

# SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Investment Opportunity



New 15-Year Lease | 2026 Construction |  
Located In Space Coast Town Center (225-Acre Master-Planned Development)



4521 Andromeda Road

**MELBOURNE** FLORIDA

ACTUAL REPRESENTATION



**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



# SITE OVERVIEW



**7-Eleven Car Wash & Gas Station Outparcel Also Available for Sale. Contact Brokers for More Information**



Publix  
BARNES & NOBLE

LOWE'S

THE HOME DEPOT

ALDI

Central Middle School

Meadowlane Elementary School

TRACTOR SUPPLY CO.

ASHLEY

CIRCLE K

Cumberland

DUNKIN'

7-ELEVEN

sam's club

EconoLodge

Holiday Inn BY IHG

extended STAY AMERICA

RaceTrac

ROOMS TO GO

Audi

95 101,500 VPD



Integra Station  
300 apartments

192

500

32,500 VPD

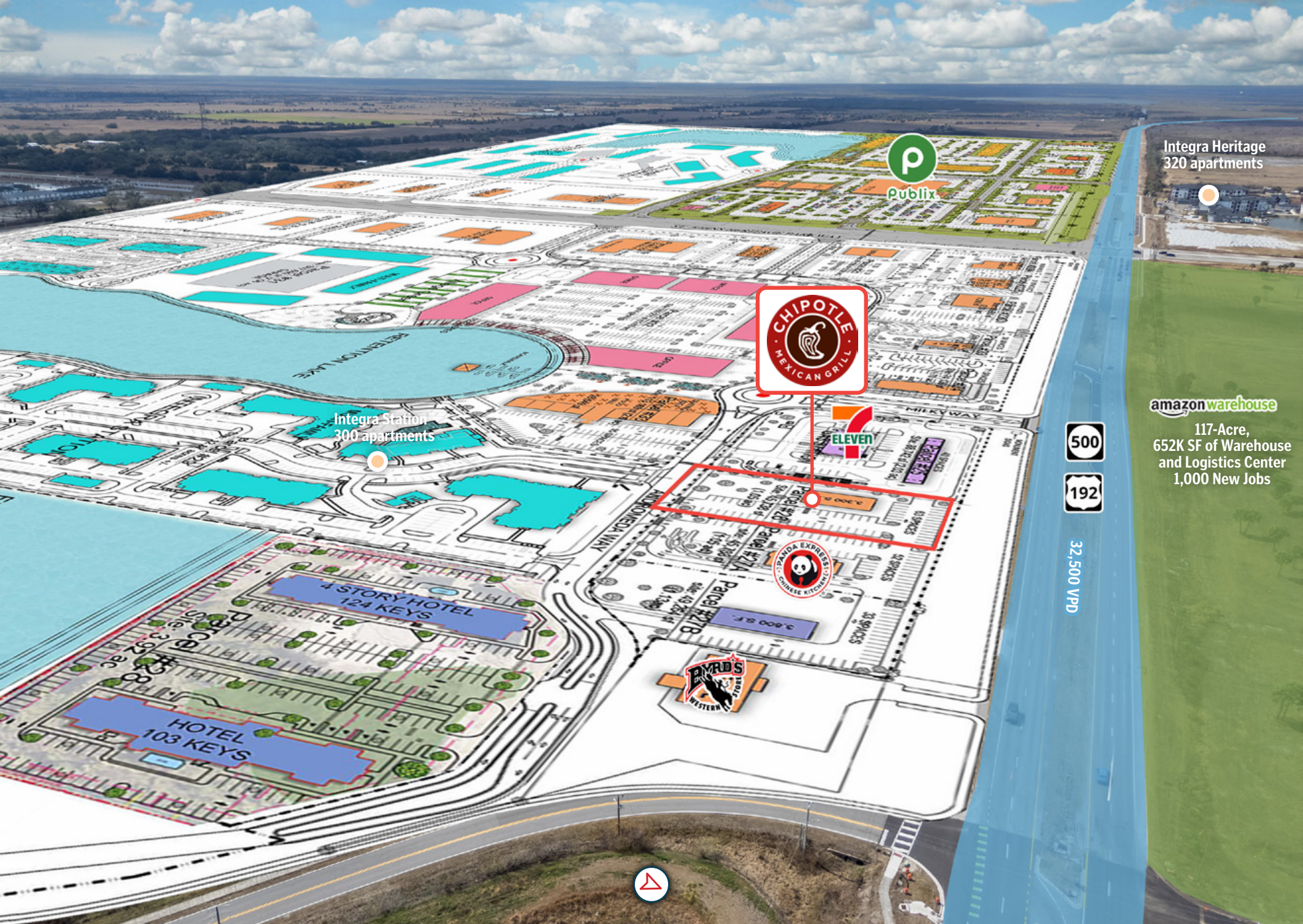
amazonwarehouse

117-Acre,  
652K SF of Warehouse  
and Logistics Center  
1,000 New Jobs

NEBULA WAY

MILKY WAY





Integra Heritage  
320 apartments

Integra Station  
300 apartments



amazonwarehouse  
117-Acre,  
652K SF of Warehouse  
and Logistics Center  
1,000 New Jobs



32,500 VPD



# OFFERING SUMMARY



**4,000+**

LOCATIONS  
GLOBALLY

**\$11.9B+**

2025  
REVENUE

**NYSE: CMG**

STOCK  
SYMBOL

## OFFERING

<b>Pricing</b>	\$4,433,000
<b>Net Operating Income</b>	\$199,500
<b>Cap Rate</b>	4.50%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	4521 Andromeda Road, Melbourne, FL 32904
<b>Rentable Area</b>	2,471 SF
<b>Land Area</b>	1.03 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Chipotle Mexican Grill Of Colorado, LLC
<b>Guarantor</b>	Chipotle Mexican Grill, Inc. (Corporate)
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years throughout the initial term and at the start of each option period
<b>Options</b>	4 (5-Year)
<b>Rent Commencement</b>	4/14/2026
<b>Lease Expiration</b>	4/30/2041

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

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# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	
Chipotle Mexican Grill Of Colorado, LLC  (Corporate Guaranty)	2,471	4/14/2026	4/30/2041	4/14/2026	-	\$16,625	\$199,500	4 (5-Year)
				5/1/2031	10%	\$18,288	\$219,450	
				5/1/2036	10%	\$20,116	\$241,395	
10% Increase Beg. of Each Option								

## Brand New 15-Year Lease | Corporate Guaranty (NYSE:CMG) | 10% Rental Increases | 2026 Construction

- Chipotle recently signed a brand new 15-year lease with 4 (5-year) options to extend
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., a publicly traded (NYSE: CMG) and nationally recognized tenant with over 4,000 locations
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period drive NOI growth and provide a built-in hedge against inflation
- 2026 construction will feature the latest Chipotle prototype with modern finishes and an optimized drive-thru layout

## Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities

- Tenant is responsible for taxes, insurance, and all property maintenance
- Investor benefits from fee-simple ownership of the building and land
- No landlord responsibilities make this an ideal management-free investment for a passive investor

## Strong Demographics In 5-mile Trade Area |

- More than 89,600 residents and 44,500 employees support the trade area
- \$104,920 average household income

## Frontage On U.S. Hwy 192 (32,500 VPD) | Steps From I-95 (101,500 VPD)

- The property benefits from prominent frontage along U.S. Hwy 192 (32,500 VPD), just steps from its intersection with I-95 (101,500 VPD), offering excellent accessibility from two of Melbourne's key transportation corridors

## Dense Retail Corridor | Surrounded by New Development

- Situated within Melbourne's primary retail corridor, alongside national brands such as Sam's Club, Zaxby's, and Dunkin', all within a two-mile radius of the property
- These established retailers drive consistent consumer traffic to the area and support strong shopping activity at the subject site

## Space Coast Town Center | 225-Acre Master-Planned Development

- Located within Space Coast Town Center, a 225-acre master-planned mixed-use development thoughtfully integrating retail, multifamily, and office uses to create a cohesive live / work / play environment
- Integra Station (300 apartments), located directly adjacent to the subject property, represents one of the first residential phases delivered, with the project approved for approximately 3,000 total residential units at full buildout



# Welcome to Florida's Space Coast

Space Coast Town Center promises to bring exciting energy and vibrancy to the future of Florida's aerospace and defense industries in the thriving Space Coast region. The 225-acre development intends to be more than just the new hub for area employers, employees and residents - this mixed-use community provides the perfect place to live, work and play.

The vision and plan for Space Coast Town Center is one of an neo-urban, walkable community that is at the heart of the region's employers, attractions and traffic patterns. As a member of this community, you are a part of the network of businesses, homes and amenities that encompass your daily activities. It's a community planned for everything from the biggest tech and aerospace firms to local small shop retailers and gourmet dining - all at your fingertips.

This revolutionary development is already starting to take shape. The first residential component at Space Coast Town Center has been completed. Integra Station delivered 300 multifamily units, officially bringing this community to life.

With the growth of aerospace and tech jobs in the Space Coast area comes a high-demand for residential development. Just south of Space Coast Town Center are two planned single-family communities programmed for around 6,200 homes. Space Coast Town Center development will include around 3,000 multi-family units on site as well as up to 300 hotel rooms to serve this rapidly growing market.

Source: Space Coast Town Center [WEBSITE](#)

WELCOME TO THE

## FLORIDA SPACE COAST

Lockheed Martin, GE, and numerous other Space Coast companies are driving the growth for the Melbourne area. With the highest share of high-tech/STEM jobs in Florida and 12th in the U.S., Melbourne is the perfect location for a community hub like Space Coast Town Center.

**#10**  
HIGH-TECH GDP CONCENTRATION IN THE U.S.

**2.8x**  
THE U.S. RATE IN MANUFACTURING JOB GROWTH

**#1**  
MOST AFFORDABLE U.S. DOWNTOWN CITY TO LIVE IN

Other highlights in the area include:

- Home to SpaceX, Blue Origin, and numerous other aerospace employers
- The Kennedy Space Center, a major tourist attraction, bringing in over 15 million visitors per year
- Port Canaveral, the world's second busiest cruise port
- Pleasant weather and a tax-friendly business and personal income climate attract new residents and retirees
- Location of the Florida Institute of Technology and Kaler University, with graduates coming from the nearby University of Central Florida and University of Florida for the high-tech job market
- Brevard Zoo ranks 5th best zoo in North America
- Second highest industry diversity index in Florida

## YOUR COMMUNITY FOR THE FUTURE

Space Coast Town Center is designed to bring together life's most important aspects: where to live, work, and play, by targeting local employees that are choosing the area for the high-tech and STEM job opportunities. Visible from the Interstate, Space Coast Town Center will conveniently serve the daily workforce, the nearby residential, and the greater Space Coast market.

ACRES	225 AC
TOTAL RETAIL SF	350,000 SF
GROCERY SF	48,000 SF
MULTI-FAMILY UNITS UNDER DEVELOPMENT	300 units
FUTURE MULTI-FAMILY UNITS	Up to 3,000 units
PROPOSED OFFICE SF	500,00+ SF
TOTAL HOTELS	Three hotels

# Amazon Plans 652,000-Square-Foot West Melbourne Warehouse as Part of 117-Acre ‘Project Zeppelin’ Project

By Space Coast Daily // September 19, 2025

BREVARD COUNTY • WEST MELBOURNE, FLORIDA — Amazon is moving forward with plans to build a massive distribution facility in West Melbourne. This development will bring about 1,000 jobs and transform open pastureland into a regional logistics hub.

The project, identified in city records as Project Zeppelin, is slated for a 117-acre site west of Interstate 95 near U.S. 192 and the St. Johns Heritage Parkway. At its center will be a 652,000-square-foot warehouse and space for 992 employee parking spaces.

According to an Amazon spokesperson, the project is in the early planning stages, and formal construction designs have not yet been submitted to city officials.

Permit filings show Amazon is seeking authorization from the St. Johns River Water Management District to develop the project east of Columbia Lane and south of The Dunes at Heritage Lakes subdivision.

The complex is expected to serve as a “first mile” logistics center — where goods are prepared for long-haul trucking to fulfillment centers or delivery stations across the region.



Amazon already operates a 202,000-square-foot fulfillment facility in Cocoa and a 141,000-square-foot delivery station on Sarno Road in Melbourne.

Amazon already employs nearly 6,900 people throughout Central Florida, with approximately 1,800 workers in Brevard, Volusia, and Flagler counties.

CEO Andy Jassy attributed much of Amazon’s momentum to its growing integration of artificial intelligence, which now powers features across Alexa+, online shopping tools, and warehouse logistics, including workflow optimization for over a million robots and streamlined software development.

Source: Space Coast Daily  
Read Full Article [HERE](#)

# PROPERTY PHOTOS



WATCH DRONE VIDEO



# CONSTRUCTION PROGRESS AS OF FEB. 20, 2026





## CHIPOTLE

- chipotle.com**
- Company Type:** Public (NYSE: CMG)
- Locations:** 4,000+
- 2025 Employees:** 130,301
- 2025 Revenue:** \$11.93 Billion
- 2025 Net Income:** \$1.54 Billion
- 2025 Assets:** \$8.99 Billion
- 2025 Equity:** \$2.83 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 4,000 restaurants as of December 31, 2025, in the United States, Canada, the United Kingdom, France, Germany, and the Middle East and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: [newsroom.chipotle.com](https://newsroom.chipotle.com), [finance.yahoo.com](https://finance.yahoo.com)



## CHIPOTLE ANNOUNCES FOURTH QUARTER AND FULL YEAR 2025 RESULTS

NEWPORT BEACH, Calif., Feb. 3, 2026 /PRNEWSWIRE/ -- Chipotle Mexican Grill, Inc. (NYSE: CMG) today reported financial results for its fourth quarter and fiscal year ended December 31, 2025.

### Fourth quarter highlights, year over year:

- Total revenue increased 4.9% to \$3.0 billion
- Comparable restaurant sales decreased 2.5%
- Operating margin was 14.1%, a decrease from 14.6%
- Restaurant level operating margin was 23.4%, a decrease from 24.8%
- Diluted earnings per share was \$0.25, a 4.2% increase from \$0.24
- Adjusted diluted earnings per share remained flat at \$0.25
- Opened 132 company-owned restaurants, with 97 locations including a Chipotlane, and seven international partner-operated restaurants

### Full year 2025 highlights, year over year:

- Total revenue increased 5.4% to \$11.9 billion
- Comparable restaurant sales decreased 1.7%
- Operating margin was 16.2%, a decrease from 16.9%
- Restaurant level operating margin was 25.4%, a decrease from 26.7%
- Diluted earnings per share was \$1.14, a 2.7% increase from \$1.11
- Adjusted diluted earnings per share was \$1.17, a 4.5% increase from \$1.12
- Opened 334 company-owned restaurants, with 257 locations including a Chipotlane, and 11 international partner-operated restaurants

«Through our proven business model, prudent investments in operational excellence and the support of a strong balance sheet, 2025 was a year of progress and resilience for Chipotle.



Against a dynamic consumer backdrop, we opened a record number of restaurants globally and grew Q4 and full year revenue,» said Scott Boatwright, Chief Executive Officer, Chipotle. «This momentum will fuel our next phase of growth, driven by our ‘Recipe for Growth’ strategy which leans into what uniquely differentiates our brand to accelerate transactions and expand our footprint globally.»

### Outlook For 2026, management is anticipating the following:

- Full year comparable restaurant sales to be about flat
- 350 to 370 new restaurant openings, which includes 10 to 15 international partner-operated restaurants. Around 80% of company-owned restaurants will have a Chipotlane
- An estimated underlying effective full year tax rate between 24% and 26% before discrete items

Source: Chipotle  
[Read Full Report HERE](#)

# PROPERTY OVERVIEW



## LOCATION



Melbourne, Florida  
Brevard County

## ACCESS



Nebula Way: 1 Access Point

## TRAFFIC COUNTS



U.S. Highway 192: 32,500 VPD  
Interstate 95: 101,500 VPD

## IMPROVEMENTS



There is approximately 2,471 SF of existing building area

## PARKING



There are approximately 35 parking spaces on the owned parcel.  
The parking ratio is approximately 14.2 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 28-36-03-52-00000.0-0008.00  
Acres: 1.03  
Square Feet: 44,867

## CONSTRUCTION



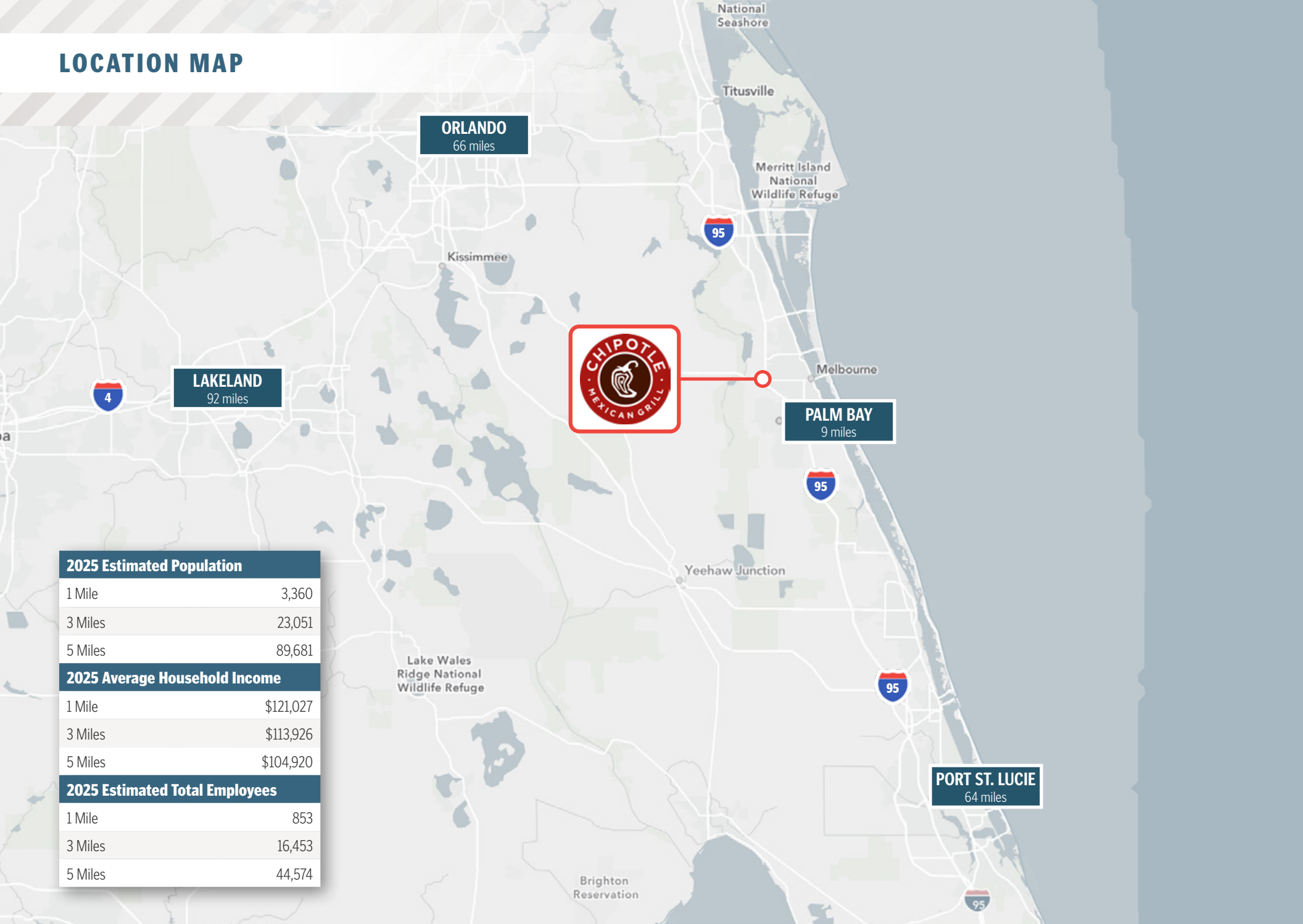
Year Built: 2026

## ZONING



Gateway Interchange District (GTWY-1)

# LOCATION MAP



**ORLANDO**  
66 miles

**LAKELAND**  
92 miles

**PALM BAY**  
9 miles

**PORT ST. LUCIE**  
64 miles

2025 Estimated Population	
1 Mile	3,360
3 Miles	23,051
5 Miles	89,681
2025 Average Household Income	
1 Mile	\$121,027
3 Miles	\$113,926
5 Miles	\$104,920
2025 Estimated Total Employees	
1 Mile	853
3 Miles	16,453
5 Miles	44,574

amazonwarehouse

117-Acre,  
652K SF of Warehouse  
and Logistics Center  
1,000 New Jobs

32,500 VPD

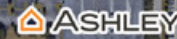


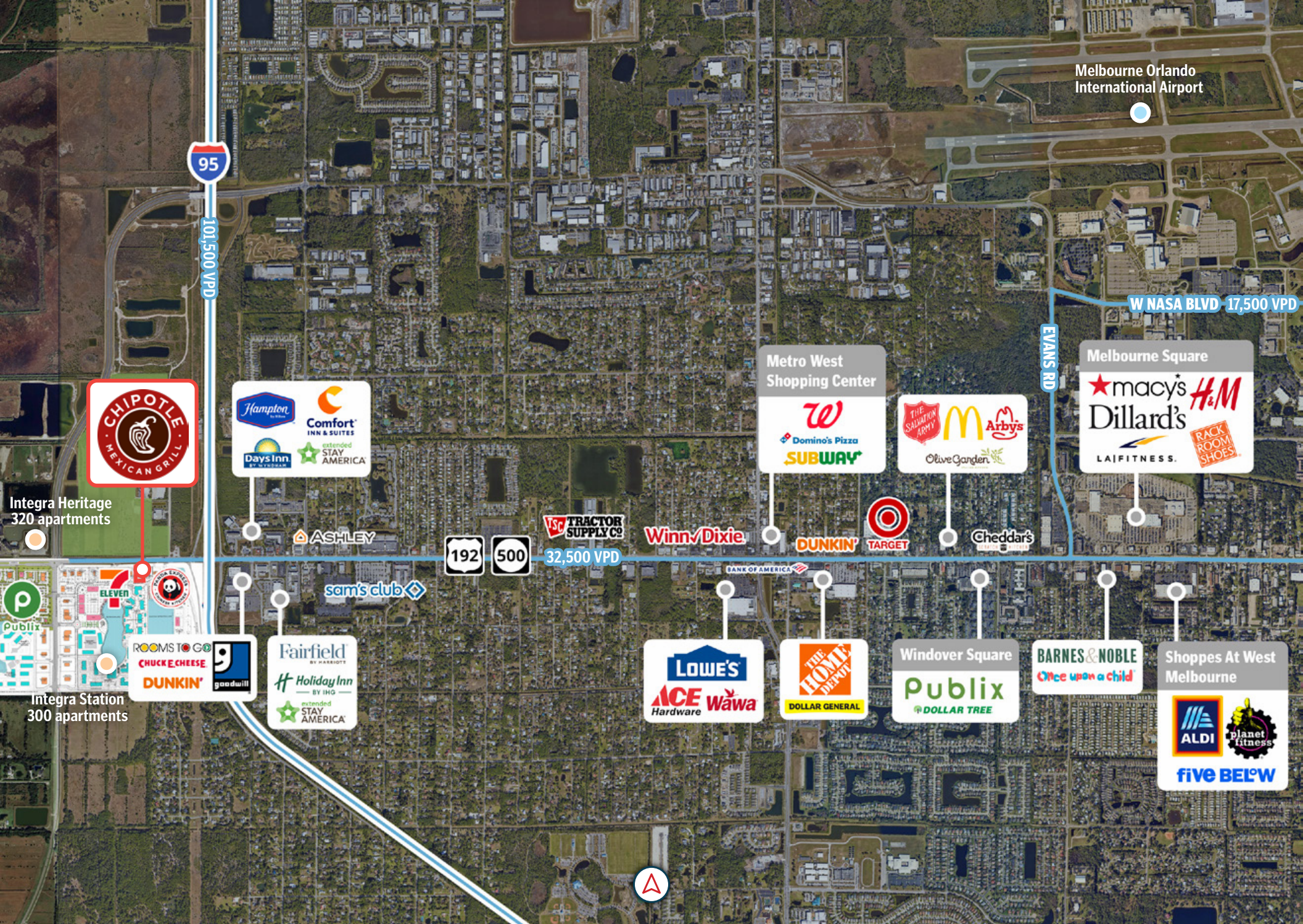
Integra Station  
300 apartments

101,500 VPD



Azalea at West  
Melbourne

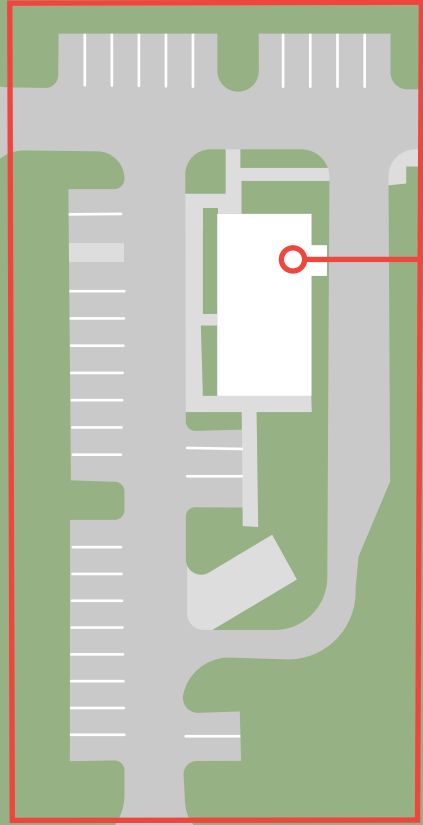
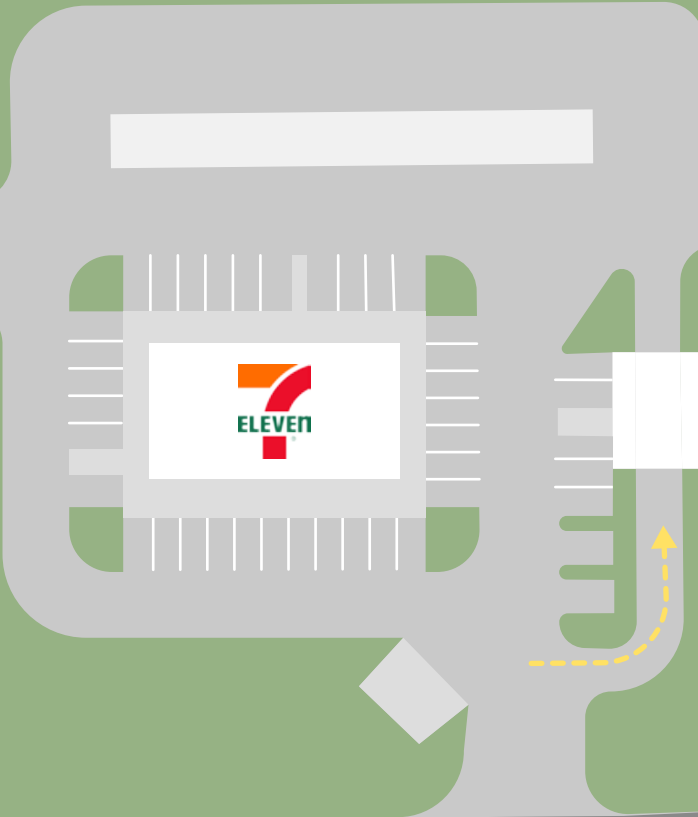






SPACE COAST PARKWAY 32,500 VPD

MILKY WAY



NEBULA WAY

NEBULA WAY



# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	3,360	23,051	89,681
2030 Projected Population	3,948	25,091	94,310
2025 Median Age	44.2	45.3	44.6
<b>Households &amp; Growth</b>			
2025 Estimated Households	1,356	9,024	36,123
2030 Projected Households	1,599	9,846	38,232
<b>Income</b>			
2025 Estimated Average Household Income	\$121,027	\$113,926	\$104,920
2025 Estimated Median Household Income	\$99,007	\$94,150	\$84,979
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	106	1,502	4,119
2025 Estimated Total Employees	853	16,453	44,574



## MELBOURNE, FLORIDA

Located on the central east coast of Florida in Brevard County, the City of Melbourne had a population of 87,279 as of July 1, 2024. Residents enjoy excellent weather, high-tech employment opportunities, top-rated schools, vibrant downtown areas, and abundant recreational amenities. With reasonable housing prices and a strong sense of community, Melbourne is widely regarded as one of the best places in Florida to live, work, and raise a family. The Melbourne and Eau Gallie Causeways provide convenient access across the lagoon to the beaches and waterfront activities.

Melbourne has a diverse economy anchored by advanced industries such as communications, electronics, aerospace, security, emerging technologies, and healthcare. The city offers robust infrastructure that supports a high quality of life for its growing residential, business, and tech communities. Notable companies with a strong presence in Melbourne include Northrop Grumman, Harris Corporation, Rockwell Collins, Embraer Executive Jets, GE Transportation, and Teletch. Health First Holmes Regional Medical Center, Brevard County’s only state-accredited Level II trauma center, and Melbourne Regional Medical Center also serve the local community.

A key economic driver is the Melbourne International Airport (MLB) and its adjacent Commerce Park. MLB accommodates up to 2 million travelers annually and generates over \$1 billion in economic impact. Its expansive industrial park is home to major national and international aviation and aerospace firms. In fact, four of the ten largest employers in Brevard County operate out of MLB.



SRS

CAPITAL  
MARKETS

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE

company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



OF GOING THE EXTRA MILE

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