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3526 ELLIS LANE

MIMS, FLORIDA 32754

US-1 CORNER OWNER-USER / MIXED-USE COMMERCIAL OPPORTUNITY

\$649,000 ASKING PRICE	3,128 SF BUILDING AREA	1.38 AC SITE AREA	BU-2 ZONING
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Presented by Chad P. Conner, Broker/Owner
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THE OFFERING

Executive Summary

A flexible US-1 commercial property positioned for an owner-user, service business, showroom, contractor or investor.

PROPERTY OVERVIEW

3526 Ellis Lane presents a rare owner-user opportunity at the corner of Ellis Lane and US Highway 1 in Mims. The approximately 1.38-acre offering includes a finished 3,128-square-foot office/showroom building, extensive highway frontage, dual-access functionality, fenced and cleared yard area, parking, outdoor storage potential and multiple detached improvements that may convey subject to contract terms.

BU-2 zoning is intended for a broad range of commercial activity, making the site attractive for contractors, equipment or building sales, specialty retail, service operations, warehousing, office/showroom users and other businesses requiring visibility plus usable land. All proposed uses and expansion plans remain subject to Brevard County and other applicable approvals.

CORE VALUE PROPOSITION

- High-visibility corner location with reported 400+ feet of unobstructed US-1 frontage.
- Functional office/showroom layout with reception, private offices, open work area, meeting capability and kitchen/break area.
- Cleared, fenced commercial site with parking, yard space, covered storage/display areas and room for business operations.
- Public records indicate two adjacent commercial parcels totaling approximately 60,113 square feet.
- Strategic North Brevard position near I-95, SR 46, Titusville and the Space Coast aerospace corridor.

OFFERING SNAPSHOT

OFFERING PRICE

\$649,000

BUILDING AREA

3,128 SF

SITE AREA

Approx. 1.38 acres

LAND AREA

Approx. 60,113 SF

YEAR BUILT

1953

ZONING

BU-2

ROAD FRONTAGE

US-1 and Ellis Lane

WATER / SEWER

Well / Septic

2025 TAXES

\$4,072.86

SALE TYPE

Building and land

POSITIONING NOTE

The property is presented primarily as an owner-user or value-add commercial opportunity. No rent roll, lease, operating statements or stabilized net operating income were provided; therefore, no capitalization rate or income valuation is represented in this memorandum.

WHY THIS PROPERTY

Investment Highlights

Visibility, flexible land area and an existing functional building create a compelling platform for business occupancy and future enhancement.

<p>01</p> <p>CORNER EXPOSURE</p> <p>Prominent position at Ellis Lane and US-1 with reported highway frontage exceeding 400 feet.</p>	<p>02</p> <p>DUAL ACCESS</p> <p>Access from Ellis Lane plus additional US-1 access supports customer, employee and operational circulation.</p>	<p>03</p> <p>USABLE IMPROVEMENTS</p> <p>Finished office/showroom space, parking, fencing, storage areas and open yard reduce initial setup needs.</p>
<p>04</p> <p>FLEXIBLE BU-2 ZONING</p> <p>Commercial zoning supports a broad business profile, subject to confirmation of the specific proposed use.</p>	<p>05</p> <p>OWNER-USER ECONOMICS</p> <p>Acquire land and improvements at approximately \$207 per building square foot before allocating value to the site.</p>	<p>06</p> <p>SPACE COAST POSITION</p> <p>North Brevard access to I-95, Titusville and the region's aerospace, construction and service-business demand base.</p>

POTENTIAL USER PROFILES

<p>CONTRACTOR / TRADES</p> <p>Office, equipment storage, fleet staging and secured yard needs.</p>	<p>SHOWROOM / SALES</p> <p>Building products, equipment, specialty retail or display-oriented businesses.</p>	<p>SERVICE BUSINESS</p> <p>HVAC, plumbing, electrical, landscaping, pool, marine or automotive-related operations, subject to approvals.</p>
<p>OFFICE + WAREHOUSE</p> <p>Administrative headquarters with indoor/outdoor storage and expansion potential.</p>	<p>SPECIALTY RETAIL</p> <p>Destination retail requiring highway recognition, land area and flexible operations.</p>	<p>INVESTOR / VALUE-ADD</p> <p>Repositioning, leasing or redevelopment potential after full zoning and physical due diligence.</p>

<p>USE QUALIFICATION</p> <p>Examples are illustrative only and are not a representation that any particular use is permitted. Buyers should obtain written zoning confirmation and independently evaluate parking, access, outdoor storage, signage, fire/life-safety, environmental and site-development requirements.</p>
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PROPERTY DETAILS

Building, Site & Utility Profile

A summary of current listing information and public-record data. Dimensions, condition and operating capacity require buyer verification.

BUILDING PROFILE

PROPERTY TYPE	Mixed-use / commercial
BUILDING AREA	3,128 SF
STORIES	One story
YEAR BUILT	1953
RESTROOMS	One reported
HVAC	Central air / electric heat
FLOORING	Carpet, laminate and tile
SECURITY	Owned security system
SALE INCLUDES	Building and land

SITE PROFILE

SITE AREA	Approx. 1.38 acres
LAND AREA	Approx. 60,113 SF
CONFIGURATION	Two adjacent parcels indicated
ZONING	BU-2 commercial
LOT	Cleared corner site
FRONTAGE	Reported 400+ feet on US-1
ACCESS	Ellis Lane and US-1
PARKING	Ample surface parking reported
FENCING	Fenced site / yard areas

INTERIOR PROGRAM

- Covered entry and lobby/reception area
- Multiple private offices and open workspace
- Meeting / conference capability
- Kitchen and break area
- Showroom and separate office areas
- Computer wiring and storage functions

UTILITIES & SITE FEATURES

- Electricity and cable connected
- Well water and septic tank; public sewer not reported available
- LED monument signage
- Outside storage and covered storage/display areas
- Multiple detached structures may convey, subject to seller and contract confirmation
- Open yard area for equipment, inventory or operations, subject to approvals

ASKING-PRICE BASIS METRICS

<p>\$207.48 PER BUILDING SF</p>	<p>\$10.80 PER LAND SF</p>	<p>\$470,290 PER ACRE</p>
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Reference calculations based solely on the \$649,000 asking price and reported areas; not an allocation of value or appraisal conclusion.

SITE & ACCESS

Highway Exposure with Operational Land

The combination of a visible US-1 corner, secondary-road access and usable yard area supports a wide range of owner-user configurations.



AERIAL MARKETING IMAGE - APPROXIMATE BOUNDARIES SHOWN FOR REFERENCE ONLY

TWO-PARCEL ASSEMBLAGE

Public records indicate adjacent commercial parcel references 21-35-07-00-35 and 21-35-07-00-36, totaling approximately 60,113 square feet.

ACCESS & CIRCULATION

The listing reports access from Ellis Lane and additional access off US-1. Driveway permits, legal access and turning movements must be confirmed.

EXPANSION PLATFORM

Open land, storage areas and existing detached improvements may support additional operational capacity or future development, subject to approvals.

SITE-PLANNING ADVANTAGES

Highway Recognition

US-1 exposure supports signage, customer awareness and destination-business visibility.

Separated Functions

Potential to organize customer parking, office/showroom activity and secured yard operations.

Outdoor Capacity

Land area may accommodate equipment, inventory, fleet or covered storage based on use approvals.

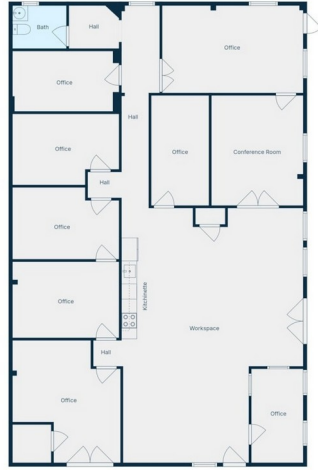
Future Flexibility

Site configuration may offer redevelopment or expansion options after engineering and entitlement review.

EXISTING IMPROVEMENTS

Functional Office / Showroom Layout

The existing building can support immediate administrative and customer-facing operations while the site accommodates storage and field functions.



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MEASUREMENTS ARE DEEMED TO BE HIGHLY ACCURATE BUT NOT GUARANTEED

MARKETING FLOOR PLAN - NOT A SURVEY OR ARCHITECTURAL DRAWING

BUILDING PROGRAM

- Welcoming covered entrance
- Lobby / reception and common area
- Multiple private offices
- Open workspace / flexible workroom
- Meeting or conference space
- Kitchen / break area
- One reported restroom
- Showroom and storage capability
- Central HVAC and connected electric
- Computer-wired office environment

OWNER-USER CONFIGURATION

FRONT OF HOUSE	ADMINISTRATION	FIELD OPERATIONS
Reception, customer service, product display and meeting areas.	Private offices, open workstations, break area and operational support.	Parking, secured yard, detached structures, equipment and material storage.
<p>PHYSICAL CONDITION</p> <p>Building area, room labels, code compliance and condition should be independently verified through measurement, inspections and review of permits. The floor plan is a marketing illustration only and should not be relied upon for construction, space planning or legal purposes.</p>		

PROPERTY GALLERY

Exterior, Access & Site Improvements

Existing improvements provide a visible, established business setting with useful outdoor operational areas.



FRONT ELEVATION AND CUSTOMER-FACING PRESENCE



COVERED ENTRY AND OFFICE/SHOWROOM ACCESS



CLEARED YARD AND OPERATIONAL LAND AREA



REAR IMPROVEMENTS AND COVERED WORK/STORAGE AREA

SITE FEATURES REPORTED IN THE ACTIVE OFFERING

FENCED SECURED YARD	LED MONUMENT SIGN	DUAL ROAD ACCESS	OPEN STORAGE / EXPANSION
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INTERIOR & MARKET POSITION

Business-Ready Space in North Brevard

A practical office environment complements the property's US-1 corridor exposure and proximity to the regional employment base.



RECEPTION / COMMON AREA



PRIVATE OFFICE / MEETING AREA



KITCHEN AND BREAK AREA



ADDITIONAL OFFICE / FLEXIBLE WORKSPACE

NORTH BREVARD / SPACE COAST CONTEXT

REGIONAL ACCESS

US-1 corridor location with convenient connections to SR 46, I-95, Titusville and surrounding North Brevard communities.

BUSINESS DEMAND

The region supports aerospace, construction, logistics, marine, industrial, service and contractor-oriented business activity.

EMPLOYMENT CORRIDOR

Marketing proximity to NASA, SpaceX, Blue Origin and United Launch Alliance broadens the potential customer and workforce base.

TRANSACTION GUIDANCE

Due Diligence & Broker Contact

The property should be evaluated as a commercial real estate acquisition. Buyers are encouraged to complete comprehensive legal, physical and operational review.

MATERIAL DUE-DILIGENCE ITEMS

- Survey, legal descriptions, title, easements and confirmation of the two-parcel assemblage.
- Written zoning verification for the buyer's proposed use, including outdoor storage, parking, signage and any conditional-use requirements.
- US-1 and Ellis Lane driveway permits, legal access, turning movements, right-of-way conditions and FDOT/Brevard County requirements.
- Building measurement, roof, HVAC, electrical, plumbing, septic, well, structural, termite, ADA and fire/life-safety condition.
- Permit and code status of the main building, detached structures, covered areas, signage and prior improvements.
- Confirmation of which detached structures, equipment, fixtures and signage are included in the sale.
- Utility capacity, septic functionality, potable-water quality and availability of any future utility extensions.
- Flood zone, wetlands, drainage, stormwater, environmental conditions and any historical-use concerns.
- Current property taxes, insurance availability/cost, operating expenses and any assessments or governmental liens.
- Development feasibility, parking counts, impervious coverage, setbacks, landscaping, concurrency and expansion capacity.

INFORMATION SOURCES

Active Space Coast MLS marketing information; Brevard County GIS, Property Appraiser and Planning & Development resources; Florida public-record property data; and Space Coast economic-development materials. Information accessed or confirmed for preparation on July 1, 2026.

EXCLUSIVE LISTING

FLAG AGENCY, INC.

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Titusville's Oldest Real Estate Office
Established 1973

OFFERING PRICE

\$649,000

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Mims, Florida 32754

DISCLAIMER

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