

# 325 Fifth Ave INDIALANTIC, FLORIDA

OWNER-USER or INVESTMENT OPPORTUNITY



## OFFERING MEMORANDUM

PRESENTED BY LIGHTLE BECKNER ROBISON, INC

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An aerial photograph of a large, multi-story building with a red-tiled roof and a parking lot. The building is situated near a body of water, and there are other buildings and trees in the background. The image is used as a background for the table of contents.

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## OVERVIEW

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Lightle Beckner Robison is pleased to present the opportunity to acquire a highly occupied, income-producing commercial asset in one of the most desirable beachside submarkets. The property is currently near full occupancy, with only a few remaining vacancies offering immediate value-add potential. It also benefits from a strong history of long-term tenant retention, providing stable and predictable in-place income.

Strategically located with access from both Fifth Avenue and Sixth Avenue, the asset offers excellent visibility, convenient ingress and egress, and ample parking in both the front and rear. The building features an efficient layout with dual stairwells and a centrally located elevator, enhancing accessibility for tenants and visitors.

Positioned within walking distance to the Atlantic Ocean and surrounded by popular retail and dining destinations, the property benefits from strong local demand and a highly walkable environment. With a limited supply of commercial assets in the beachside market, this offering presents a rare opportunity to acquire a well-located, turnkey investment.

The asset is well-suited for investors seeking stable cash flow with upside potential through lease-up and rental growth, as well as owner-users looking to occupy space while generating supplemental income.

Contact our team to learn more about this opportunity on the Space Coast!

# PROPERTY INFORMATION



## PROPERTY HIGHLIGHTS

Asking Price .....\$3,300,000

Total Rentable SF .....21,569

Price Per/SF .....\$153

Projected 2026 NOI .....\$217,978

Total Acreage .....1.03

Construction .....Concrete / Metal

Zoning .....C-1 - Commercial

Parcel ID # .....27-38-31-EO-15-6

Tenant	Lease Exp.
#100/102	Jun 2027
#101	Mar 2029
#103	Vacant
#108	Dec 2026
#202	Jul 2027
#204	Jun 2028
#205	Aug 2028
#207	Vacant
#208	Vacant
#209	Sep 2030

Modified Gross Leases\*

## EXTERIOR IMPROVEMENTS

- Replaced Pylon Signage
- Repainted Building
- Extensive Stucco Repair
- Restriped Parking Lot
- Resealed all windows

All exterior improvements done in past 2 years\*

# MARKET OVERVIEW

Florida's Space Coast, anchored by Brevard County, is a world-renowned hub for aerospace, aviation, and advanced manufacturing, with additional economic strength driven by Port Canaveral—the busiest cruise port in the world. Handling over 8.6 million passengers annually, the port not only fuels tourism but also plays a critical role in logistics supporting the region's aerospace and defense industries. Together, these drivers continue to generate strong job growth and sustained demand across the Space Coast.

Within this broader growth story, Indialantic has emerged as one of the most compelling and supply-constrained submarkets in the region. Located just minutes from the Melbourne central business district, Indialantic provides businesses with immediate access to a major employment base while offering a highly desirable coastal lifestyle. This rare combination of proximity and quality of life continues to attract both residents and commercial users seeking a strategic yet lifestyle-oriented location.

At the core of Indialantic's appeal is Fifth Avenue—its primary commercial corridor and the heartbeat of local retail and office activity. Known for its strong curb appeal, walkability, and seamless connection from the mainland to the beaches, Fifth Avenue benefits from steady traffic driven by both locals and visitors. Its coastal charm, visibility, and established presence create a dynamic environment that is difficult to replicate anywhere else in Brevard County. Most notably, opportunities to acquire commercial property along Fifth Avenue are extremely limited. Many assets are tightly held by long-term ownership, with very little inventory ever coming to market. As demand from investors and owner-users continues to increase, this scarcity reinforces Fifth Avenue's position as a high-barrier-to-entry corridor—where ownership opportunities are not only rare, but increasingly valuable over time.

## WHY CHOOSE THE SPACE COAST?



**RANKED #1**  
Business  
Tax Climate



**RANKED #3**  
Wage Growth  
in the U.S



**RANKED #1**  
High-Tech  
Economy in FL



**#1 CRUISE PORT**  
Busiest Port Worldwide  
2025

## KEY MARKET DYNAMICS (Indialantic)

- **Avg HH Income: \$132,053**
- **5th Ave: +/- 20,000 VPD**
- **Indialantic Avg Rent/SF/YR: \$23.24/SF MG**
- **Median Property Value: \$639,385**
- **Total Market SF: 62,000**
- **Median Age: 51.8**

# CONFIDENTIALITY & DISCLAIMER

*This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 325 Fifth Ave, Indialantic, Florida ("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 Lightle Beckner Robison, Inc. The material and information in the Offering Memorandum is unverified. Lightle Beckner Robison, Inc. 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. 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. All information contained herein believed to be true but is not warranted.*

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