

(7.7% CAP RATE!) MELBOURNE AIRPORT MOBIL GAS STATION!

(7.7% CAP RATE) MELBOURNE AIRPORT MOBIL W/ "GO MARKET" C-STORE (20-YEAR NNN LEASE)!

601 S Babcock , Melbourne, FL 32901

CONFIDENTIAL OFFERING MEMORANDUM • MARCH 20, 2026

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

GAS STATION PROPERTY FOR SALE



PROPERTY INFORMATION

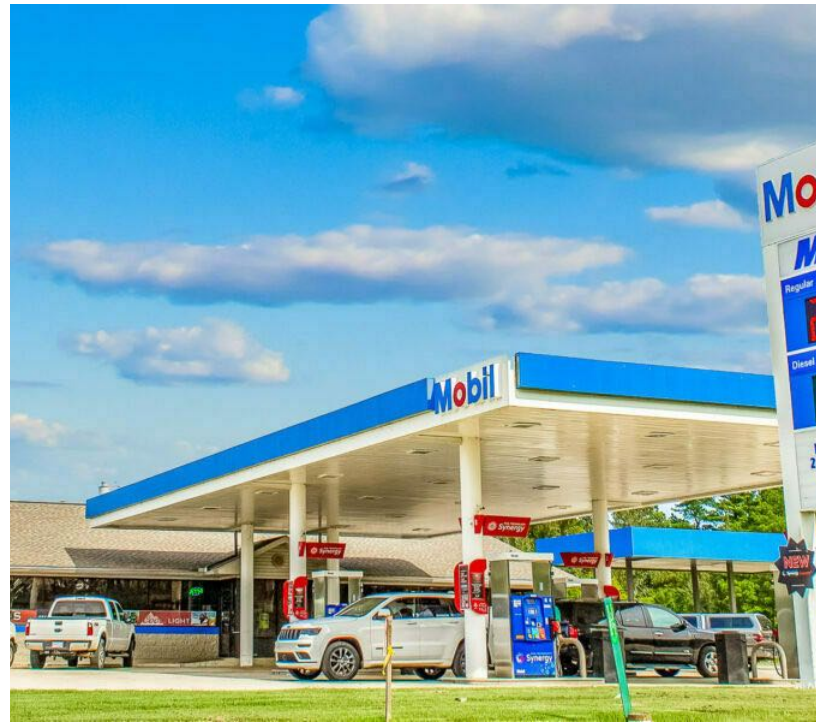




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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,600,000
Pure NNN:	Yes
100% Bonus Depreciation:	Yes
Avg. 20 Year Cap Rate:	9.5%
2025 Cap Rate:	7.7%
2030 Cap Rate:	8.3%
2035 Cap Rate:	9.2%
2040 Cap Rate:	10.2%
Lot Size:	0.66 Acres
Year Built:	1993
Building Size:	1,585 SF
Renovated:	2025
Zoning:	CSGP
Market:	Melbourne
Submarket:	Orlando

PROPERTY OVERVIEW

THE MELBOURNE AIRPORT MOBIL GAS STATION W/ A BRAND-NEW "GO MARKET" C-STORE IS A ONE-OF-A-KIND INVESTMENT OPPORTUNITY LOCATED AT A SIGNALIZED INTERSECTION WITH OVER 47,800 AVERAGE ANNUAL DAILY TRAFFIC COUNT. BABCOCK STREET IS THE LARGEST STREET IN THE CITY OF MELBOURNE & IS HOME TO MANY TOP RETAIL OUTFITS AND THE HIGHEST TRAFFIC COUNTS IN THE CITY! THIS 12-PUMP GAS STATION SITS DIRECTLY ACROSS THE STREET FROM THE MELBOURNE INTERNATIONAL AIRPORT & COMES WITH THE POSSIBILITY OF 100% BONUS DEPRECIATION! THE PROPERTY HAS BEEN FULLY RENOVATED AND IS IN EXCELLENT CONDITION!

THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH A 12-PUMP STATION, A FULLY REMODELED "GO MARKET" FOOD MART, A NEW (20-YEAR) PURE NNN LEASE, STRONG HISTORIC SALES, AND A VERY SUCCESSFUL OPERATOR WHO HAS BEEN IN THE BUSINESS FOR OVER 36 YEARS & OPERATES/OWNS OVER 50 SITES IN FLORIDA! CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WILL BE SIGNED AT CLOSING & RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$23,000 (PER MONTH) IN 2025 & WILL INCREASE BY 10% EVERY 5 YEARS UNTIL THE END OF THE 20-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED & BACKED BY A MOBIL GAS AGREEMENT THROUGHOUT THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7.7%. WITH THE RENTAL INCREASES EVERY 5 YEARS BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2030, THE BUYER WILL CAN SURPASS A CAP RATE OF 8.4% & THIS WILL RISE, 5 YEARS LATER, TO A 9.3% CAP RATE. BY THE FINAL YEARS OF THE ORIGINAL LEASE, THE CAP RATE WILL SURPASS 10.2%, AN AMAZING RETURN FOR AN NNN ASSET THAT IS HANDS-OFF FOR THE BUYER.

SECTION 1 • PROPERTY INFORMATION



**(7.7% CAP RATE) MELBOURNE AIRPORT MOBIL W/ "GO MARKET" C-STORE
(20-YEAR NNN LEASE)!**

601 S Babcock , Melbourne, FL 32901

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

THIS IS CURRENTLY THE ONLY PURE NNN GAS STATION FOR SALE IN THE MELBOURNE MARKET, WITH VERY LIMITED INVENTORY AVAILABLE. THE SITE DOES FANTASTIC SALES, AND WITH THE RECENT UPGRADES AND STRONG TENANTS IN PLACE TO RUN OPERATIONS, AND THE RE-BRANDING TO EXONN MOBIL, THOSE NUMBERS SHOULD ONLY IMPROVE GOING FORWARD.

THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN STRONG LONG-TERM INCOME (\$276,000) MINIMUM PER YEAR WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 35 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

100% BONUS DEPRECIATION POTENTIALLY AVAILABLE FOR A NEW BUYER IF PURCHASED BEFORE THE END OF 2025! ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT THAT THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR! IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN MOBIL GAS STATIONS IN THE FLORIDA MARKET PRODUCING A (7.7%-10.2%) CAP RATE LOCKED IN FOR THE NEXT 20 YEARS ANYWHERE ELSE.

RECENT RENOVATIONS AT THE PROPERTY INCLUDE BUT ARE NOT LIMITED TO: NEW HI-TECH PUMPS, NEW WALK-IN COOLER, NEW FLOORING AND INTERIOR UPDATES, NEW RESTROOMS, NEW CANOPY, NEW PYLON SIGNAGE, NEW ROOFING, UPDATED PLUMBING, AND NEW HVAC SYSTEM!

THIS OPPORTUNITY WILL NOT LAST LONG, AS THE SECURITY OF THE TENANT IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET. THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE VALUE-ADD NATURE OF THIS AMAZING ASSET!

SECTION 1 • PROPERTY INFORMATION

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FINANCIAL ANALYSIS



MELBOURNE
AIRPORT



**(7.7% CAP RATE) MELBOURNE AIRPORT MOBIL W/ "GO MARKET" C-STORE
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RENT ROLL*

Rent Roll: PURE NNN MELBOURNE (MOBIL STATION) FOR SALE

Date 3/20/25
Property Name 7.7% Cap Rate! MELBOURNE AIRPORT GAS STATION W/ "GO MARKET" C-STORE
City, State 601 S BABCOCK ST. Melbourne, FL 32901
Total Units GAS STATION WITH 20-YEAR PURE NNN LEASE
Rental Bump: 10% RENTAL INCREASES EVERY 5- YEARS!

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2025	1	\$23,000	\$276,000
2026	2	\$23,000	\$276,000
2027	3	\$23,460	\$281,520
2028	4	\$23,000	\$276,000
2029	5	\$23,000	\$276,000
2030	6	\$25,300	\$303,600
2031	7	\$25,300	\$303,600
2032	8	\$25,300	\$303,600
2033	9	\$25,300	\$303,600
2034	10	\$25,300	\$303,600
2035	11	\$27,830	\$333,960
2036	12	\$27,830	\$333,960
2037	13	\$27,830	\$333,960
2038	14	\$27,830	\$333,960
2039	15	\$27,830	\$333,960
2040	16	\$30,613	\$367,356
2041	17	\$30,613	\$367,356
2042	18	\$30,613	\$367,356
2043	19	\$30,613	\$367,356
2044	20	\$30,613	\$367,356

** Lease is Pure NNN, tenants pay for all expenses at the property.

SECTION 2 • FINANCIAL ANALYSIS



**(7.7% CAP RATE) MELBOURNE AIRPORT MOBIL W/ "GO MARKET" C-STORE
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INCOME STATEMENT*

INCOME STATEMENT

Property Name: (7.7% CAP RATE) MELBOURNE AIRPORT MOBIL (20-YEAR PURE NNN LEASE)

Purchase Price:	\$3,600,000
2025 CAP RATE:	7.7%
2030 CAP RATE:	8.4%
2035 CAP RATE:	9.3%
2040 CAP RATE:	10.2%
2045 CAP RATE:	11.0%

	2025	2030	2035	2040	2045
INCOME					
RENT	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
POTENTIAL GROSS INCOME	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
EFFECTIVE GROSS INCOME	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
CASH FLOW FROM OPERATIONS	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
NCF AFTER DEBT SERVICE	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
RETURNS AND CAP RATE					
	2025	2030	2035	2040	2045
PURCHASE PRICE					
		(\$3,600,000)			
CASH FLOW FROM OPERATIONS	\$276,000	\$303,600	\$333,960	\$367,356	\$404,092
TOTAL UNLEAVERED CASH FLOW	(\$3,600,000)	\$276,000	\$303,600	\$333,960	\$404,092
AVERAGE CAP RATE	9.4%	7.7%	8.4%	9.3%	10.2%
				11%	

** LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.

SECTION 2 • FINANCIAL ANALYSIS



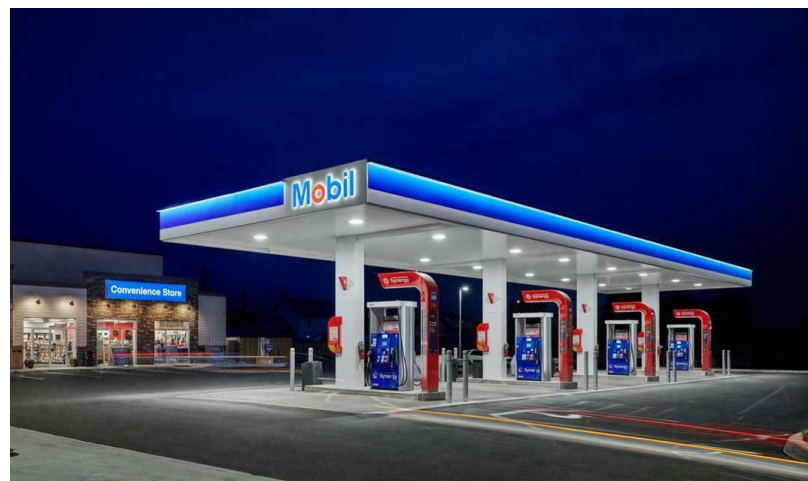
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- NEW 12-PUMP MOBIL GAS STATION WITH SIGNATURE "GO MARKET" C-STORE IN MELBOURNE, FL!
- LOCATED DIRECTLY ACROSS THE STREET FROM THE MELBOURNE INTERNATIONAL AIRPORT!
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 100% BONUS DEPRECIATION!
- 7.7% CAP RATE IN 2025!
- 8.4% CAP RATE IN 2030!
- 9.3% CAP RATE IN 2035!
- 10.2% CAP RATE IN 2040!
- 9.5% AVERAGE 20-YEAR CAP RATE IN 2045!
- ABSOLUTE PURE NNN LEASE STRUCTURE IN PLACE, ELIMINATING ALL LANDLORD RESPONSIBILITIES!
- 10% RENTAL INCREASES EVERY 5 YEARS THROUGHOUT THE TERM OF THE LEASE!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, TANKS, PUMPS, FRONT CANOPY, SIGNAGE, PAINT, AND A NEWLY RENOVATED INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 35 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

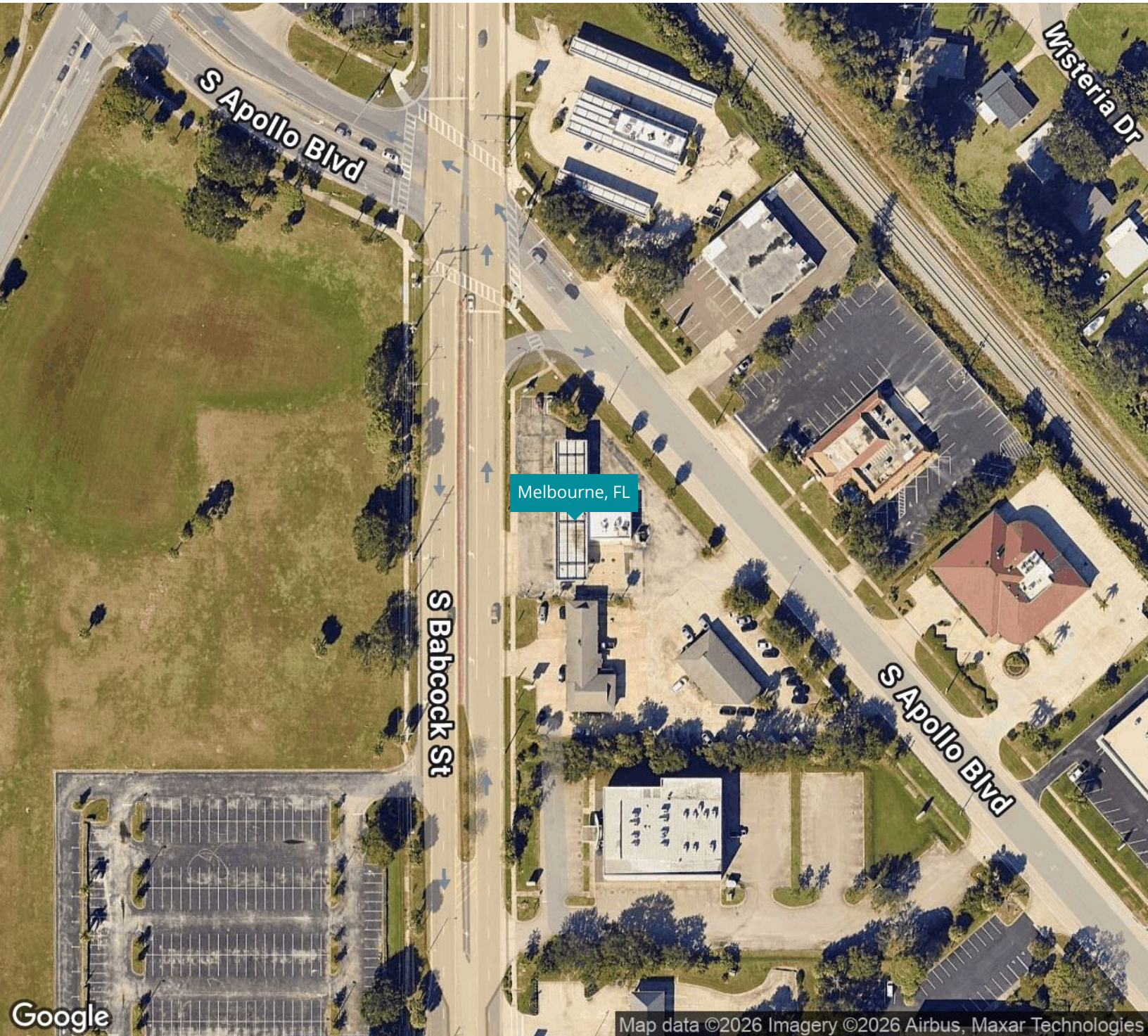




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REGIONAL MAP



SECTION 3 • LOCATION INFORMATION

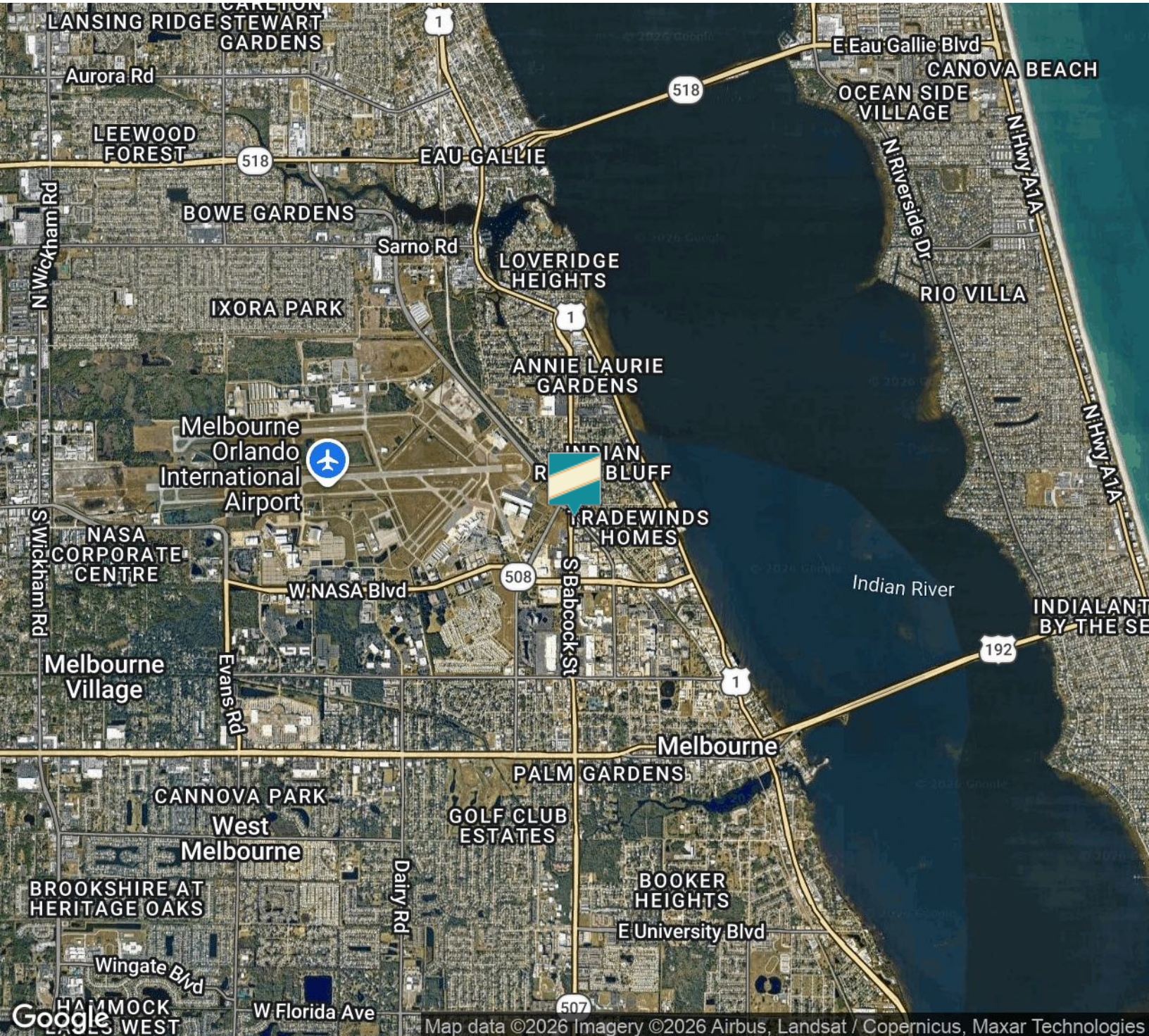
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LOCATION MAP



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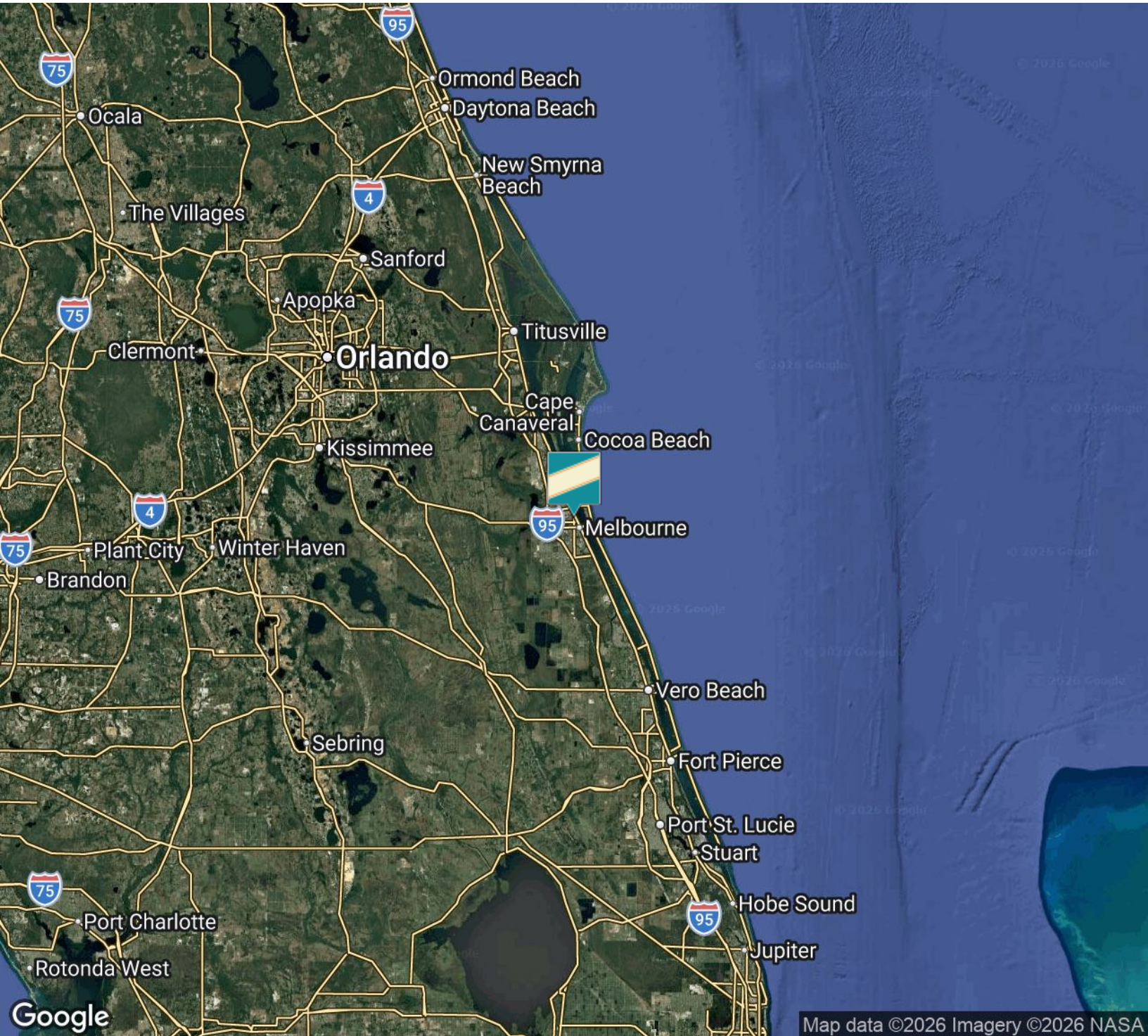
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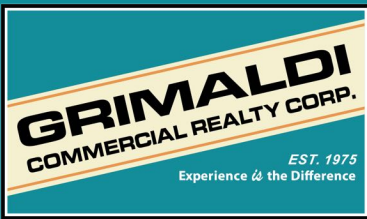
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AERIAL MAP



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DEMOGRAPHICS

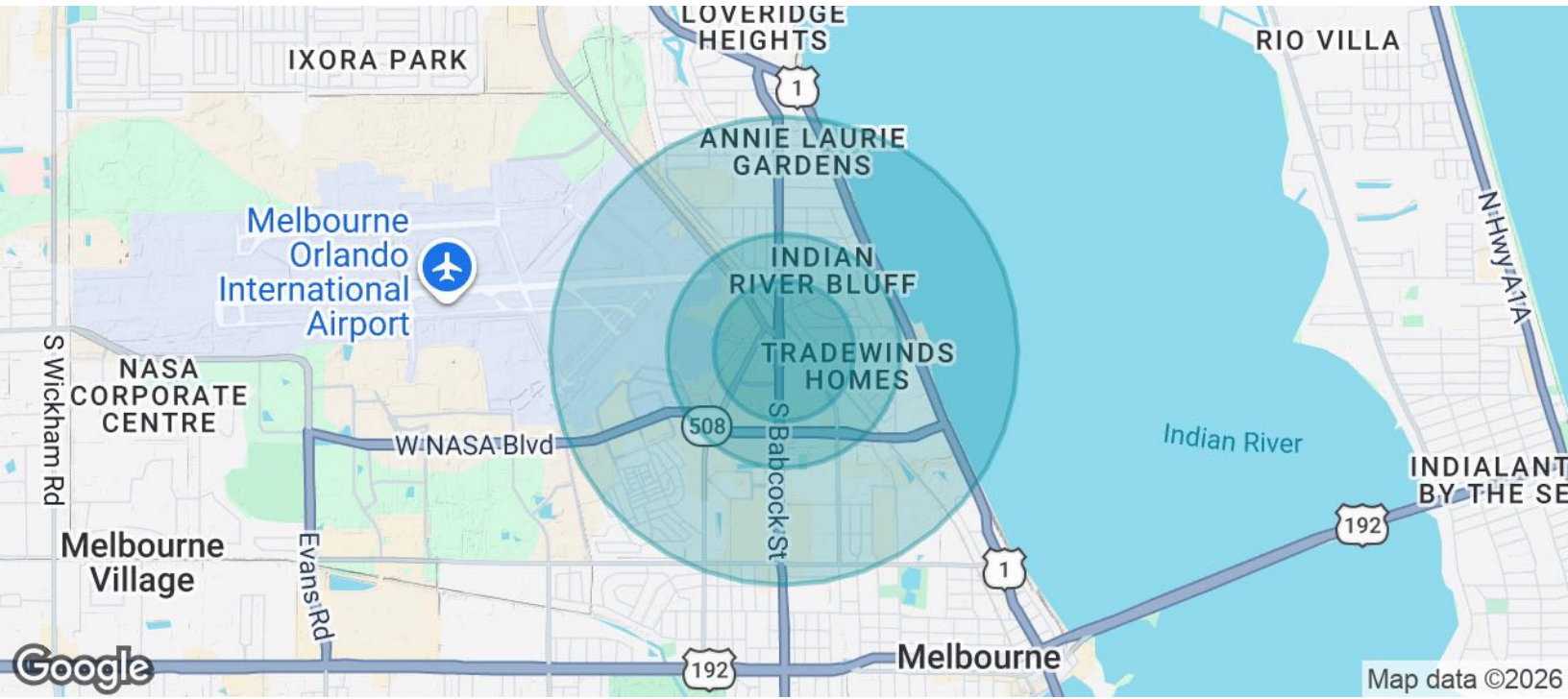




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	368	1,149	4,073
Average Age	41	42	47
Average Age (Male)	40	40	45
Average Age (Female)	42	42	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	156	489	1,708
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$65,845	\$67,125	\$73,523
Average House Value	\$237,768	\$238,500	\$227,374

Demographics data derived from AlphaMap

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS





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601 S Babcock , Melbourne, FL 32901

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member