



**SUBJECT
PROPERTY**

Willard St - 14,000 VPD

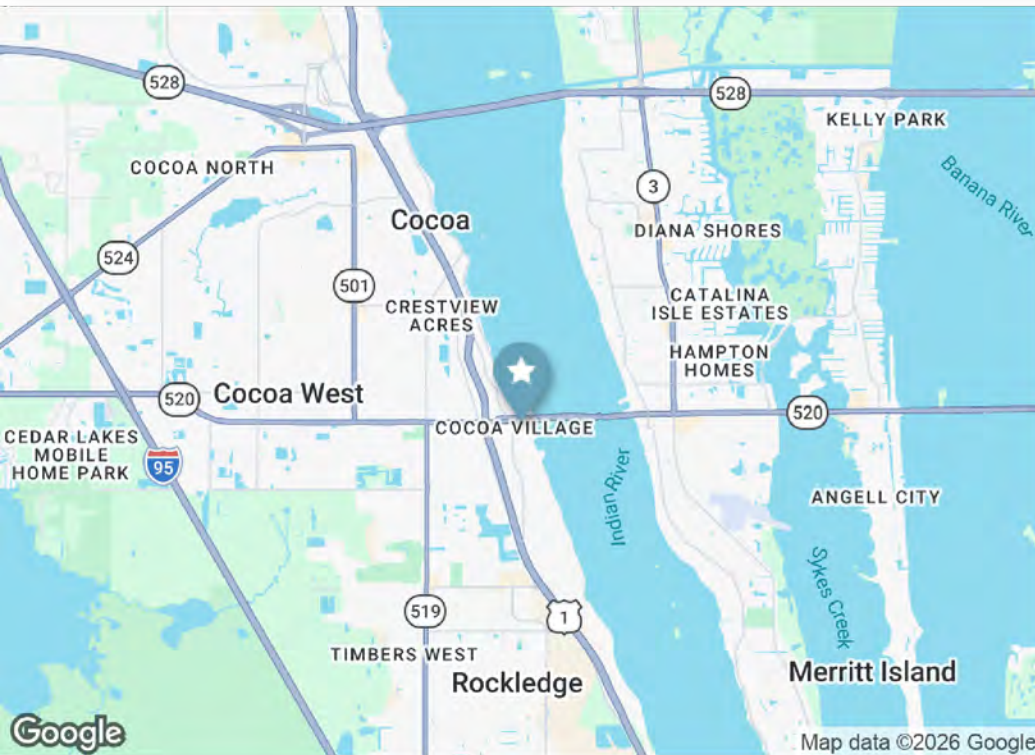
King St - 14,000 VPD

Franklin Street
OFFERING MEMORANDUM

DOWNTOWN COCOA RETAIL

105-113 BREVARD AVE, COCOA, FL 32922

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

DOWNTOWN COCOA RETAIL

105-113 Brevard Ave, Cocoa, FL 32922

Sale Price:	\$2,800,000
Cap Rate:	8.27%
NOI:	\$231,545
Square Feet:	16,976
Price Per SF:	\$164.94



OFFER SUMMARY

Investment Highlights



- Retail Asset- 100% occupancy across six units with long-term leases in place, ensuring stable and predictable income.
- Triple Net (NNN) Lease Structure- All leases are NNN, shifting responsibility for taxes, insurance, and common area maintenance to tenants, maximizing investor returns.



- Prime Downtown Cocoa Location- Situated on historic Brevard Avenue, the asset benefits from strong foot traffic, proximity to Cocoa Riverfront Park, and nearby civic institutions like the Central Brevard Library and Historic Cocoa Village.



- Solid Demographic Base- Over 95,000 residents live within a 5-mile radius, with an average household income of \$95,214—supporting ongoing retail demand.



- Strong Rental Momentum- Market base rents projected to grow with annual escalations, increasing NOI steadily through the 5-year cash flow forecast.



- Historic Character with Modern Utility- Originally built in 1923, the building delivers architectural charm with modern tenant utility and usability across 16,976 SF.



- Efficient Site Coverage- Sited on a 0.29-acre lot, the property maximizes land use efficiency while maintaining strong street visibility.



- Attractive annual rent increases ranging from 4-6% provide built-in income growth and strong inflation protection

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DOWNTOWN COCOA RETAIL

105-113 Brevard Ave, Cocoa, FL 32922

1923 Year Built

PROPERTY DETAILS

LOCATION INFORMATION

Street Address	105-113 Brevard Ave
City, State, Zip	Cocoa, FL 32922
County	Brevard

BUILDING INFORMATION

Building Size	16,976 SF
NOI	\$231,545
Cap Rate	8.27%
Occupancy %	100%
Year Built	1923

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Number of Floors	Two (2)
Land Size	.29 Acres
Parcel Number	24-36-33-35-00000.0-0001.01



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

105–113 Brevard Avenue is a 100% occupied, multi-tenant retail property located in the heart of Historic Downtown Cocoa. The building totals 16,976 SF and sits on a 0.29-acre lot, comprised of six retail units with a strong, diverse tenant mix including Cleopatraink LLC, CPR Training Co., Sip Happens in the Village, Stoner's Pizza Joint, High Sense Smoke, and Records Co.

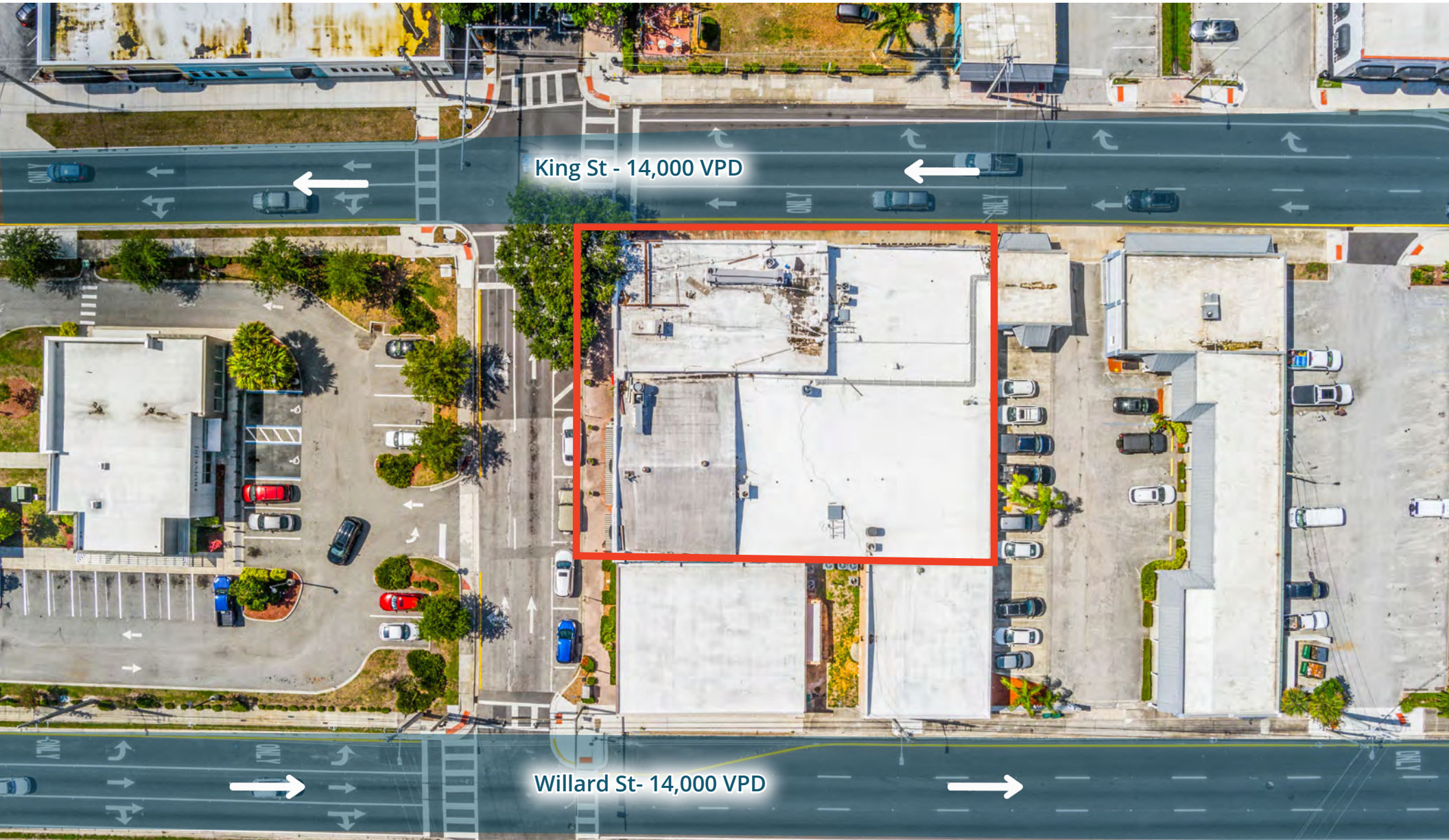
The property provides stable in-place cash flow with all tenants operating on NNN leases, with the exception of Records Co., which is on a gross lease. This structure offers minimal landlord responsibility while maintaining operational flexibility.

Originally built in 1923, the asset blends historic charm with modern functionality, attracting both local foot traffic and visitors. It is well-positioned along Brevard Avenue with strong visibility and is supported by nearby corridors including King Street and Willard Street, each seeing approximately 14,000 vehicles per day.

The surrounding area continues to see growth, with nearly 96,000 residents within a five-mile radius and strong household income levels. Located within the highly desirable Cocoa Village district, the property benefits from consistent pedestrian traffic, community events, and proximity to waterfront attractions that drive tenant performance and long-term rent growth.

105–113 Brevard Avenue presents an opportunity to acquire a well-maintained, fully leased multi-tenant retail asset with minimal landlord responsibilities in one of Brevard County's most vibrant and walkable retail corridors.

PARCEL VIEW



King St - 14,000 VPD

Willard St- 14,000 VPD

TENANT PROFILES



TENANT OVERVIEW

Tenant:	- Stoner Pizza Joint
Company:	- Stoner Pizza Joint
Locations:	- 50+
Website:	https://www.stonerspizzajoint.com/
Headquarters:	Fort Lauderdale, Florida, USA
Lease Start:	- 2/10/2026



TENANT OVERVIEW

Tenant:	- Cleopatraink LLC
Company:	- Cleopatra Ink
Locations:	- 140
Website:	www.cleopatraink.com/en
Headquarters:	- Alanya, Turkey
Lease Start:	- 12/25/2024

TENANT OVERVIEW



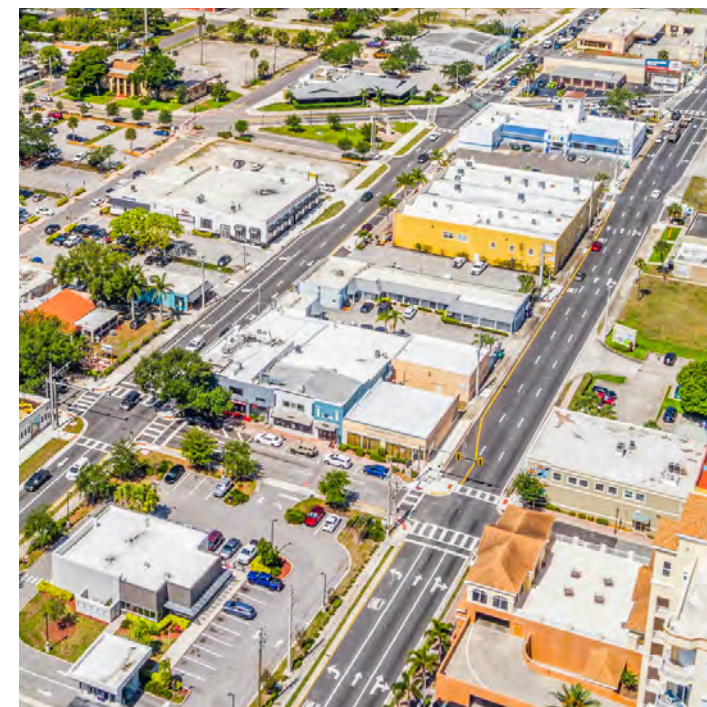
Stoner's Pizza Joint is a fast-growing quick-service pizza franchise known for its laid-back vibe and freshly made food, where dough is prepared daily and ingredients are selected for quality and flavor. Founded in 2013 near Savannah, Georgia, the brand has expanded rapidly across multiple states with dozens of locations, offering a menu of specialty pizzas, smoked wings, sandwiches, salads, and desserts that appeal to a wide range of pizza lovers. Embracing both take-out and delivery, Stoner's focus on fresh ingredients, value deals, and community engagement has helped it grow into a recognizable, franchise-driven concept with ambitious expansion goals nationwide.

# of Stores:	50+
Business:	Food Service
Lease Start:	2/10/2026
Rental Rate:	\$19.20
Website:	www.stonerspizzajoint.com



Cleopatra Ink is a globally recognized tattoo and piercing studio brand, founded in 2014 in Alanya, Turkey. The company has since expanded to over 140 studios across 17 countries, including locations in the United States such as Los Angeles, San Francisco, Miami, Denver, and St. Augustine. Known for its high-quality artistry, Cleopatra Ink offers a range of tattoo styles, including black & grey realism, color realism, minimalism, fine line, dotwork, mandala, and geometric designs. The brand emphasizes hygiene and safety, adhering to strict industry standards, and provides personalized services to ensure each client's vision is brought to life. With its commitment to excellence and a diverse team of internationally trained artists, Cleopatra Ink continues to be a leader in the tattoo industry.

# of Stores:	140
Business:	Luxury Service
Lease Start:	12/25/2024
Rental Rate:	\$19.75
Website:	www.cleopatraink.com/en



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DOWNTOWN COCOA RETAIL

105-113 Brevard Ave, Cocoa, FL 32922

1923 Year Built

WEST AERIAL



I-95 - 99,308 VPD

Advance Auto Parts

Auto Zone

UNITED STATES POSTAL SERVICE

Metropolitan Missionary Baptist Church

DUNKIN'

PIZZA PAPA JOHN'S

Mobil

MIDAS

THE TIN WHISKY SOUTHERN WHISKY

King St - 14,000 VPD

SUBJECT PROPERTY

Willard St - 14,000 VPD

HOGAN'S IRISH PUB

Whitley Bay Condominiums

EAST AERIAL



LOCATION OVERVIEW

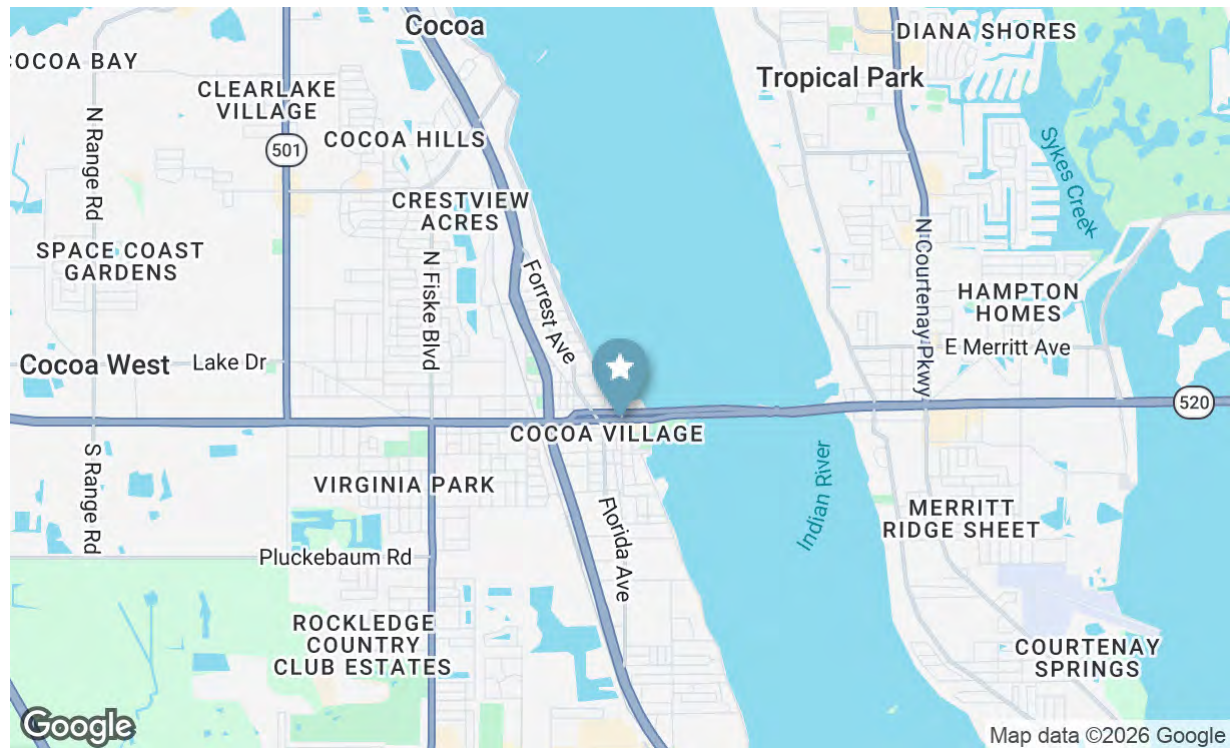
ABOUT COCOA

Cocoa, Florida is a vibrant and historic city located in Brevard County along Florida's Space Coast. Known for its rich cultural heritage, walkable waterfront downtown, and proximity to major transportation corridors, Cocoa serves as a dynamic hub for commerce, tourism, and community life.

The subject property at 105-113 Brevard Avenue sits in the heart of Historic Cocoa Village, one of the area's most iconic and well-trafficked retail and entertainment districts. Surrounded by civic assets such as the Central Brevard Public Library, Cocoa Riverfront Park, and Lee Wenner Park, the area draws consistent foot traffic from locals and visitors alike.

Major arterial roads such as Willard Street and King Street each see approximately 14,000 vehicles per day, providing strong drive-by visibility and accessibility for retailers and service tenants.

The market fundamentals in Cocoa are strong, with a total population of over 95,000 within a 5-mile radius and an average household income of \$95,214, suggesting solid consumer purchasing power. The surrounding area is also bolstered by Whitley Bay Condominiums, multiple schools including Ronald McNair Middle School and Rockledge High School, and key community anchors that support long-term retail demand.



LOCATION HIGHLIGHTS

Cocoa Beach, Florida, is a vibrant coastal destination known for its rich surfing heritage, family-friendly attractions, and proximity to the Kennedy Space Center. As the "Surfing Capital of the East Coast," it offers consistent waves perfect for surfers of all levels. The iconic Ron Jon Surf Shop, the world's largest surf shop, draws about 2 million visitors each year, featuring a huge selection of surfboards, beachwear, and accessories.

Tourism is a major part of Cocoa Beach's economy. In 2015, the city collected \$5.6 million in tourist tax revenue—over half of the county's total and more than any other city nearby. Annual events like the Easter Surfing Festival attract around 100,000 spectators, while the Surfing Santas festival brings in about 10,000 visitors yearly. Along with popular spots like the Cocoa Beach Pier and the Museum of Dinosaurs and Ancient Cultures, these make Cocoa Beach a popular year-round destination on Florida's Space Coast.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	4,085	52,303	95,583
Median age	47	45	46
Median age (Male)	46	43	45
Median age (Female)	47	46	47
HOUSEHOLDS & INCOME			
Total households	1,945	22,409	40,663
# of persons per HH	2.1	2.3	2.4
Average HH income	\$89,457	\$79,263	\$95,214
Average house value	\$389,684	\$329,494	\$359,914

** Demographic data derived from 2020 ACS - US Census*

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FINANCIAL ANALYSIS

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DOWNTOWN COCOA RETAIL

105-113 Brevard Ave, Cocoa, FL 32922

1923 Year Built

RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Rent Rates				Recovery Type	
				Lease Start	Lease Expires	Dates	Monthly	Annual	PSF		Incr
105	Cleopatraink LLC	1,610 SF	9.48%	12/1/2024	12/25/2029	12/1/2025	\$2,756	\$33,072	\$20.54		NNN
						12/1/2026	\$2,866	\$34,395	\$21.36	4.00%	
						12/1/2027	\$2,981	\$35,771	\$22.22	4.00%	
						12/1/2028	\$3,100	\$37,202	\$23.11	4.00%	
						12/1/2029	\$3,224	\$38,690	\$24.03	4.00%	
Notes: - 3 x 5 Year options											
109/111	Stoner's Pizza Joint	3,100 SF	18.26%	12/1/2024	12/31/2029	12/1/2025	\$4,725	\$56,700	\$18.29		NNN
						12/1/2026	\$4,961	\$59,535	\$19.20	5.00%	
						12/1/2027	\$5,209	\$62,512	\$20.17	5.00%	
						12/1/2028	\$5,470	\$65,637	\$21.17	5.00%	
						12/1/2029	\$5,743	\$68,919	\$22.23	5.00%	
Notes: - 2 x 5 Year options											
210	Sip Happens in Village	5,600 SF	32.99%	4/5/2019	3/31/2029	4/5/2026	\$6,890	\$82,680	\$14.76		NNN
						4/5/2027	\$7,303	\$87,641	\$15.65	6.00%	
						4/5/2028	\$7,742	\$92,899	\$16.59	6.00%	
						Notes: - 1 x 5 Year options					
105B	High Sense	1,690 SF	9.96%	1/1/2026	12/30/2029	1/1/2026	\$2,450	\$29,400	\$17.40		NNN
						1/1/2027	\$2,573	\$30,870	\$18.27	5.00%	
						1/1/2028	\$2,701	\$32,414	\$19.18	5.00%	
						1/1/2029	\$2,836	\$34,034	\$20.14	5.00%	
						Notes: - 3 x 3 Year options					
200	CPR Training	2,488 SF	14.66%	2/1/2026	1/31/2031	2/1/2026	\$1,750	\$21,000	\$8.44		NNN
						2/1/2027	\$1,838	\$22,050	\$8.86	5.00%	
						2/1/2028	\$1,929	\$23,153	\$9.31	5.00%	
						2/1/2029	\$2,026	\$24,310	\$9.77	5.00%	
						2/1/2030	\$2,127	\$25,526	\$10.26	5.00%	
						Notes: - 3 x 5 Year options					
107	Record Co.	2,488 SF	14.66%	4/1/2026	3/30/2029	4/1/2026	\$2,050.00	\$24,600	\$9.89		Gross
						4/1/2027	\$2,300.00	\$27,600	\$11.09	\$1.21	
						4/1/2028	\$2,415.00	\$28,980	\$11.65	5.00%	
						Notes: - 3 x 3 Year options					
Totals / Avgs		16,976 SF	100%				\$20,621	\$247,452	\$14.58		

5 YEAR CASH FLOW

For the Years Starting	Current Jul-2026	PSF	Year 1 Jul-2027	Year 2 Jul-2028	Year 3 Jul-2029	Year 4 Jul-2030	Year 5 Jul-2031	Totals
Rental Revenue								
Potential Base Rent	\$247,452	\$14.58	\$268,657	\$282,445	\$299,650	\$313,654	\$329,723	\$1,494,130
Total Rental Revenue	\$247,452	\$14.58	\$268,657	\$282,445	\$299,650	\$313,654	\$329,723	\$1,494,130
Expense Recoveries	\$92,628	\$5.46	\$95,407	\$98,269	\$101,217	\$104,254	\$107,381	\$506,529
Effective Gross Income	\$340,080	\$20.03	\$364,064	\$380,715	\$400,867	\$417,908	\$437,105	\$2,000,658
Operating Expenses								
RE Taxes	\$48,356	\$2.85	\$49,807	\$51,301	\$52,840	\$54,425	\$56,058	\$264,430
Insurance	\$56,847	\$3.35	\$58,552	\$60,309	\$62,118	\$63,982	\$65,901	\$310,863
CAM	\$3,332	\$0.20	\$3,432	\$3,535	\$3,641	\$3,750	\$3,863	\$18,221
Total Operating Expenses	\$108,535	\$6.39	\$111,791	\$115,145	\$118,599	\$122,157	\$125,822	\$593,514
Net Operating Income	\$231,545	\$13.64	\$252,273	\$265,570	\$282,268	\$295,751	\$311,283	\$1,407,145

Notes

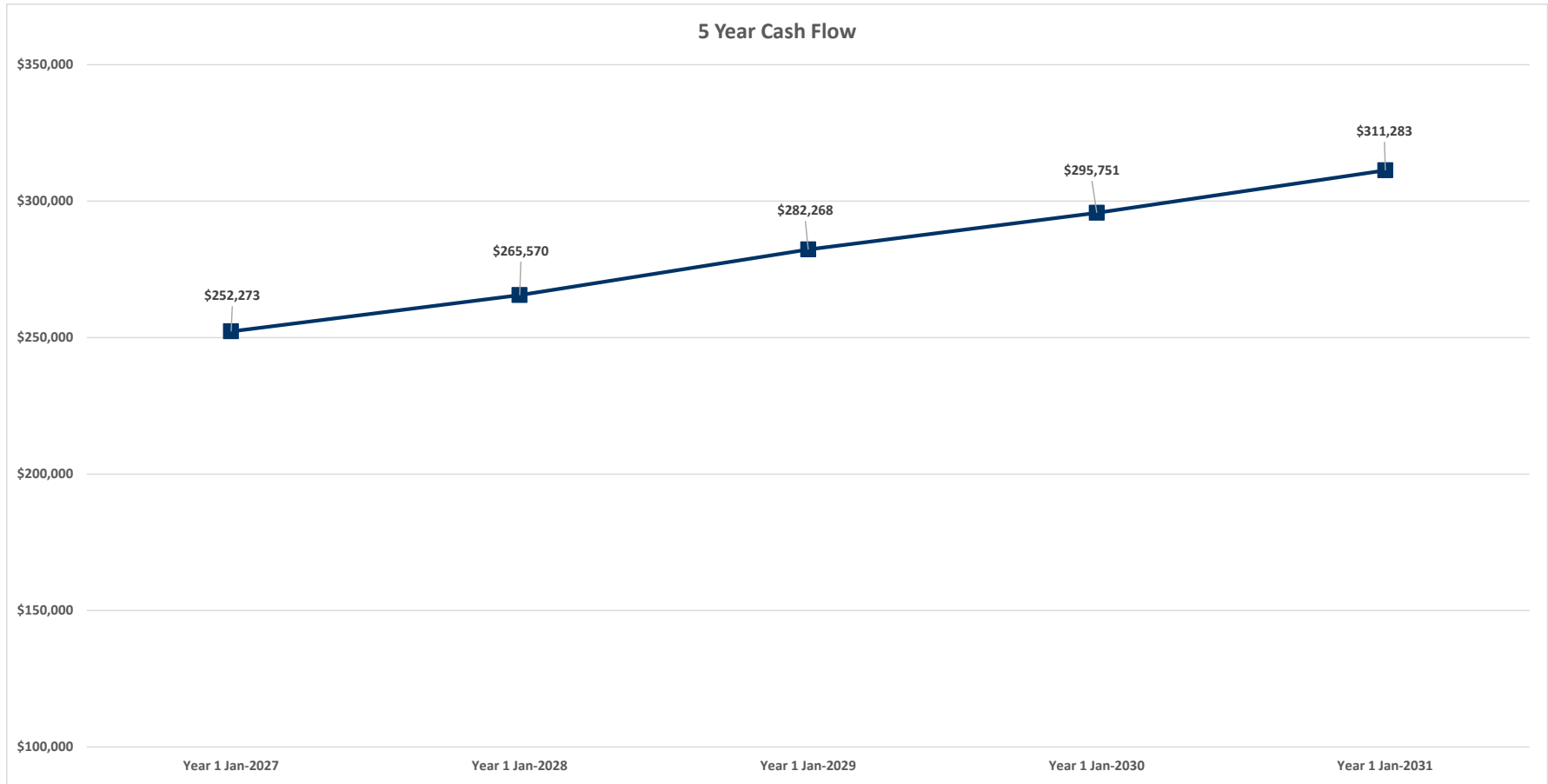
Analysis start date assuming July 1st, 2026

Taxes are based on 2025 Brevard County Appraisers site and reassessed in YR 1 Proforma

Expenses are based on average market rates

GPI and Expense Growth is based on 3%

ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
New Lease	\$11.00	11	5.00%

Expense Ratio	
Current YR 1	31.91%
Proforma YR 1	30.71%
Overall Total	29.67%

Time & Inflation	
Expense Growth	3%
Vacancy Allowance	0%

WALT	
WALT AREA	3.48 Years

Notes:

Analysis start date assuming July 1st, 2026
 Taxes are based on 2025 Brevard County Appraisers site and reassessed in YR 1 Proforma
 Expenses are based on average market rates
 GPI and Expense Growth is based on 3%

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price: \$2,800,000

Cap Rate: 8.27%

Net Operating Income: \$231,545

Leasable Area: 16,976

Year Built: 1923

Occupancy: 100.00%



	CURRENT	CURRENT
INCOME	TOTAL	PER SF
Base Rent	\$247,452	\$14.58
Reimbursements	\$92,628	\$5.46
GROSS POTENTIAL INCOME	\$340,080	\$20.03
EFFECTIVE GROSS INCOME	\$340,080	\$20.03
EXPENSES	TOTAL	PER SF
Taxes	\$48,356	\$2.85
Insurance	\$56,847	\$3.35
CAM	\$3,332	\$0.20
TOTAL EXPENSES	\$108,535	\$6.39
NET OPERATING INCOME (NOI)	\$231,545	\$13.64

Notes:

- RE Taxes is based on the broker reassessment of 80% of the list price
- Insurance is based on a quote from the Franklin Street Insurance team

DOWNTOWN COCOA RETAIL

105-113 Brevard Ave
Cocoa, FL 32922
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1923 Year Built

Contact a Team Member



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