

7139 North US 1

FOR SALE | 4,680 SF
Triple Net Leased Medical Office Building





7139 North US 1

CBRE, as exclusive broker, is pleased to offer for sale 7139 N US 1 Cocoa, Florida. The property is prominently positioned on US Highway 1 and is comprised 4,680 rentable square feet. This exceptional investment offers long-term passive income with strong fixed rent increases.

7139 N US 1 provides an investor with an ideal opportunity to purchase a medical office product that is occupied by a cardiologist group on a long-term basis.

PROPERTY DETAILS

PARCEL NUMBER	23-35-13-79-*--3
YEAR BUILT/RENOVATED	1998
BUILDING SF	4,680
CONSTRUCTION	Masonry
OCCUPANCY	100%
ZONING	BU-1
PARKING RATIO	TBD
ASKING PRICE	\$2,070,000
CAP RATE	8%



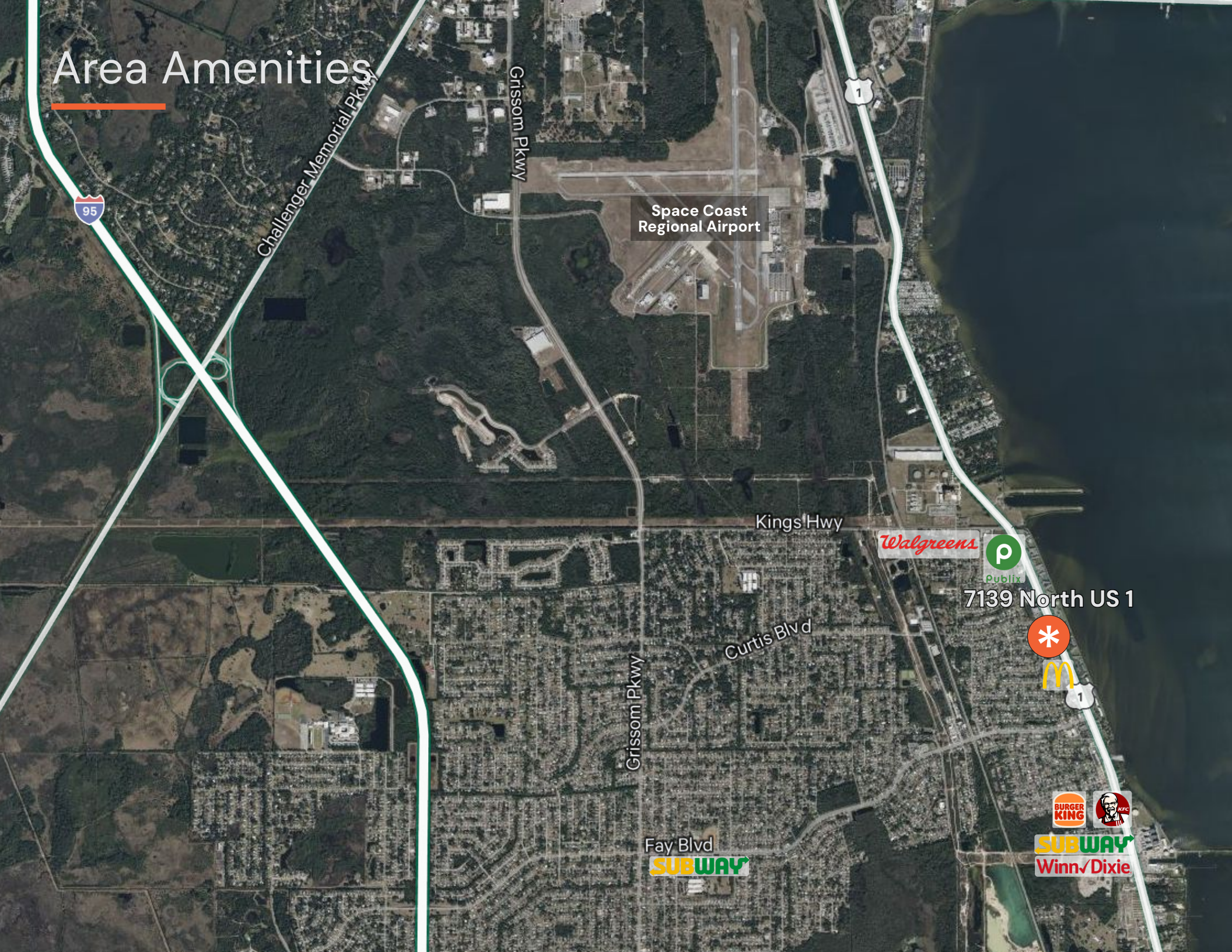
7139 North US 1



7139 North US 1



Area Amenities



Space Coast
Regional Airport



Challenger Memorial Pkwy

Grissom Pkwy



Kings Hwy

Walgreens



7139 North US 1



SUBWAY
Winn-Dixie

Grissom Pkwy

Curtis Blvd

Fay Blvd
SUBWAY

Location & Access

Drive Times/Distances



7139 North US 1



528

LOCATION	DRIVE TIME	DISTANCE
I-95	9 minutes	4.6 miles
SR 50	9 minutes	5.7 miles
SR 528	9 minutes	5.9 miles
Space Coast Regional Airport	5 minutes	2.8 miles

Tenant Overview

“**Space Coast Cardiology Consultants**, established in 1989, is a prominent cardiology clinic in Brevard County, FL. Led by Dr. R. B. Palaniyandi, the clinic serves patients at Wuesthoff – Rockledge, Wuesthoff – Melbourne, and Cape Canaveral hospitals. With a strong presence in the community for over three decades, Space Coast Cardiology Consultants is dedicated to providing high-quality cardiac care to its patients. Dr. Palaniyandi’s leadership ensures that patients receive expert treatment and compassionate care at every visit.”

TENANT/TERMS:

LEASE EXPIRATION	10/31/2039
RENEWAL OPTION	One, five-year option
ANNUAL INCREASES	3%
NOI	\$165,600
BASE RENT	\$13,800
RENT PSF	\$35.38/SF



LOCAL DEMOGRAPHICS

DEMOGRAPHIC BRIEF	3 MILES		5 MILES		10 MILES	
Population						
2024 Population – Current Year Estimate	22,785		41,476		147,681	
2029 Population – Five Year Projection	24,054		43,711		152,613	
2020 Population – Census	22,555		40,416		143,873	
2010 Population – Census	23,187		40,739		135,986	
2020–2024 Annual Population Growth Rate	0.24%		0.61%		0.62%	
2024–2029 Annual Population Growth Rate	1.09%		1.06%		0.66%	
Households						
2024 Households – Current Year Estimate	8,677		15,998		62,290	
2029 Households – Five Year Projection	9,410		17,173		65,134	
2020 Households – Census	8,553		15,522		60,286	
2010 Households – Census	8,157		14,535		55,233	
2020–2024 Compound Annual Household Growth Rate	0.34%		0.71%		0.77%	
2024–2029 Annual Household Growth Rate	1.64%		1.43%		0.90%	
2024 Average Household Size	2.50		2.52		2.34	
Household Income						
2024 Average Household Income	\$104,303		\$110,553		\$100,982	
2029 Average Household Income	\$123,365		\$128,776		\$118,575	
2024 Median Household Income	\$78,888		\$85,201		\$72,619	
2029 Median Household Income	\$93,540		\$100,177		\$85,205	
2024 Per Capita Income	\$39,932		\$43,098		\$42,655	
2029 Per Capita Income	\$48,283		\$51,115		\$50,663	
Housing Units						
2024 Housing Units	9,181		16,976		68,376	
2024 Vacant Housing Units	504	5.5%	978	5.8%	6,086	8.9%
2024 Occupied Housing Units	8,677	94.5%	15,998	94.2%	62,290	91.1%
2024 Owner Occupied Housing Units	7,334	79.9%	13,454	79.3%	44,427	65.0%
2024 Renter Occupied Housing Units	1,343	14.6%	2,544	15.0%	17,863	26.1%
Education						
2024 Population 25 and Over	16,911		30,816		110,572	
HS and Associates Degrees	11,279	66.7%	20,008	64.9%	69,474	62.8%
Bachelor's Degree or Higher	3,910	23.1%	8,439	27.4%	32,241	29.2%
Place of Work						
2024 Businesses	521		1,123		6,292	
2024 Employees	7,408		17,378		61,272	

Executive Summary

PROPERTY DESCRIPTION

Property Type	Office	Size of Improvements	4,680 SF
Property Owner	Emergency Support Services	Currently Vacant as of 12/1/24	0 SF
Property Address	7139 US 1 Cocoa, FL	Current Occupancy as of 12/1/24	100.00%
		Projected Occupancy as of 7/1/25	100.00%

ACQUISITION AND RESIDUAL SUMMARY

Purchase Price as of July 1, 2025	\$535 PSF	\$2,502,000
Seller Credits	\$0 PSF	\$0
Net to Seller	\$535 PSF	\$2,502,000

	Year 1	Year 2	Year 3
Capitalization Rate	6.75%	6.95%	7.16%
Unleveraged Cash Return	6.71%	6.91%	7.12%
Leveraged Cash Return	5.61%	6.11%	6.62%
Return on Cost	6.75%	6.95%	7.15%

In-Place Capitalization Rate 6.75% 100.00% Occupancy
 Weighted-Average Lease Term #####

	3-Year	5-Year	7-Year
Average Capitalization Rate	6.95%	7.17%	7.39%
Average Cash Return	6.92%	7.13%	7.35%
Average Leveraged Cash Return	6.11%	6.64%	7.18%

Gross Residual Value as of June 30, 2035	\$693 PSF	\$3,243,000
Net Residual Value as of June 30, 2035	\$686 PSF	\$3,210,000
Net Residual Value Adjusted For Inflation	\$510 PSF	\$2,388,541
Residual Capitalization Rate		7.00%
Residual Cost of Sale		1.00%

NOI Compound Annual Growth Rate (CAGR) Through Residual Year: 3.00%

Existing Rent % Above/(Below) Market Rent: 1.09% WALT Remaining: 14.33 Years

ALL CASH IRR 9.36%
ALL CASH EQUITY MULTIPLE 2.05x

LEVERAGE SUMMARY

	MARKET LOAN
Initial Loan Funding (as of Jul-25)	\$1,501,440
Loan-To-Value Ratio (Initial Funding)	60.00%
Future Funding (TI/LC/CapEx)	\$0
Total Loan Funding (Incl. Future Funding)	\$1,501,440
Total Loan-To-Cost (Incl. Future Funding)	60.00%

Funding Date Jul-25
 Maturity Date Jun-35
 Loan Term During Analysis 10.0 Years
 Amortization Period 30 Years

Interest Rate Type Fixed
 Interest Rate 6.25%
 Origination Fee on Total Loan Funding 1.00%

Loan Constant 7.39%
 Initial Debt Yield 11.25%
 Debt Coverage Ratio (NOI | Amortizing) 1.52x

Purchase Price as of July 1, 2025	\$2,502,400
Total Initial Loan Principal	(1,501,440)
Total Initial Loan Fees	15,014
Holdbacks and Escrows	0
Initial Equity	<u>\$1,015,974</u>

LEVERAGED IRR 12.57%
LEVERAGED EQUITY MULTIPLE 2.72x

[1] Leveraged analysis is based on financing that a particular investor may or may not be able to obtain.

Cash Flow Projections

CASH FLOW PROJECTIONS

10-Year Hold Period

Fiscal Year Ending - June 30	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Physical Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Overall Economic Occupancy [1]	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Weighted Average Market Rent	\$35.53	\$36.59	\$37.69	\$38.82	\$39.98	\$41.18	\$42.42	\$43.69	\$45.00	\$46.35	\$47.74
Weighted Average In Place Rent [2]	\$36.09	\$37.18	\$38.29	\$39.44	\$40.62	\$41.84	\$43.10	\$44.39	\$45.72	\$47.09	\$48.51
Total Operating Expenses PSF Per Year	\$6.20	\$6.39	\$6.58	\$6.78	\$6.98	\$7.19	\$7.41	\$7.63	\$7.86	\$8.09	\$8.34
Lease SF Expiring (Initial Term Only)	0	0	0	0	0	0	0	0	0	0	0
Lease SF Expiring (Cumulative %)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

	[3] FY 2026 \$/SF/YR	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REVENUES												
Scheduled Base Rent												
Gross Potential Rent	\$36.09	\$168,912	\$173,979	\$179,199	\$184,575	\$190,112	\$195,815	\$201,690	\$207,740	\$213,973	\$220,392	\$227,004
Absorption & Turnover Vacancy	0.00	0	0	0	0	0	0	0	0	0	0	0
Free Rent	0.00	0	0	0	0	0	0	0	0	0	0	0
Total Scheduled Base Rent	36.09	168,912	173,979	179,199	184,575	190,112	195,815	201,690	207,740	213,973	220,392	227,004
Expense Recoveries	6.20	29,029	29,900	30,797	31,721	32,672	33,653	34,662	35,702	36,773	37,876	39,013
TOTAL GROSS REVENUE	42.30	197,941	203,879	209,996	216,295	222,784	229,468	236,352	243,442	250,746	258,268	266,016
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	42.30	197,941	203,879	209,996	216,295	222,784	229,468	236,352	243,442	250,746	258,268	266,016
OPERATING EXPENSES												
CAM	(1.56)	(7,308)	(7,527)	(7,753)	(7,986)	(8,225)	(8,472)	(8,726)	(8,988)	(9,258)	(9,535)	(9,821)
Insurance	(3.12)	(14,616)	(15,054)	(15,506)	(15,971)	(16,450)	(16,944)	(17,452)	(17,976)	(18,515)	(19,071)	(19,643)
Real Estate Taxes	(1.52)	(7,105)	(7,318)	(7,538)	(7,764)	(7,997)	(8,237)	(8,484)	(8,738)	(9,000)	(9,270)	(9,549)
TOTAL OPERATING EXPENSES	(6.20)	(29,029)	(29,900)	(30,797)	(31,721)	(32,672)	(33,653)	(34,662)	(35,702)	(36,773)	(37,876)	(39,013)
NET OPERATING INCOME	\$36.09	\$168,912	\$173,979	\$179,199	\$184,575	\$190,112	\$195,815	\$201,690	\$207,740	\$213,973	\$220,392	\$227,004
CAPITAL COSTS												
Tenant Improvements	0.00	0	0	0	0	0	0	0	0	0	0	0
Leasing Commissions	0.00	0	0	0	0	0	0	0	0	0	0	0
Capital Reserves	(0.20)	(950)	(979)	(1,008)	(1,038)	(1,069)	(1,101)	(1,134)	(1,168)	(1,203)	(1,240)	(1,277)
TOTAL CAPITAL COSTS	(0.20)	(950)	(979)	(1,008)	(1,038)	(1,069)	(1,101)	(1,134)	(1,168)	(1,203)	(1,240)	(1,277)
OPERATING CASH FLOW	\$35.89	\$167,962	\$173,001	\$178,191	\$183,537	\$189,043	\$194,714	\$200,555	\$206,572	\$212,769	\$219,152	\$225,727
ACQUISITION & RESIDUAL SALE												
Purchase Price	(\$2,502,400)	0	0	0	0	0	0	0	0	0	0	0
Net Residual Value [4]	0	0	0	0	0	0	0	0	0	0	3,210,480	All Cash IRR
CASH FLOW BEFORE DEBT	(\$2,502,400)	\$167,962	\$173,001	\$178,191	\$183,537	\$189,043	\$194,714	\$200,555	\$206,572	\$212,769	\$3,429,632	9.36%
MARKET LOAN [5]												
Loan Funding / Payoff	1,501,440	0	0	0	0	0	0	0	0	0	(1,264,779)	Leveraged IRR
Loan Fees	(15,014)	0	0	0	0	0	0	0	0	0	0	0
Annual Debt Service	0	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)	(110,935)
CASH FLOW AFTER DEBT	(\$1,015,974)	\$57,026	\$62,065	\$67,255	\$72,601	\$78,107	\$83,778	\$89,620	\$95,637	\$101,834	\$2,053,918	12.57%

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.

[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.

[3] Based on 4,680 square feet.

[4] Net Residual Value is calculated by dividing Year 11 NOI by the Residual Cap Rate of 7.00% and applying a 1.00% Cost of Sale, with a resulting Net Residual Value of \$686 PSF.

[5] Market Debt based on 60% Loan-to-Value, 6.25% Interest Rate, 30-Year Amortization, and a 1.00% Loan Fee.

COCOA FL 32827

7139 North US 1

FOR SALE | 4,680 SF Triple Net Leased Medical Office Building

David Murphy

Executive Vice President
+1 407 404 5020
david.murphy@cbre.com

Russell Mays

Senior Associate
+1 407 304 8538
russell.mays@cbre.com

Jeff Gray

Vice President
+1 407 404 5097
jeff.gray1@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.