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# 4300 Garden St

Titusville, FL 32796

**Healthcare  
Investment Opportunity**

Offering Memorandum

EXCLUSIVELY LISTED BY



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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

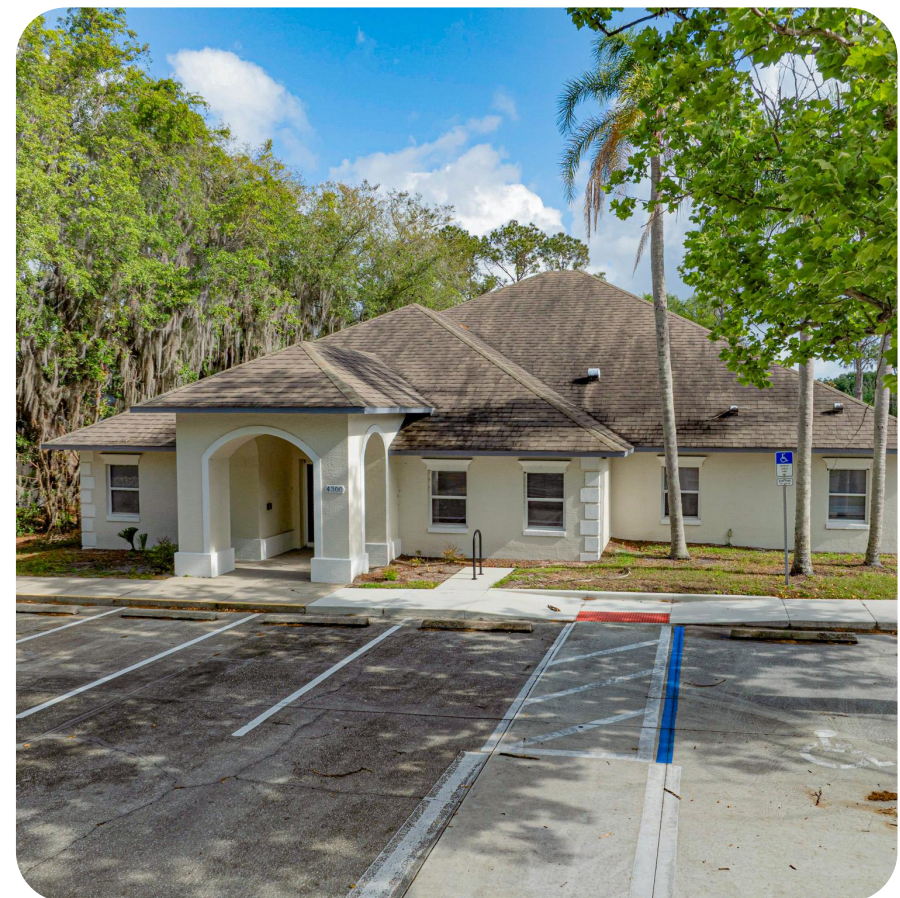
Matthews Real Estate Investment Services is pleased to present the opportunity to acquire a freestanding medical office property at 4300 Garden Street in Titusville, Florida. The ±5,008 SF building offers a practical, in-demand size for medical users, supporting strong lease-up potential and flexibility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

**\$1,990,000**

List Price

**\$400.00**

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

**Year Built** 1992 / 2005 / 2022

**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.

# MATTHEWS™

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

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant 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, 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.

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

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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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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.

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## APOLLO OM TEMPLATE SECTION

**DO NOT DELETE THESE PAGES!!**

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

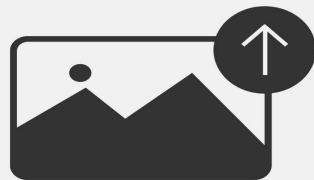
[Healthcare OM Template](#)

# Titusville, FL

## Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

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%
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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

# Financial Summary

**\$1,990,000**  
List Price

**0.00%**  
Cap Rate

**0.00%**  
Price Per SF

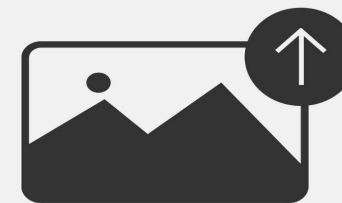
**±0.00 AC**  
Lot Size

## Property Details

Tenant Trade Name	Tenant
Type of Ownership	XXXXXX
Lease Guarantor	XXXXXX
Lease Type	XXXX
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent Psf	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS