



3555 W. New Haven Avenue | Melbourne, FL 32904

Offering Memorandum

Northern Tool + Equipment

Prime Investment in High-Growth Area

Colliers

Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 3555 W. New Haven Avenue, Melbourne, FL 32904. It has been prepared by Colliers. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Colliers from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of 3555 W. New Haven Avenue, Melbourne, FL 32904 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

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Investment Overview

Northern Tool + Equipment | Melbourne, FL

Offering Summary

Colliers is proud to present a premier investment opportunity at **3555 W. New Haven Avenue, Melbourne, FL**. This large **3.43-acre lot**, featuring a **25,531 SF retail building**, is situated in one of Florida's most dynamic growth markets. Leased to **Northern Tool + Equipment** on a **long-term lease** with minimal landlord responsibilities, this property offers an exceptional combination of stability and future upside with scheduled rental increases.

Located along Highway 192, a bustling retail corridor, the property benefits from strong national co-tenancy and proximity to the **Space Coast Town Centre** development, a transformative 170-acre mixed-use community. Melbourne, FL, is renowned for its robust economic growth, driven by major aerospace and technology employers such as SpaceX, Lockheed Martin, and Blue Origin, making it one of Florida's most sought-after investment destination. This asset combines a prime location, strong tenancy, and future income growth in a rapidly expanding market. A rare opportunity for investors seeking secure, long-term returns in Florida's booming Space Coast region.

Property Overview

Address	3555 W. New Haven Avenue, Melbourne, FL, 32904
Tenant	Northern Tool + Equipment
Building Size	25,531 SF
Lease Expiration	January 31, 2032
Lease Term Remaining	± 8 years
Ownership Type	Fee Simple
Rent Amount	\$299,233.00

 PRICE: **\$5,204,052**  CAP RATE: **5.75%**

Investment Highlights

- **Prime Corner Location:** Situated on a high-visibility 3.43-acre lot along Highway 192, a thriving retail corridor in Melbourne, FL, ensuring maximum exposure and accessibility.
- **Strong Florida Growth Market:** Located in the booming Space Coast region, driven by major aerospace and tech employers like SpaceX, Lockheed Martin, and Blue Origin, fueling economic and population growth.
- **Low Rent with Upside Potential:** Current annual rent of \$299,223 (\$11.72/SF) is below market, paired with a long-term NNN lease (8+ years remaining) and scheduled 5% rent increases, offering immediate value and future income growth.
- **Stable National Tenant:** Leased to Northern Tool + Equipment, a reputable multi-channel retailer with over 120 U.S. locations, providing secure, long-term cash flow with minimal landlord responsibilities (roof & structure only).
- **Strategic Positioning:** Adjacent to the transformative 170-acre Space Coast Town Centre mixed-use development and surrounded by strong national co-tenancy, enhancing property value and desirability.
- **Rare Large Lot:** 3.43 acres with a 25,531 SF building and 89 parking spaces (3.53/1,000 SF ratio), offering flexibility and potential for future redevelopment or expansion.



Tenant Overview

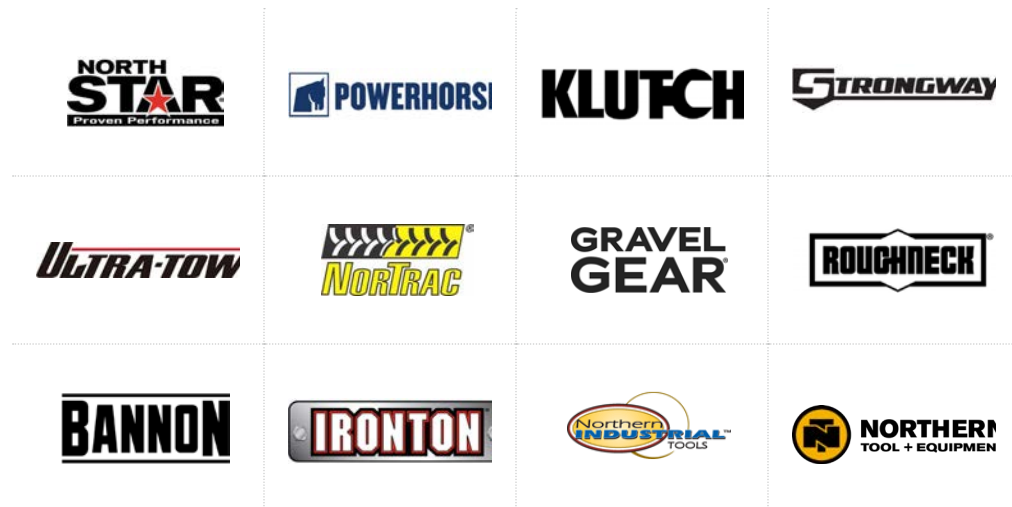
Northern Tool + Equipment | Melbourne, FL

Tenant Overview

Northern Tool + Equipment is a multi-channel retailer offering a wide selection of products — from consumer goods to industrial and construction equipment — to do-it-yourselfers, contractors and professional shops via catalog, internet (northerntool.com), mobile and retail locations. Their headquarters are located in Burnsville, MN, and they have warehouses in Savage, MN, Fort Mill, SC and Arlington, TX. They manufacture North Star, Powerhorse, and several other brands at our facilities in Faribault, MN and Ningbo, China.

With over 120 store locations across more than 20 states, Northern Tool has a strong retail presence in the U.S. But the Northern Tool experience doesn't stop there. Add in their year-round catalog offerings, a website packed with over 100,000 tools, curbside store pickup, nationwide delivery and a team standing by on the phone always ready to take an order — and the possibilities are endless. But despite the many ways to shop, Northern Tool is always here to treat you with that familiar, trustworthy customer experience plus the endless knowledge and support of an entire team of product experts online, on the phone, on the floor, and in the field.

Private Labels Inspired by Customers



NORTHERN®
TOOL + EQUIPMENT

Tenant	Northern Tool + Equipment
Website	www.northerntool.com
Headquarters	Burnsville, MN
Year Founded	1981
Locations	120+
Number of Employees	2,500+
Revenue	Contact Broker for details





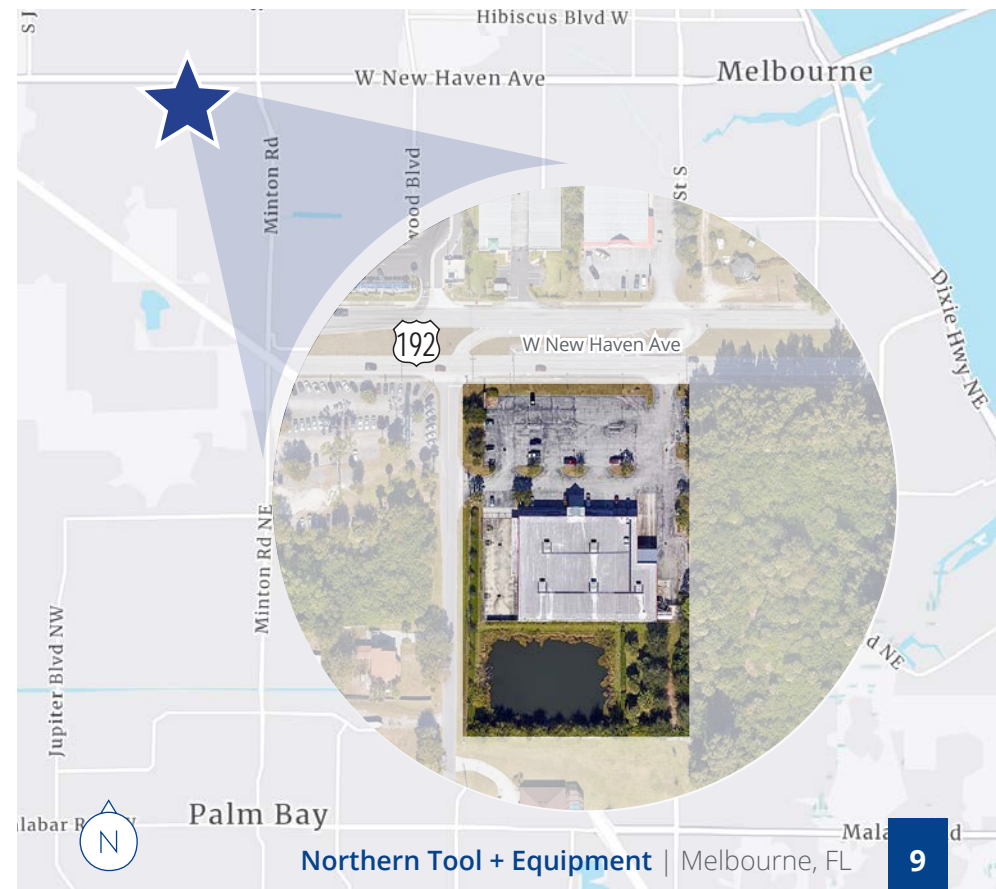
Property Overview

Northern Tool + Equipment | Melbourne, FL

Lease Abstract

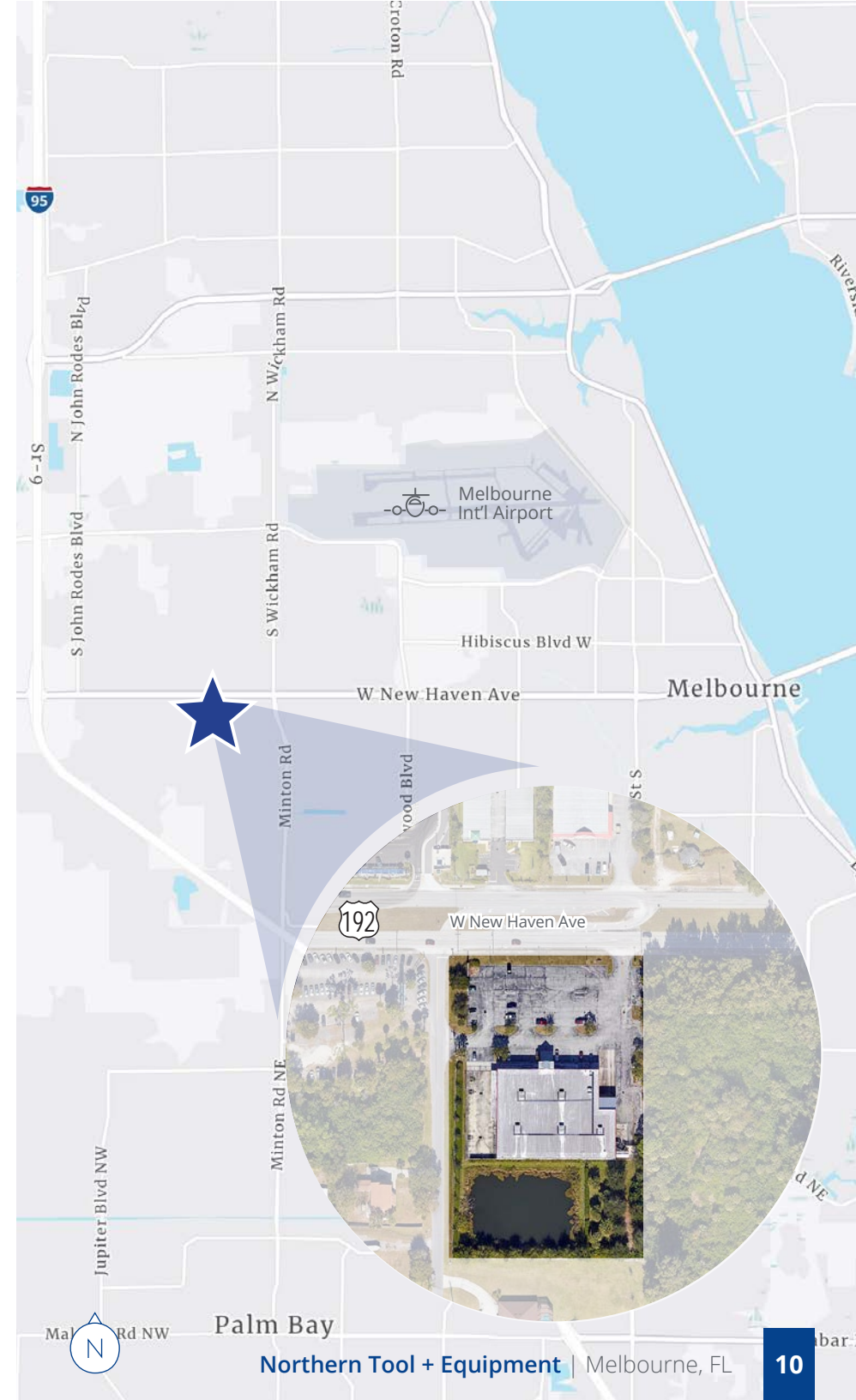
Tenant	Northern Tool + Equipment
Address	3555 W. New Haven Avenue, Melbourne, FL, 32904
Ownership Type	Fee Simple
Building Size	25,531 SF
Land Area	3.43 Acres
Year Built	2006
Lease Term	10 years
Rent Commencement	February 1, 2022
Rent Expiration	January 31, 2032
Term Remaining	± 8 years
Annual Rent	\$299,223
Rent Increases	5% (see rent schedule)
Renewal Options	3, 5 year options
Option Increases	5% (see rent schedule)
Lease Type	NNN
Tenant Responsibilities	Taxes, insurance & maintenance
Landlord Responsibilities	Roof & structure

Term	Start	End	Monthly Rent	Annual Rent	Rent/SF
Years 1-5	2/1/2022	1/31/2027	\$24,935	\$299,223	\$11.72
Years 6-10	2/1/2027	1/31/2032	\$26,182	\$314,184	\$12.31
Option 1	2/1/2032	1/31/2037	\$27,491	\$329,893	\$12.92
Option 2	2/1/2037	1/31/2042	\$28,866	\$346,388	\$13.57
Option 3	2/1/2042	1/31/2047	\$30,309	\$363,707	\$14.25

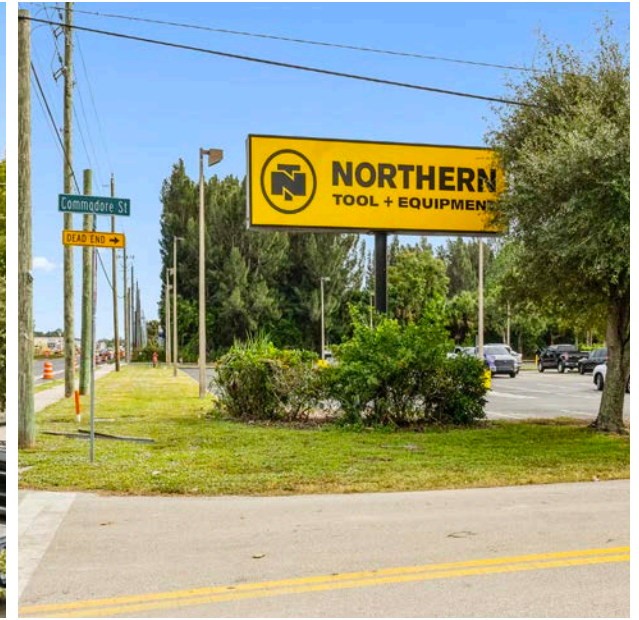


Property Summary

Address	3555 W. New Haven Avenue, Melbourne, FL, 32904
County	Brevard
Zoning	BU-1
Tenancy	Single
Property Type	Retail
Building Size	25,531 SF
Land Area	3.43 Acres
Year Built	2006
Parking Spaces	89
Parking Ratio	3.53/1,000 SF
Ownership Type	Fee Simple



Property Photos



Aerial Map



Location Overview

Melbourne, FL

The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders. Melbourne's historic downtowns provide ever increasing entertainment options and unique retail choices. Melbourne's unparalleled natural amenities and a strong sense of community stewardship make the City one of the best places to live, work and raise a family.



#3 Places to Live in Florida
US NEWS AND WORLD REPORT

#7 Best Job Growth in the U.S.
THE MILKEN INSTITUTE

#12 Fastest Growing Metro in the U.S.
US NEWS AND WORLD REPORT

- Melbourne is located on the central-east coast of Florida, about 70 miles southeast of Orlando. It currently has a population of 87,000+ and features a diverse economy of advanced security, cutting edge technologies, aerospace, medical, and service industries
- This superbly located Northern Tool is just over a mile away from the massive, high-end Space Coast Town Centre development - a 170 acre mixed-use community programmed for 6,200 homes
- Melbourne has experienced exponential growth thanks to the myriad of top Aerospace employers who have decided to make the Space Coast their corporate home - such as, SpaceX, Blue Origin, Raytheon Technologies, Lockheed Martin, GE, Northrop Grumman, and more

Source: Florida's Space Coast Economic Development Commission, Esri

Demographic Summary	1 Mile	3 Miles	5 Miles
2024 Total Population	6,953	41,502	133,653
2029 Population	7,180	43,010	137,936
2023-2028 Annual Rate (CAGR)	1.76%	2.08%	1.32%
2000 to 2024 Population Change	39.0%	80.4%	38.3%
2024 Households	2,828	16,999	55,882
2029 Households	2,950	17,249	58,363
2023-2028 Annual Rate	0.64%	0.72%	0.63%
2000 to 2024 Household Change	36.0%	69.7%	39.6%
2022 Avg. Household Income	\$113,090	\$107,002	\$92,795

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