



**Available For
Sale or Lease**



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4300 Garden St

Titusville, FL 32796

**Medical Office
For Sale or Lease**

Offering Memorandum

EXCLUSIVELY LISTED BY



Jake Allen

Associate Vice President

(904) 201-1772

jake.allen@matthews.com

License No. SL3558421 (FL)



Dominick Deignan

Associate

(407) 216-8248

dom.deignan@matthews.com

License No. 3639693 (FL)

Kyle Matthews

Broker of Record

Broker License No. BK3554632 (FL)

Firm License No. CQ1066435 (FL)

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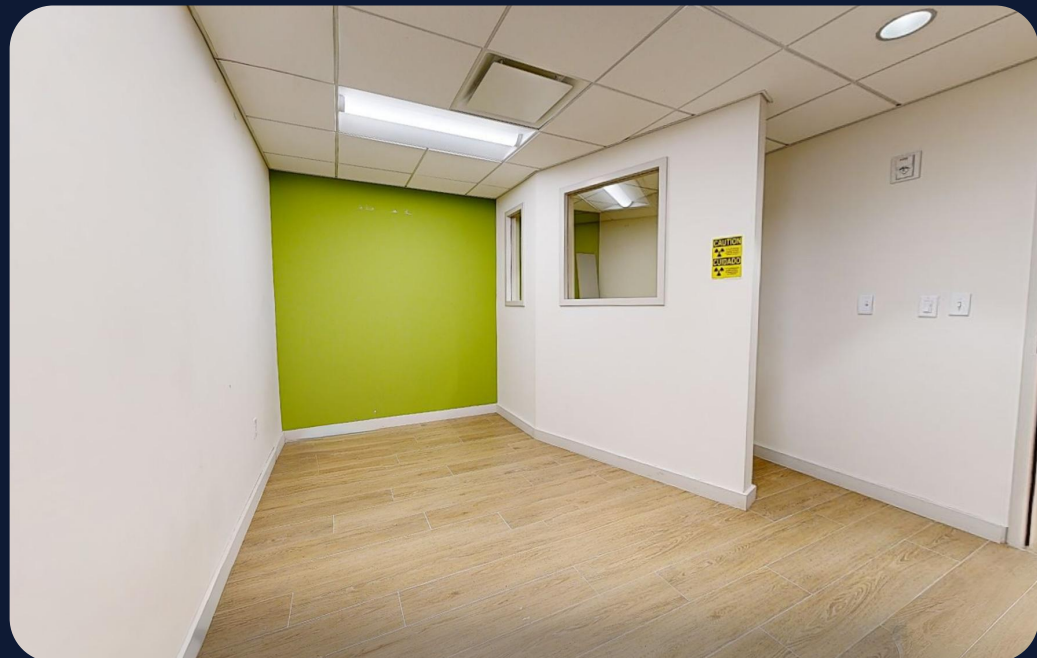
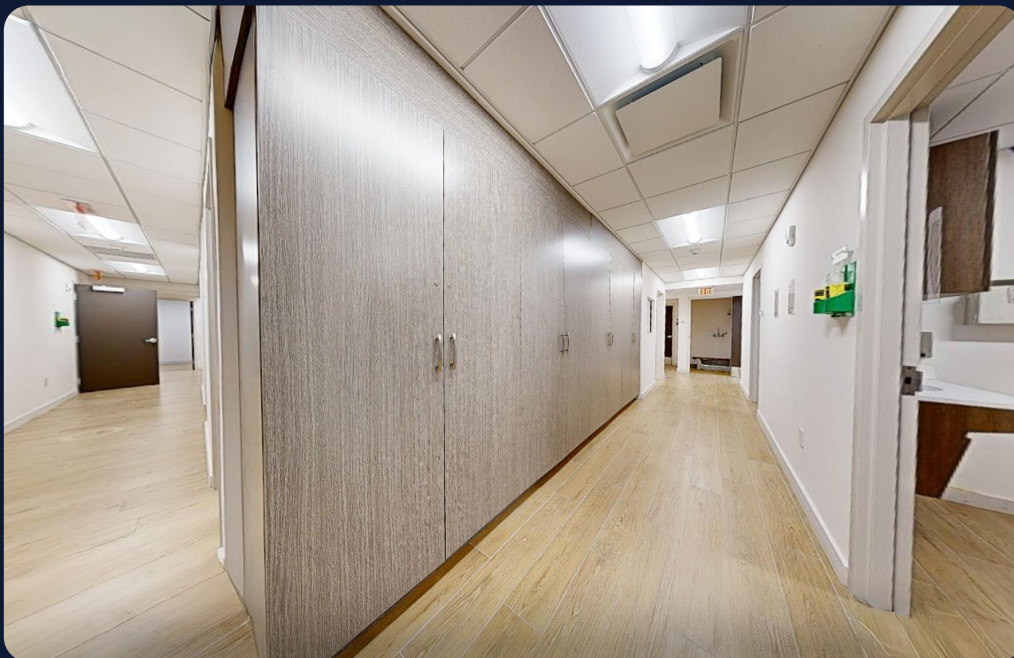
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PROPERTY OVERVIEW

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™ is pleased to present the opportunity to purchase or lease a turnkey medical office property located at 4300 Garden Street in Titusville, Florida. The ±5,008 SF freestanding building offers a rare combination of modern medical improvements, immediate occupancy, and flexible sale or lease options, making it an ideal opportunity for owner-users, healthcare providers, investors, and professional office users seeking to establish or expand their presence along Florida's Space Coast.

Originally built in 1992 and extensively renovated in 2022, the property features a high-quality, never-occupied medical build-out including 10 exam rooms, a lead-lined X-ray room, laboratory space, dental infrastructure, reception, and administrative offices. These existing improvements significantly reduce tenant improvement costs while providing a substantially quicker path to occupancy than a traditional shell space.

The property is available for sale at \$1,752,800 (\$350 PSF) or lease at \$24.50 PSF NNN, with CAM, tenant improvements, and lease term negotiable. Whether purchased for owner occupancy, purchased by an owner-user, acquired for future investment, or leased by a medical or professional practice, the property offers flexibility to accommodate a variety of ownership and occupancy strategies.

Positioned along Garden Street (SR-406) with more than 20,000 vehicles per day, the property benefits from excellent visibility and convenient access to US-1, I-95, Parrish Medical Center, Health First, Orlando Health, and the broader Space Coast healthcare corridor. Continued population growth, expanding aerospace employment, and ongoing investment throughout Brevard County continue to support long-term demand for outpatient medical and professional office space.

Whether the objective is to establish a new practice, expand an existing operation, purchase a move-in-ready facility, or lease a fully built-out medical office, 4300 Garden Street offers immediate availability, modern medical infrastructure, and an exceptional location within one of Florida's fastest-growing employment corridors.



LOCATION 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.



PROPERTY HIGHLIGHTS

Property Highlights

- **Turnkey Medical Build-Out** – Fully renovated in 2022 with a never-occupied medical build-out featuring exam rooms, lead-lined X-ray, laboratory space, and dental infrastructure, allowing users to significantly reduce build-out costs and accelerate occupancy.
- **Functional & In-Demand Size** – The ±5,008 SF footprint is well suited for a wide range of medical, dental, urgent care, behavioral health, imaging, and professional office users, matching one of the most active size ranges in the North Brevard market.
- **Broad Medical & Service Use Compatibility** – The existing layout supports a variety of healthcare specialties and professional office uses, minimizing upfront improvements while providing flexibility for future occupants.
- **Growing Population & Healthcare Demand** – North Brevard continues to experience steady population growth fueled by expanding aerospace employment, residential development, and in-migration to Florida's Space Coast, supporting increasing long-term demand for outpatient medical and healthcare services.



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



± 43,500 VPD



Garden St ± 15,400 VPD

Subject Property



FINANCIAL OVERVIEW

4300 Garden St
Titusville, FL 32796



SALE & PROPERTY 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



LEASE OPPORTUNITY

±5,008 SF

Available Space

\$24.50/SF NNN

Base Rent

TBD

CAM

Negotiable

TI

Negotiable

Lease Term

Immediate Occupancy | Turnkey Medical Build-Out

Ideal Uses: Primary & Specialty Care, Dental, Imaging, Urgent Care, Behavioral Health, Physical Therapy, Professional Office

Parking: 26 Parking Spaces (5.2/1,000 SF)



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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Jake Allen

Associate Vice President

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jake.allen@matthews.com

License No. SL3558421 (FL)



Dominick Deignan

Associate

(407) 216-8248

dom.deignan@matthews.com

License No. 3639693 (FL)

Kyle Matthews | Broker of Record | Broker Lic. No. BK3554632 (FL) | Firm License No. CQ1066435 (FL)

his Offering Memorandum contains select information pertaining to the business and affairs of the property owner for real property located at 4300 Garden St, Titusville, FL, 32796 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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. 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. 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.