevard County**– Titusville sits within Brevard County, part of Florida’s “Space Coast,” anchored by aerospace, defense, and advanced manufacturing. The county has a population of approximately 620,000+ residents and benefits from strong employment drivers tied to Kennedy Space Center and Cape Canaveral.
- **Proximity to Major Healthcare Providers**– The property is located within close proximity to Parrish Medical Center, a 210+ bed full-service hospital serving North Brevard, as well as additional regional systems including Health First and Orlando Health—supporting consistent demand for medical and service-based tenancy.
- **High-Growth Employment Corridor**- Titusville continues to see strong economic momentum driven by expansion at Kennedy Space Center and Cape Canaveral Space Force Station, with billions in public and private investment fueling job growth, population inflow, and demand for local services.
- **High-Visibility Commercial Corridor**- The property fronts Garden Street (SR-406), one of Titusville primary east-west arteries, benefiting from strong daily traffic counts (~20,000+ VPD) and direct connectivity to US-1 and I-95—key regional thoroughfares linking the Space Coast to Orlando and broader Central Florida.
- **Residential & Population Growth Tailwinds**- Brevard County has experienced steady population growth of approximately 10%+ over the past decade, with continued residential development and in-migration from higher-cost coastal and metro markets supporting long-term demand for retail, medical, and service-oriented tenants.
- **Strategic Access to Orlando MSA**- Located roughly 40–45 minutes from Orlando, the property benefits from proximity to one of the fastest-growing MSAs in the Southeast (2.7M+ population), while maintaining a lower-cost, high-demand suburban setting.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Functional & In-Demand Size**– The ±5,008 SF footprint aligns with typical demand for medical, urgent care, dental, and professional users within the North Brevard submarket—supporting strong backfill potential.
- **Multiple Exit Strategies**– The asset supports a variety of strategies including lease-up and stabilization for investors or owner-user acquisition, particularly for medical or service-based operators seeking presence in the Space Coast corridor.
- **Broad Medical & Service Use Compatibility**– The layout and location support a wide range of uses including primary care, specialty practices, urgent care, dental, behavioral health, and general professional services—enhancing tenant depth and leasing velocity.
- **Supply-Constrained Medical Market**– North Brevard remains a relatively undersupplied medical office submarket compared to larger Florida metros, creating favorable dynamics for well-located, appropriately sized buildings.
- **Turnkey Medical Build-Out**– Fully renovated in 2022 with above-standard finishes for a medical user that never occupied, offering a modern, unused clinical layout with exam rooms, lead-lined X-ray walls, lab, and dental infrastructure—reducing downtime, TI costs, and accelerating lease-up or occupancy.



Future of Space Industry in Brevard Looks Bright



MERRITT ISLAND
REDEVELOPMENT AGENCY

“Since 2012 more than \$500 million has been invested in space infrastructure, bringing in an additional \$3.3 billion in private funding and more than 5,000 jobs...There are more than 218 space-related project opportunities being supported by Space Florida and the global space economy is projected to reach \$2 trillion by 2040 — a huge leap from \$570 billion reported in 2023.”



Amazon ramps up real estate expansion with land deal on Florida's Space Coast



CoStar™

“Amazon continues to expand its holdings throughout Central Florida... The e-commerce giant purchased the land [45-acres] in south Titusville, Florida, for \$6.1 million”

±210 Beds
PARRISH HEALTHCARE
Hospital

BV MD BREVARD MEDICAL DERMATOLOGY
vipcare

UNIVERSAL SMILES
• CARING • GENTLE • DENTISTRY • TRUSTED •

PARRISH HEALTHCARE

SPACE COAST OPTICAL MEDICINE
Gentle care for your toughest foot & ankle pain
BREVARD PODIATRY

Publix
DOLLAR TREE
bealls HARBOR FREIGHT
OUTLET.

W

GOFF
ORTHODONTICS



DALY
CHIROPRACTIC & WELLNESS

MISSION
FAMILY MEDICINE

South Lake Elementary School
±466 Students



± 43,500 VPD

Breakwater
±36 Units

MED*FAST
Urgent Care Centers

Astronaut High School
±1,053 Students

DUNKIN'

Brookshire by Stanley Martin Homes
±166 Units

Garden St ± 15,400 VPD

Brevard**HEALTH** Alliance
Indian River Medical Office
Doctor

Subject Property

FARAH
DENTISTRY

FINANCIAL OVERVIEW

4300 Garden St
Titusville, FL 32796



FINANCIAL SUMMARY

\$1,752,800

List Price

\$350.00

Price Per SF

±1.18 AC

Lot Size

Property Details

Property Name Turnkey Medical Office

Address 4300 Garden St Titusville, FL 32796

Property Size ±5,008 SF

Lot Size (AC) ±1.18 AC

Exam Rooms 10

X-Ray Rooms 1

Parking Spaces 26

Year Built / Renovated 1992 / 2005 / 2022

Zoning OP - Office Professional District

Permitted Uses Medical Office, Financial Institutions, Single-Family Residential, Professional & Administrative Office, Government / Postal Services, Funeral & Memorial Services, Parks & Open Space Areas

Occupancy Vacant

Property Type MOB

Ownership Type Fee Simple



MARKET OVERVIEW

4300 Garden St
Titusville, FL 32796



TITUSVILLE, FL

Market Demographics



49,800
Total Population

\$64,000
Median HH Income

7,718
of Households

67%
Homeownership Rate

27,400
Employed Population

27.1%
% Bachelor's Degree

54.6
Median Age

\$289,000
Median Property Value

Local Market Overview

Located within northern Brevard County, Titusville serves as a stable and steadily expanding suburban community along Florida's Space Coast. The city's population now exceeds 49,800 residents, supported by a healthy employment base of over 21,000 and a median household income of approximately \$64,000. With 67% of homes owner-occupied and a median property value near \$289,000, Titusville reflects a well-established residential market characterized by long-term stability and affordability compared to nearby coastal metros.

Accessibility remains one of the area's defining strengths—Titusville sits just off I-95 and U.S. 1, providing direct connectivity to Orlando, Daytona Beach, and Melbourne. The market continues to benefit from its proximity to major aerospace and defense employers clustered around Kennedy Space Center and Cape Canaveral, which have fueled economic growth and population inflows in recent years. With a median age of 54.6 years and nearly one-quarter of residents holding a bachelor's degree, Titusville offers a balanced, family-oriented demographic with a growing professional workforce and sustained demand for housing, healthcare, and supporting services.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,287	28,377	55,625
Current Year Estimate	3,010	27,982	54,317
2020 Census	2,793	27,654	51,963
Growth Current Year-Five-Year	9.22%	1.41%	2.41%
Growth 2020-Current Year	7.77%	1.19%	4.53%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,277	11,912	24,170
Current Year Estimate	1,168	11,694	23,471
2020 Census	1,077	11,553	22,166
Growth Current Year-Five-Year	9.30%	1.86%	2.98%
Growth 2020-Current Year	8.50%	1.22%	5.89%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$117,685	\$86,478	\$88,040

TITUSVILLE, FLORIDA-MSA

142,000

Total Population

45,800

of Households

79.7%

Homeownership Rate

\$72,600

Median HH Income

65,000

Employed Population

\$283,200

Median Property Value

Local Market Overview

Titusville anchors the Palm Bay–Melbourne–Titusville metropolitan area, the official Space Coast MSA covering Brevard County. As the largest city in Brevard County, Palm Bay provides a strong local-market reference point for Titusville, supported by regional population growth, expanding household formation, and continued demand for attainable housing within Florida’s coastal employment corridors. The area benefits from proximity to Melbourne, Kennedy Space Center, Cape Canaveral, and Orlando, giving residents access to aerospace, defense, healthcare, tourism, logistics, and professional employment while maintaining a more affordable suburban lifestyle.

The broader Space Coast continues to attract households and employers seeking coastal access, highway connectivity, and proximity to Florida’s high-tech aerospace ecosystem. Palm Bay’s growth is further supported by residential development, infrastructure investment, and improved east-west and north-south mobility through I-95 and the St. Johns Heritage Parkway corridor. For investment marketing, Palm Bay offers a more localized and directly relevant story than Orlando while still allowing the property to benefit from Central Florida’s regional growth narrative.

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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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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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