

OFFERING MEMORANDUM



BEACHWOOD PLAZA

RETAIL/PROFESSIONAL | MELBOURNE BEACH, FL | 4-6 UNITS | 138' FRONTAGE

OFFERING SUMMARY

Location: 3270 Jimmy Buffett Mem Hwy, Units 101-203,
Melbourne Beach, FL 32951

(3270 S. Highway A1A)

County: Brevard County

Property Size: .53 acres

Zoning: PUD - Planned Unit Development

Permitted Uses: Uses fall under BU-1-A zoning - Restricted
Neighborhood Commercial Retail

Future Land Use: RES - 2 units per acre

Highway Frontage: +/- 138'

Units: 4-6

Occupancy: 28.13%

Avg \$/sf: \$25/sf @ 28.13% occupied

Year Built: 1997 & 2007

Parcel ID: 28-38-21-GD-H-1

Tax Information: \$13,209.37 (2025) (ID 2850107)

OFFERED AT:

\$1,850,000



EXECUTIVE TEAM LEAD



Karen D'Alberto

VP/Principal



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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WWW.CURRICOMMERCIAL.COM

Curri Commercial is proud to present: *The Beachwood Plaza*

This exceptional offering presents a rare opportunity to acquire a premier commercial asset or establish your business presence in one of Central Florida's most picturesque and sought-after oceanfront communities, Melbourne Beach.

Surrounded by limited commercial development and a highly desirable residential base, the property benefits from built-in exclusivity and a clientele defined by strong household incomes (+\$100k median), second-home ownership, professionals, families and a refined coastal lifestyle, offering a distinct competitive advantage for businesses seeking both visibility and purchasing power in a boutique market setting.



Situated on ± 0.53 acres, the $\pm 7,000$ SF building features ample parking and a modern façade just steps from the Atlantic Ocean. Approximately $\pm 5,000$ SF of professional office space is available for owner-users or tenants, including second-floor suites with ocean views, while $\pm 2,000$ SF is currently leased to three retail tenants, providing immediate income.

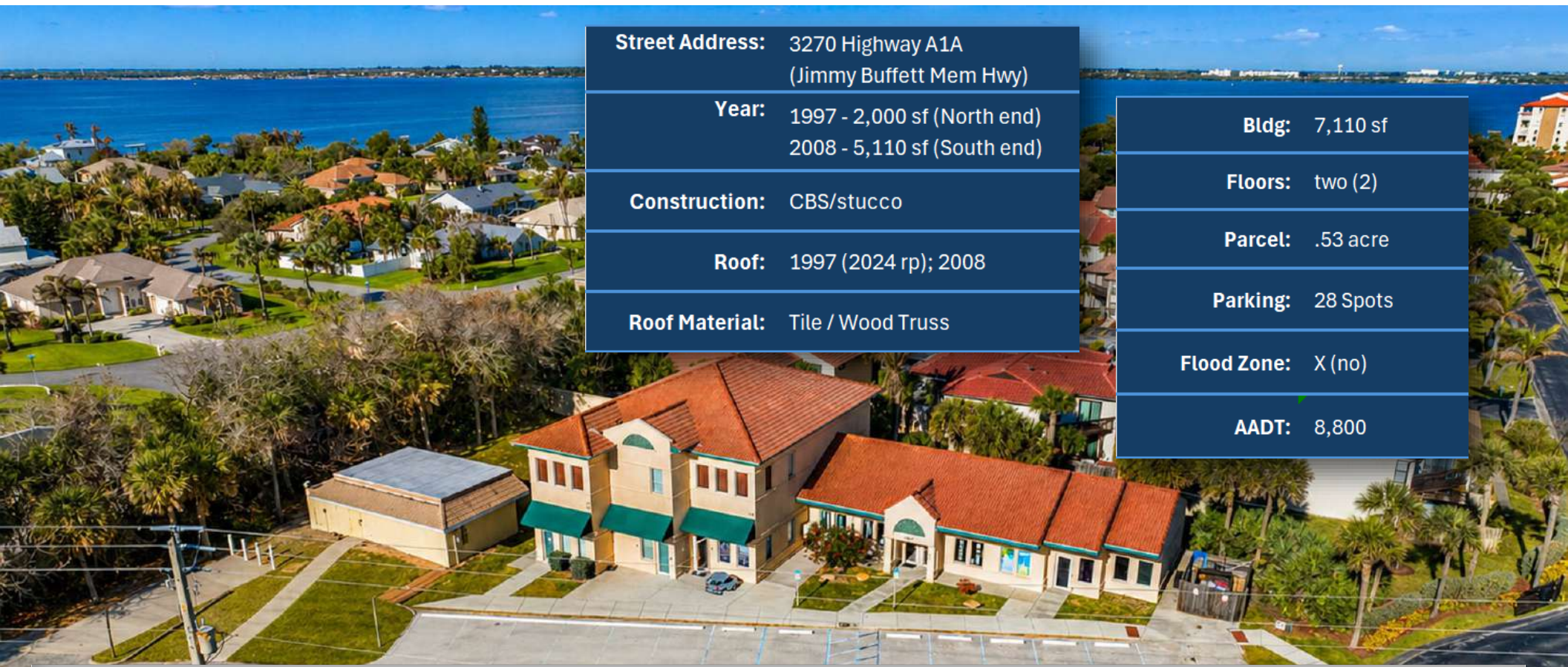
Flexible zoning further enhances the asset's appeal, accommodating a wide range of uses, including retail, professional and medical office, wellness, childcare, and curated food and beverage concepts.

Strategically Located along Florida State Road A1A, Florida's iconic 340-mile scenic coastal highway connecting Key West to Fernandina Beach, and just minutes from Sebastian Inlet State Park, the property benefits from strong tourism flow and offers seamless connectivity between Indian River and Brevard County.

This is a rare chance to own a maintained, multi-tenant commercial property offering exceptional location, accessibility, and proximity, where lifestyle, income demographics, and limited supply converge to create exceptional value.










PROPERTY OVERVIEW



Street Address:	3270 Highway A1A (Jimmy Buffett Mem Hwy)
Year:	1997 - 2,000 sf (North end) 2008 - 5,110 sf (South end)
Construction:	CBS/stucco
Roof:	1997 (2024 rp); 2008
Roof Material:	Tile / Wood Truss

Bldg:	7,110 sf
Floors:	two (2)
Parcel:	.53 acre
Parking:	28 Spots
Flood Zone:	X (no)
AADT:	8,800

<ul style="list-style-type: none">  2nd fl façade signage 12' x 2.7' previously approved  2-sided, 4 part lighted monument sign  Designated enclosed dumpster bay  3 Phase power to building in 2012  2 points of ingress/egress 	<ul style="list-style-type: none">  1st Floor Vacant Space: - 2,468 sf - 3 private offices, 2 open work areas, kitchenette, 2 bathrooms (1w/shower) and distinct lobby/entry area 	<ul style="list-style-type: none">  2nd Floor Vacant Space: - 2,642 sf - 5 private offices, 1 large open work area, kitchenette, 2 bathrms - 3 HVAC systems for optimal subletting 	<ul style="list-style-type: none"> - Ocean views, vaulted ceilings - Pre-wired, projector ready - Dedicated rear entrance - Lift elevator equipped
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ZONING: PLANNED UNIT DEVELOPMENT (PUD) - Includes uses permitted under BU-1-A zoning classification

Retail & Service Shops | Bait & Tackle | Professional & Medical Offices | Studios | Barber & Salon | Childcare & Learning Centers | Eateries | Among many others



ZONING
DETAILS



OWNER-OCCUPANT OR TENANT OPTIONS

- Owner-occupy the entire Southside at 5,110 sf for the premier business location of Melbourne Beach while supplementing with 3 leased units.
-or occupy 2nd or 1st Floor, while leasing the other for more supplement income.
-or lease out all units, adding to the current leased space for a 4-5% ROI.

Available to Owner Occupant for total of 5,110 sf

Unit 101 Potential to lease as separate 200 sf space at \$500/mo.



SUITE	TENANT	SF	GLA%	RENT PSF	MONTHLY BASE RENT	ANNUAL BASE RENT	TYPE	TOTAL ANN BASE RENT	
5)	101-102	Unoccupied*	2,468	34.71%	\$19.00	\$3,907.67	\$ 46,892.00	n/a	\$ 46,892.00
6)	201	Unoccupied*	2,642	37.16%	\$17.00	\$3,742.83	\$ 44,914.00	n/a	\$ 44,914.00
4)	all	Unoccupied*	5,110	71.87%	\$18.00	\$7,665.00	\$ 91,980.00	n/a	\$ 91,980.00

SUITE	TENANT	SF	GLA%	RENT PSF	MONTHLY BASE RENT	ANNUAL BASE RENT	TYPE	TOTAL ANN BASE RENT	
1)	104	Salon	750	10.55%	\$20.73	\$1,295.36	\$ 15,544.31	Mod Gross	\$ 15,544.31
2)	105	Realty Office	750	10.55%	\$23.34	\$1,458.61	\$ 17,503.32	Mod Gross	\$ 17,503.32
3)	106	Café	500	7.03%	\$31.20	\$1,300.00	\$ 15,600.00	Mod Gross	\$ 15,600.00

* Assumes unit 101-102 is leased at a market rate of \$19/sf, 5% annual incr
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VACANT UNIT OPPORTUNITY

UNIT 102 - IDEAL FOR OWNER-USER OR TENANT



This first-floor suite offers 2,468 SF of move-in ready space, thoughtfully configured with open areas ideal for cubicles or workstations, a reception/lobby area, three over-sized private offices with capacity for additional build-out, and a spacious break room. The unit includes two restrooms (one with a shower), a secondary entrance for added staff convenience, and is fully pre-wired with projector capabilities and an integrated alarm system. Combine this space with the 2nd floor for a total of 5,100 sf of prime A1A business frontage.

Status:	Unoccupied - Available
Area:	2,468 sf
Bathrooms:	2 (ADA)
Access:	(3) rear doors; (2) front doors
Fair Market Rate:	\$19.00/sf



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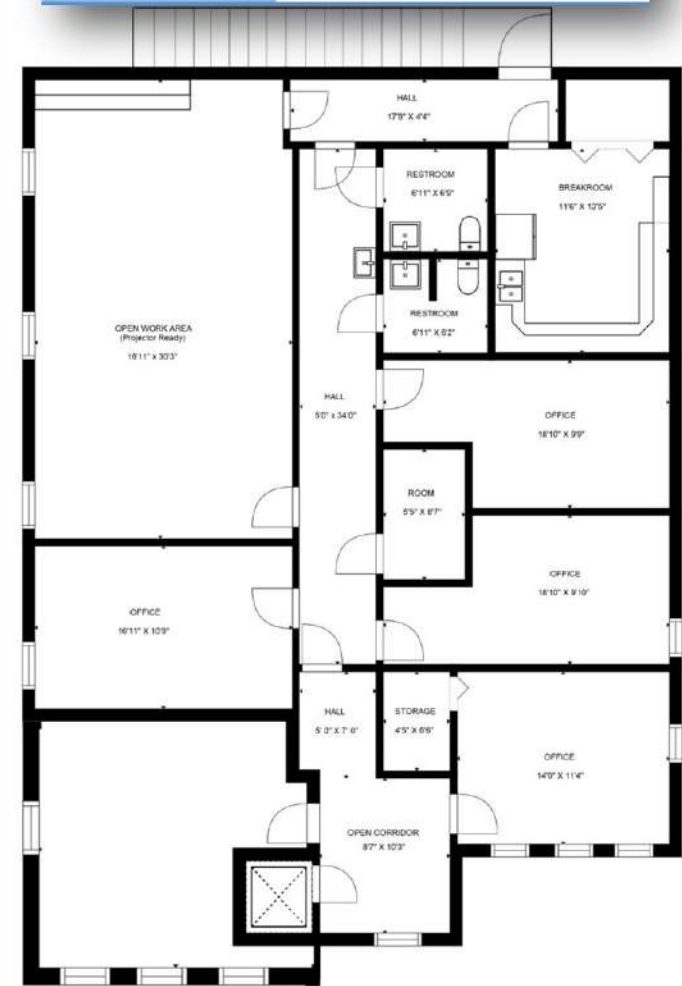
VACANT UNIT OPPORTUNITY

UNIT 201 - IDEAL FOR OWNER-USER OR TENANT



This second-floor suite comprises 2,632 SF and is accessible via a lift-style elevator and rear stairs. The space features vaulted ceilings, abundant natural light with ocean views, and an open, +/-500 sf classroom-style room well-suited for cubicles or collaborative workstations. Additional features include four generously sized private offices, a dedicated break room, and two restrooms. The suite is fully pre-wired, projector-ready, and equipped with an alarm system.

Status:	Unoccupied - Available
Area:	2,632 sf
Bathrooms:	2 (ADA)
Access:	(1) rear door; (1) front elevator
Fair Market Rate:	\$18.00/sf



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RENT ROLL

Sale Price:	\$1,850,000
Cap Rate:	4.62%

See assumptions

Leasable Area:	7,110
Current Occupancy:	28.13%

At 28.13% occupancy the Cap Rate is <1%

SUITE	TENANT	SF	GLA%	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	MONTHLY BASE RENT	ANNUAL BASE RENT	TYPE	MONTH-TO-MONTH	ADDITIONAL RENT	TOTAL ANN BASE RENT
104	Salon	750	10.55%	Nov 1, 2016	Oct 31, 2031	\$ 20.73	\$ 1,295.36	\$ 15,544.31	Mod Gross	No	\$ -	\$ 15,544.31
105	Realty Office	750	10.55%		Jan 31, 2026	\$ 23.34	\$ 1,458.61	\$ 17,503.32	Mod Gross	Yes	\$ -	\$ 17,503.32
106	Café	500	7.03%	Sept 3, 2025	Oct 31, 2027	\$ 31.20	\$ 1,300.00	\$ 15,600.00	Mod Gross	No	\$ -	\$ 15,600.00
TOTAL/AVGS		2,000	28.13%			\$ 25.09	\$ 4,053.97	\$ 48,647.63			\$ -	\$ 48,647.63
101	Unoccupied*	2,468	34.71%	n/a	n/a	\$ 19.00	\$ 3,907.67	\$ 46,892.00	n/a	n/a	\$ -	\$ 46,892.00
102	Unoccupied*	2,642	37.16%	n/a	n/a	\$ 17.00	\$ 3,742.83	\$ 44,914.00	n/a	n/a	\$ -	\$ 44,914.00
POTENTIAL TOTAL/AVGS		7,110	100.00%			\$ 22.40	11,704.47	\$ 140,453.63			\$ -	\$ 140,453.63

Assumptions:

* Unit 101-102 is leased at a market rate of \$19/sf, 5% annual incr

* Unit 201 is leased at a market rate of \$17/sf, 5% annual incr



5-YEAR CASH FLOW

	YR 1	YR 2	YR 3	YR 4	YR 5
Rental Revenue					
Potential Base Rent <i>(5 units leased)</i> ₅	\$ 140,453.63	\$ 147,476.31	\$ 154,850.13	\$ 162,592.63	\$ 170,722.26
Vacancy Assumptions ₁	\$ (14,045.36) ₁	\$ (14,747.63) ₁	\$ (15,485.01) ₁	\$ (16,259.26) ₁	\$ (17,072.23) ₁
Potential Gross Revenue	\$ 126,408.27	\$ 132,728.68	\$ 139,365.11	\$ 146,333.37	\$ 153,650.04
Operating Expenses					
RE Taxes	\$ 13,209.37	\$ 13,209.37 ₂	\$ 13,209.37 ₂	\$ 13,209.37 ₂	\$ 13,209.37 ₂
Property Insurance	\$ 18,234.21	\$ 18,781.24 ₃	\$ 19,344.67 ₃	\$ 19,925.01 ₃	\$ 20,522.76 ₃
CAM (Lawn & Pest)	\$ 9,540.00	\$ 9,826.20 ₄	\$ 10,120.99 ₄	\$ 10,424.62 ₄	\$ 10,737.35 ₄
Total Operating Expenses	\$ 40,983.58	\$ 41,816.81	\$ 42,675.03	\$ 43,559.00	\$ 44,469.49
Net Operating Income	\$ 85,424.69	\$ 90,911.87	\$ 96,690.08	\$ 102,774.37	\$ 109,180.55
Cash Flow Before Debt Service	\$ 85,424.69	\$ 90,911.87	\$ 96,690.08	\$ 102,774.37	\$ 109,180.55

Assumptions:

₁ 10% Annual Vacancy on Avg

₂ RE Taxes based on 2025 Actual less Solid Waste Disposal; at 99% of purchase price; future incr n/a.

₃ Adjusted 3% ea. year 2-5 for infl.

₄ Adjusted 3% ea. year 2-5 for infl.

₅ See page 11 regarding assumptions for unoccupied unit 101-201.



AERIAL IMAGES



PROPERTY IMAGES



VACANT 1ST FL - UNIT 101-102



VACANT 2ND FL - UNIT 201



TENANT OCCUPIED - UNITS 104-106



REAR PROPERTY IMAGES



WHERE BEACHFRONT PRESTIGE POWERS BUSINESS & INVESTMENT SUCCESS

Melbourne Beach presents a rare opportunity for businesses and investors seeking a high-income, supply-constrained coastal market. This barrier island community is characterized by affluent, year-round residents who support a wide range of service-oriented and boutique commercial uses. With limited commercially zoned land and strict development controls, the area benefits from minimal competition and strong long-term value preservation.

Positioned along the highly trafficked A1A corridor, properties enjoy consistent visibility and accessibility, capturing both local and pass-through demand. Proximity to Melbourne and major employment hubs enhances workforce access while maintaining a distinct, low-density coastal environment. Unlike very seasonal markets, Melbourne Beach offers stable, recurring revenue driven by a loyal residential base. For investors and business owners, this translates to durable occupancy, strong tenant retention, and steady appreciation, making it an ideal location for strategic, long-term commercial investment.



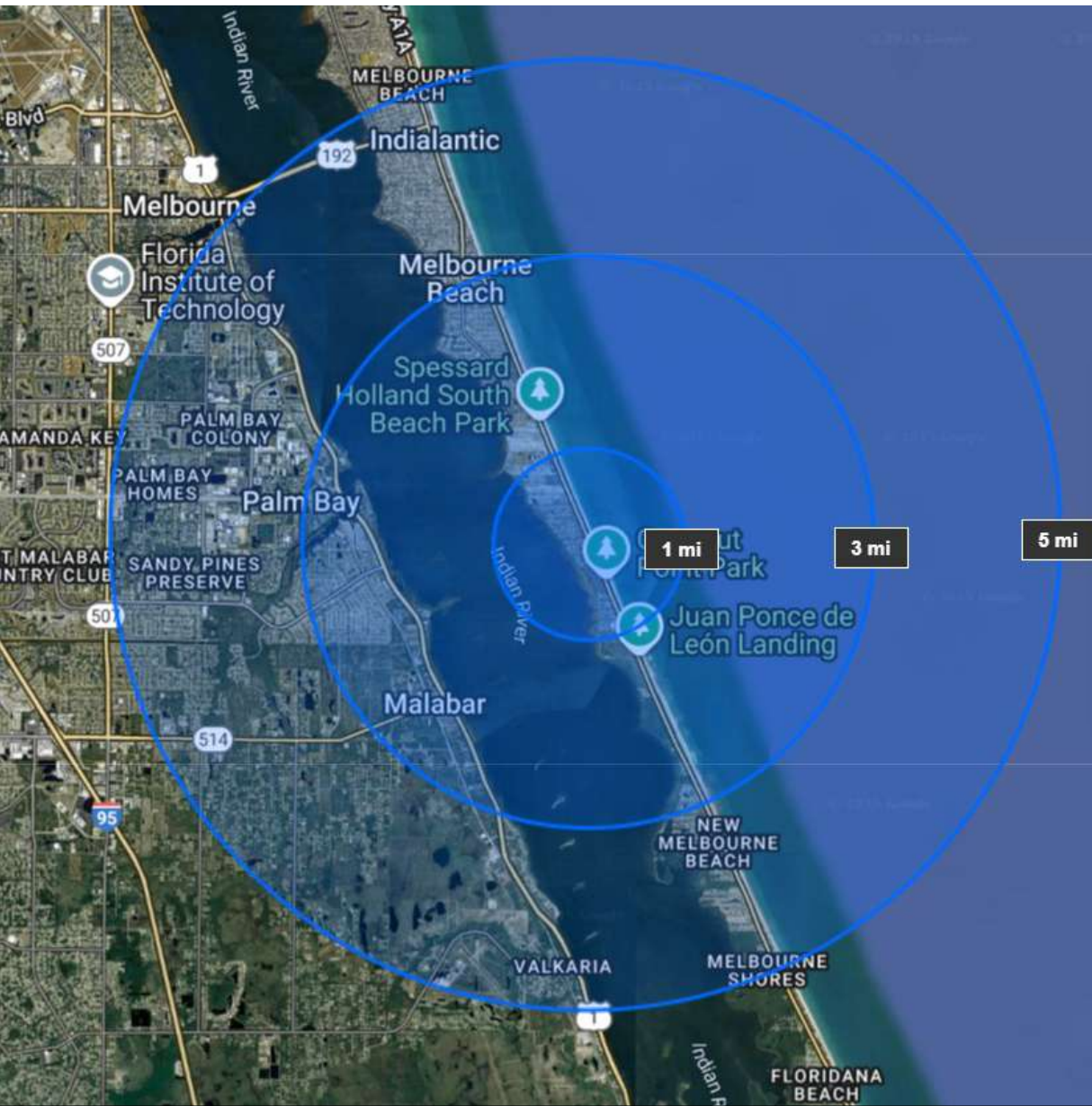
UNCAPTURED LOCAL SPENDING

(5-mile Primary Retail Trade Area)

Category	Food & Beverage (Restaurants)	Grocery Stores	Health & Personal Care	Apparel & Accessories	Home Furnishings	Specialty Retail	Fitness / Wellness	Automotive Services
Demand (\$)	\$42.5M	\$58.0M	\$21.2M	\$18.6M	\$14.8M	\$26.4M	\$12.1M	\$29.5M
Supply (\$)	\$31.0M	\$49.5M	\$15.8M	\$10.2M	\$9.1M	\$19.7M	\$8.9M	\$33.8M
Leakage / Surplus	+\$11.5M Leakage	+\$8.5M Leakage	+\$5.4M Leakage	+\$8.4M Leakage	+\$5.7M Leakage	+\$6.7M Leakage	+\$3.2M Leakage	-\$4.3M Surplus
Interpretation	Strong opportunity	Underserved local demand	High-income driven demand	Limited boutique retail	Growth from new residents	Strong discretionary spending	Aging affluent demographic	Over-supplied category

- The trade area shows consistent retail leakage across nearly all discretionary categories.
- Consumers are leaving the immediate area to spend money elsewhere.

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	2,500-3,500	15,000-25,000	60,000-90,000
Median HH Income	\$95k - \$100k	\$85k - \$105k	\$70k-\$90k
Median Age	55-60	50-55	42-48
2029 Pop Projection	+1.6%	+5.5%	+6.7%



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