

4343 FORTUNE PLACE, WEST MELBOURNE, FL 32904

FORTUNE PLACE

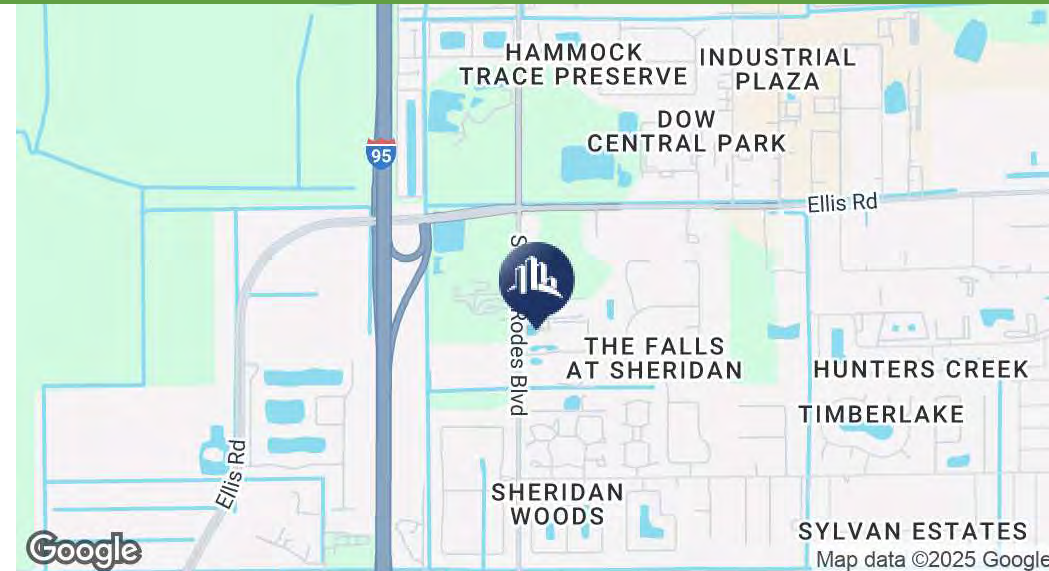


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FLINT & ASSOCIATES
4100 N WICKHAM ROAD
SUITE 107A-200
MELBOURNE, FL 32935
SPERRYFLINT.COM



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	9,000 SF
Lot Size:	1.39 Acres
Number of Units:	3
Price / SF:	\$155.56
Cap Rate:	8.41%
NOI:	\$117,731
Year Built:	1992
Renovated:	2014
Zoning:	M-1 Light Industrial
Market:	Palm Bay-Melbourne-Titusville

PROPERTY HIGHLIGHTS

- 9000 SF Flex Office/R&D building.
- 100% office with single high-tech software engineering tenant
- 100% HVAC, City Water/Sewer, Fiber, 3-phase power to building, currently wired for 120/240v 1175 Amps FPL electric.
- Concrete block construction with steel roof joists
- 10 year warranty remaining on roof
- Three private units, each with its own front and rear entrance, electric meters, HVAC systems, and bathrooms.
- Secure high speed communication links and a secure area for systems development.
- Wired security system
- 2 grade level roll-up doors, and one 10x10' dock door with sunken loading ramp (not in use).
- 16' max ceiling height, drop ceilings throughout
- Currently occupied by single 20-year tenant. Expected to renew for 5-year term December 2025.
- 30 parking spaces

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EXECUTIVE SUMMARY // 2



*Each Sperry office independently owned and operated

PROPERTY DESCRIPTION



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Well-maintained 9,000 square foot Flex Office/R&D building, ideally suited for engineering, technology, or light manufacturing uses.

Currently 100% occupied by a national, high-tech engineering tenant that has been in place for 20 years. A renewal for an additional 5-year lease term is currently under negotiation, offering stable income and long-term tenancy.

Constructed with concrete block and steel roof joists, this high-tech facility is fully climate-controlled and supported by robust infrastructure, including city water/sewer, fiber connectivity, and 3-phase power (currently wired for 120/240V, 1175 Amps via FPL). The building is also equipped with secure high speed communication links and a secure area for systems development, test, maintenance, and enhancement.

The property is divided into three private units, each with its own front and rear entrances, dedicated electric meters, and separate HVAC systems. The units are partitioned into several private offices, conference rooms, restrooms, breakrooms, open workspaces, and storage areas. Each unit includes a front and rear pedestrian door and a rear overhead roll-up door. The east unit includes a dock door with loading well.

Floor covering is carpet and tile. There are eight restrooms each containing one toilet and one sink. Ceilings are suspended acoustic fiber tile. Mezzanine storage area in the east portion of the building accessible via wood stairs.

According to the mutual easement for access and parking, each property is afforded one space per every 300 square feet of building area which would equate to 30 spaces.

Features include two grade-level roll-up doors and a 10' x 10' dock-height door with a sunken loading ramp (currently not in use), as well as 16' maximum ceiling height.

This is a turn-key investment with strong in-place cash flow and excellent utility for a wide range of uses.

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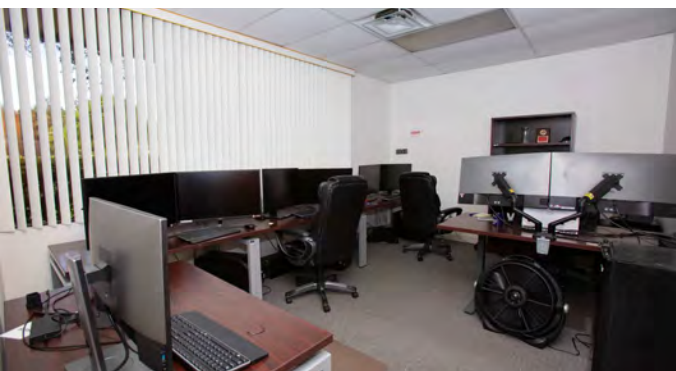
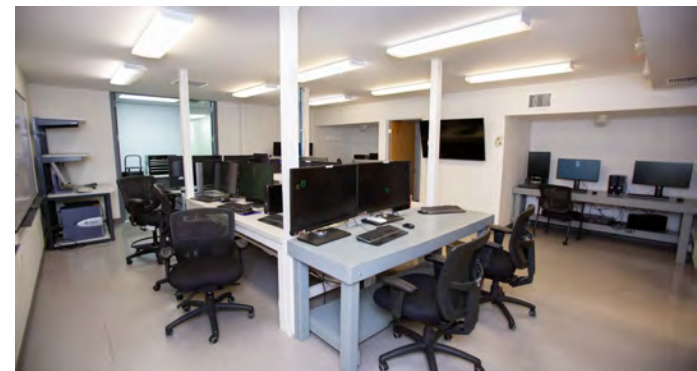
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PROPERTY DESCRIPTION // 3



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ADDITIONAL PHOTOS



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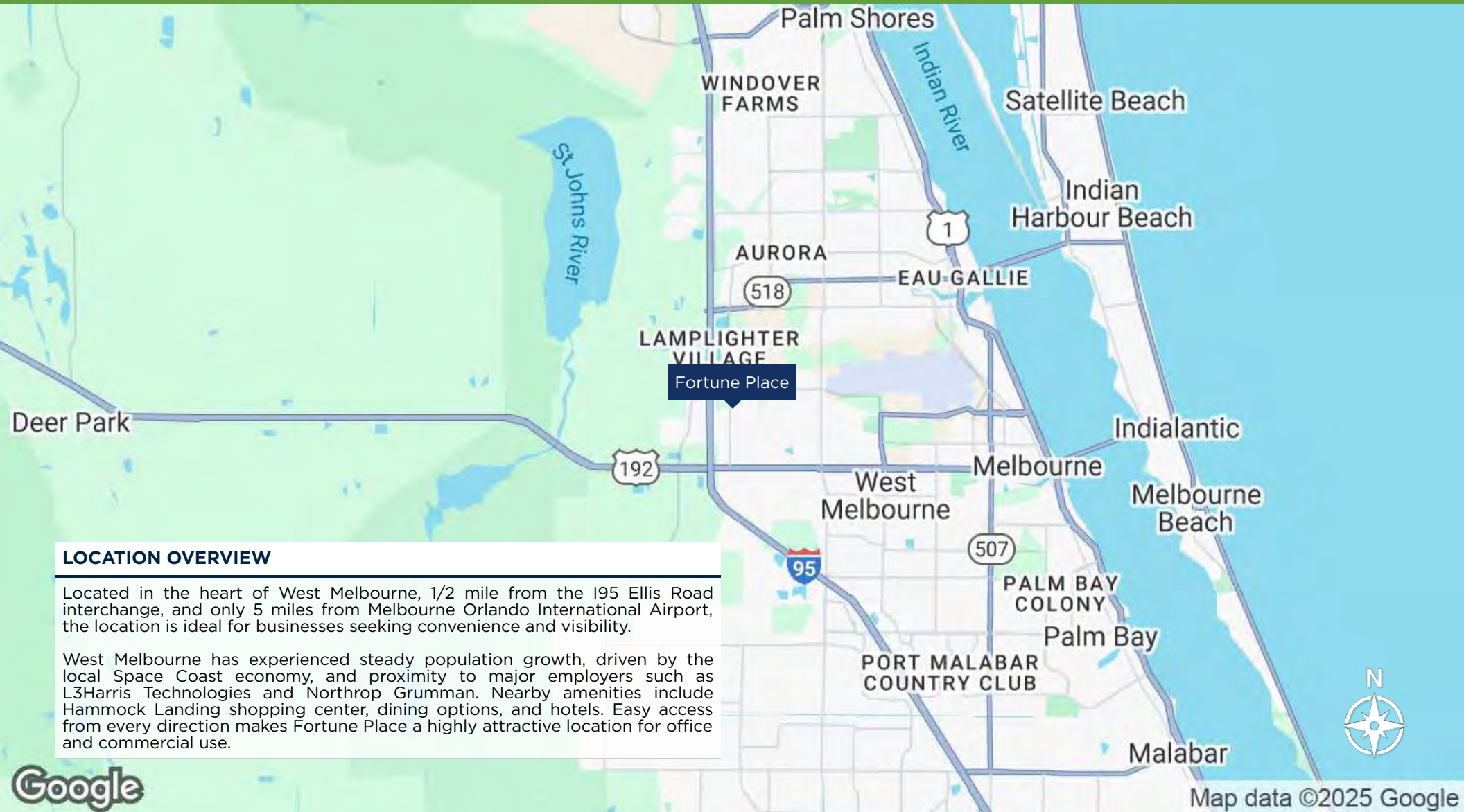
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ADDITIONAL PHOTOS // 4



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LOCATION OVERVIEW



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Located in the heart of West Melbourne, 1/2 mile from the I95 Ellis Road interchange, and only 5 miles from Melbourne Orlando International Airport, the location is ideal for businesses seeking convenience and visibility.

West Melbourne has experienced steady population growth, driven by the local Space Coast economy, and proximity to major employers such as L3Harris Technologies and Northrop Grumman. Nearby amenities include Hammock Landing shopping center, dining options, and hotels. Easy access from every direction makes Fortune Place a highly attractive location for office and commercial use.

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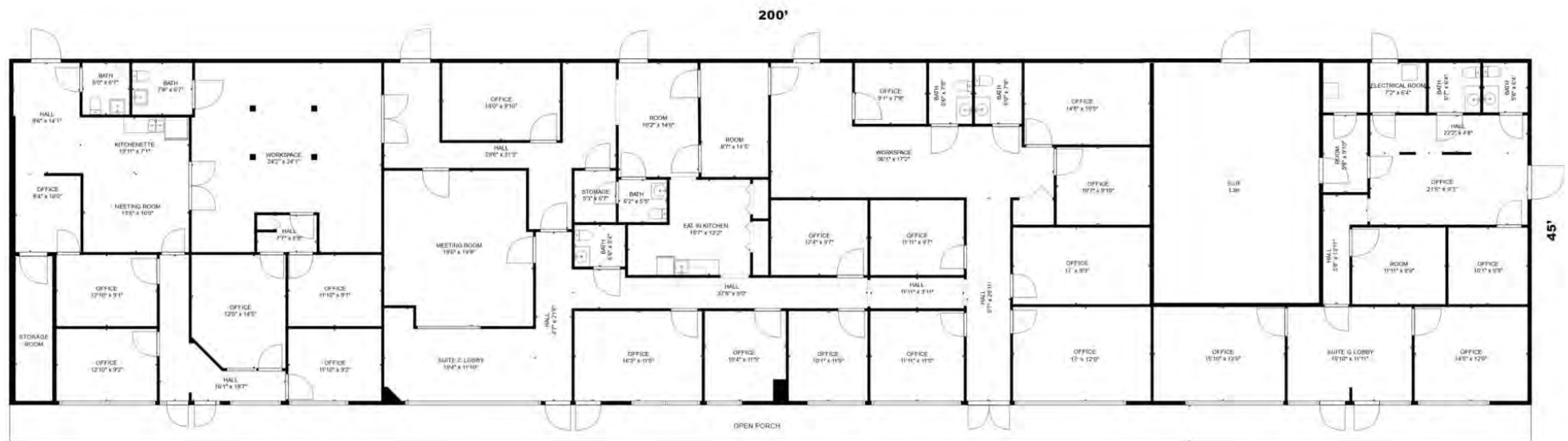
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REGIONAL MAP // 5



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Base Area: 9000 SF
Open Porch: 800SF

*Interior dimensions approximate, but not exact
Buyer to verify all measurements

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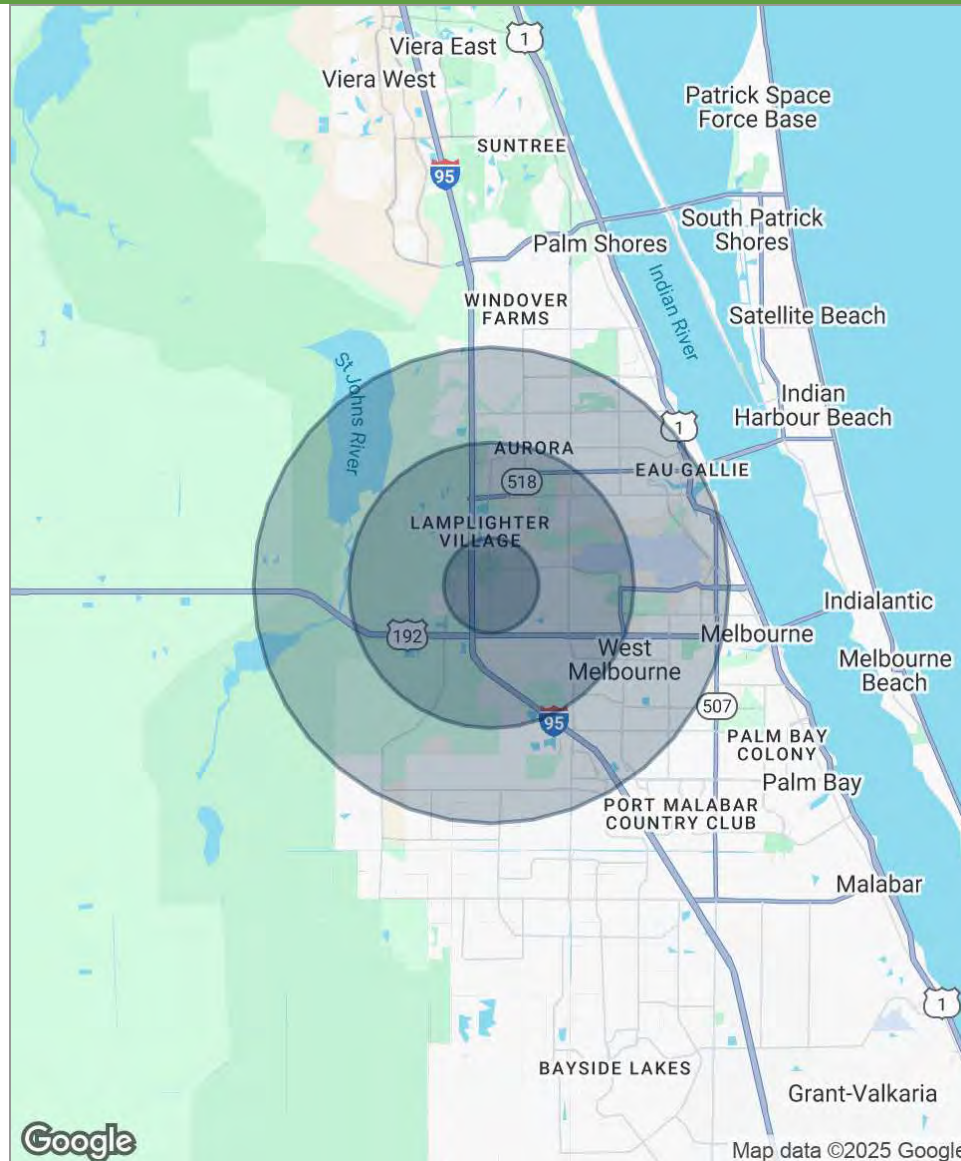
FLOORPLAN // 6



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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,975	28,515	95,993
Median age	49	45	45
Median age (Male)	47	44	43
Median age (Female)	51	47	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,143	11,568	39,876
# of persons per HH	2.3	2.5	2.4
Average HH income	\$94,286	\$97,235	\$91,621
Average house value	\$360,128	\$375,809	\$337,819

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	11.8%	13.3%	14.6%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	77.1%	73.4%	71.0%
Black	4.8%	4.9%	7.3%
Asian	4.3%	5.3%	4.7%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.4%	0.5%	0.5%
Other	3.2%	3.7%	4.3%

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS MAP // 7



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