

# OFFICE BUILDING SELF STANDING

665 SOUTH APOLLO BLVD  
MELBOURNE, FL 32901

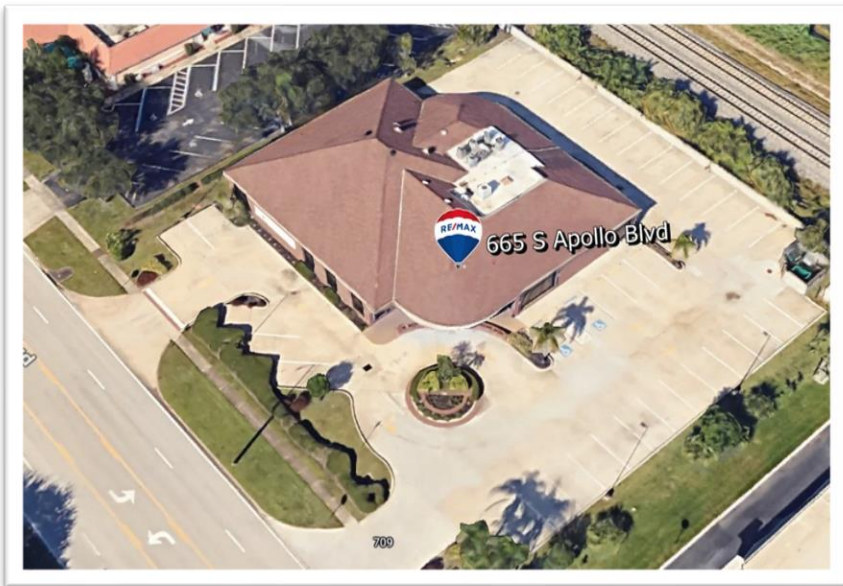


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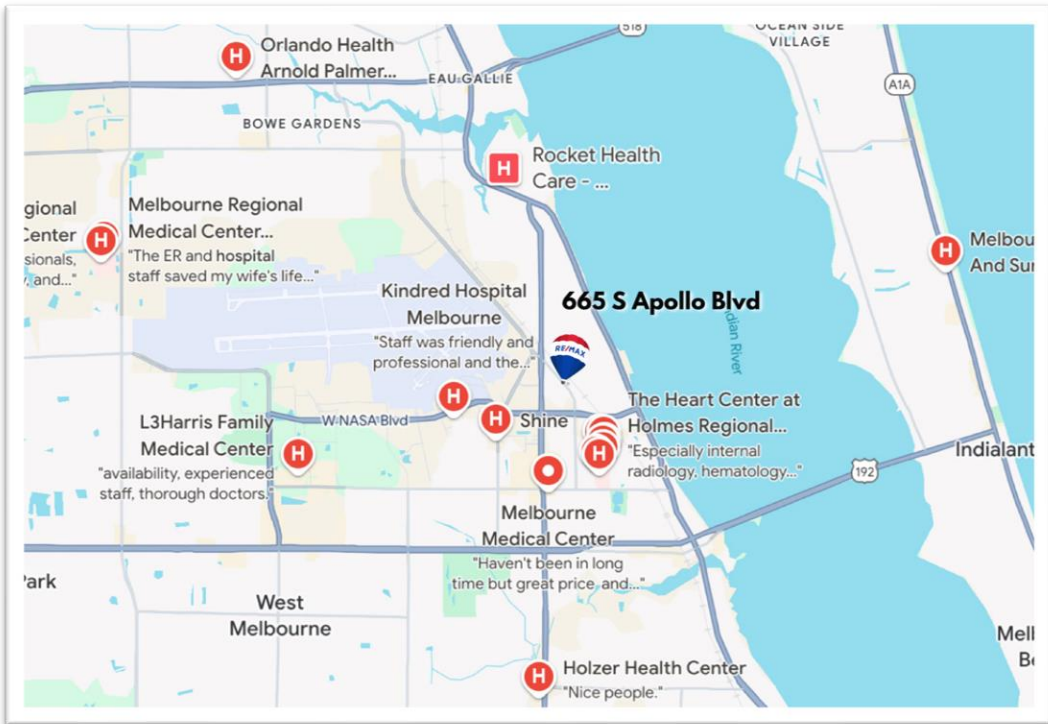
**RE/MAX**  
—DIRECT—

665





<b>Summary</b>	
Offering Price:	\$2,699,372.00
Price/ SF	\$299.00
	Self standing Medical office Building
Address:	665 Apollo Blvd
	Melbourne, FL 32901
Building sqft	9,028 usf
Lot sqft / Parking	43,124 total lot / 44 parking spaces
Year built	1994 / Renovated 2022
NNN LEASE	Ends December 31 <sup>st</sup> 2028 +options to renew
CAP RATE	6.68%
NOI:	\$180,560.00





# Property Description

## 665 S APOLLO BLVD MELBOURNE FL

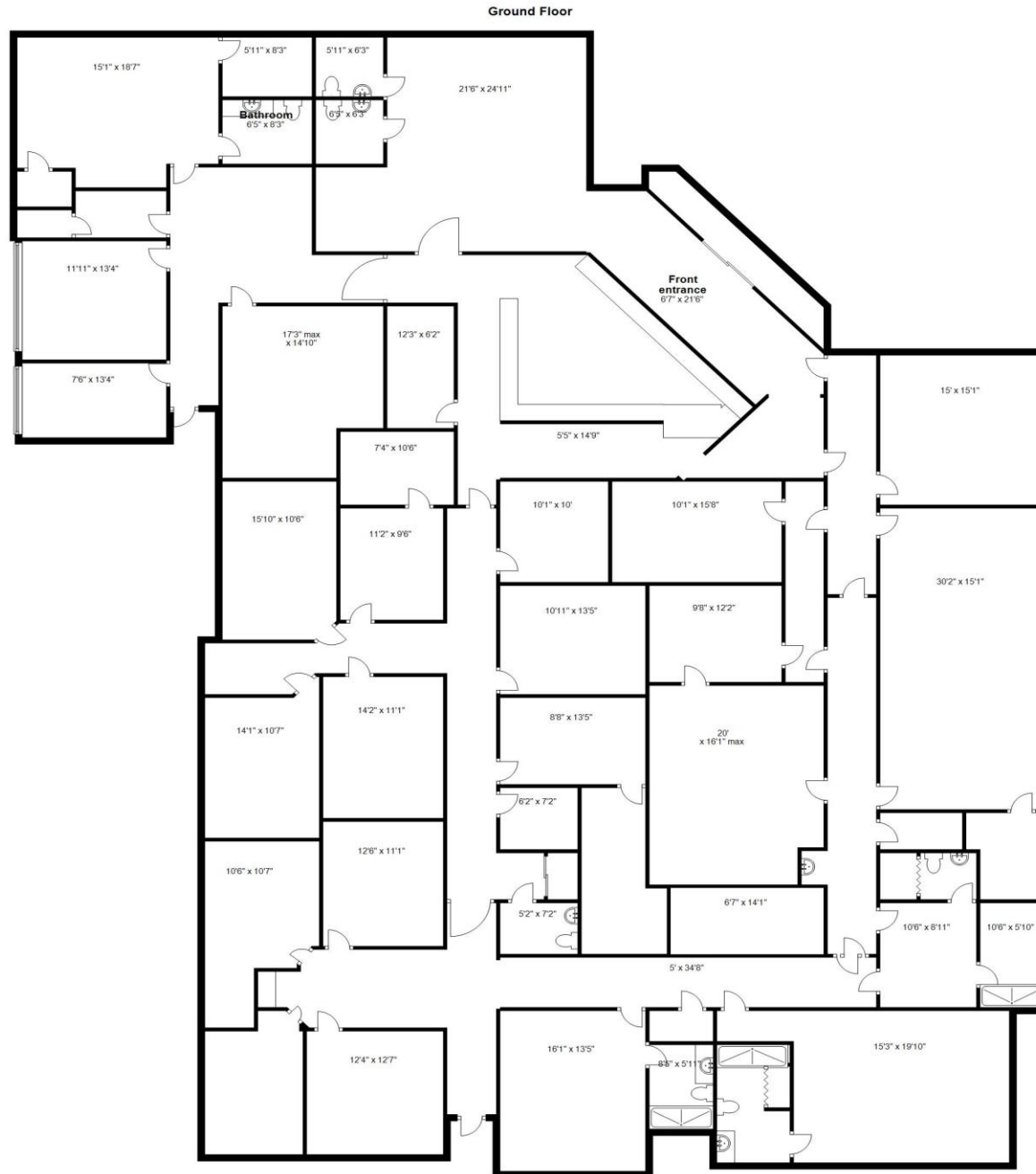


The property is a standalone building, constructed in 1994 and renovated in 2022. It offers 9,028 square feet of usable space and sits on nearly an acre of land (43,124 square feet), with more than 40 parking spaces available.

Currently, it is leased to a long-term medical tenant specializing in vision care. Tenant has occupied the building since 2019 and has renewed for another 5 years until December 28<sup>th</sup>, 2028, with option to renew for another 5 years until December 2033.

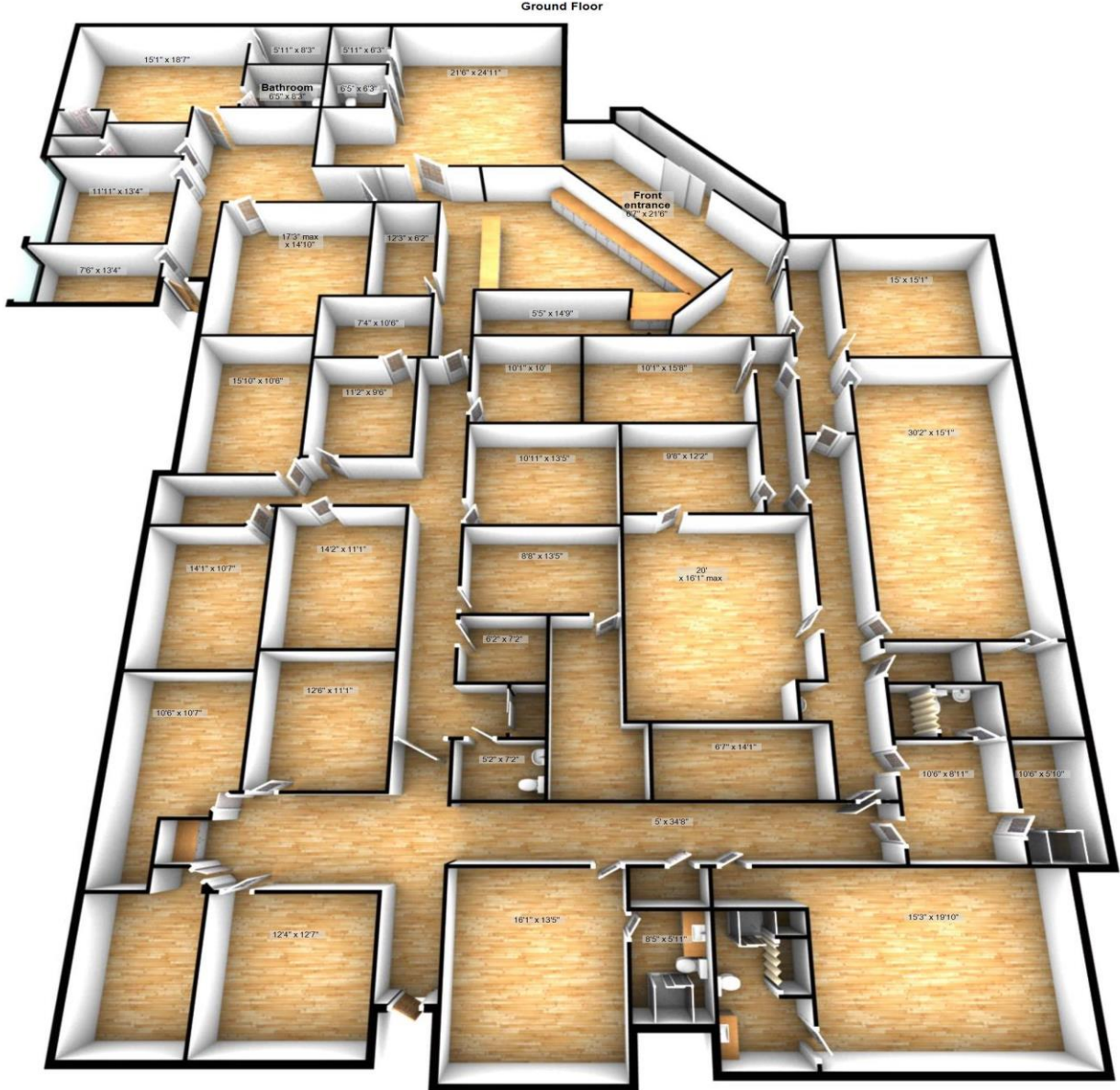
The building includes a reception area, a waiting room, and a display room. It features five exam rooms, five bathrooms, seven private offices, a record room, a diagnostic room, a photography room, a visual fields room, a laser room, and a kitchen/break room. Additionally, there are storage rooms and a surgical area with an operating room and two more holding rooms.

# FLOOR PLAN





# FLOOR PLAN



# Investment Summary



**Property Address: 665 S APOLLO BLVD MELBOURNE FL, 32901**

Self-standing Building

Sqft: 9,028 Total Lot Area: 43,124 sf

**Tenant: Brevard Eye Center/ Tres Vision Group**

[Eye Doctor Melbourne - Cataract Care - Suntree Ophthalmologist \(tresvision.com\)](https://tresvision.com)

Tenant in place since January 1<sup>st</sup>, 2019.

Current Lease - NNN

01/01/2024 Ends 12/31/2028

+Option to renew until 12/31/2033

## **Income**

Base rent \$20/ sqft - Monthly= \$15,040.00 + sales tax

**2024 NOI = \$180,560.00**

Yearly increments % = January CPI

No Association fees.

Property Taxes: [Paid by tenant in monthly installments to landlord.](#)

Insurance Policy: Paid by tenant.

Maintenance and utilities : Covered by tenant.



# Interior



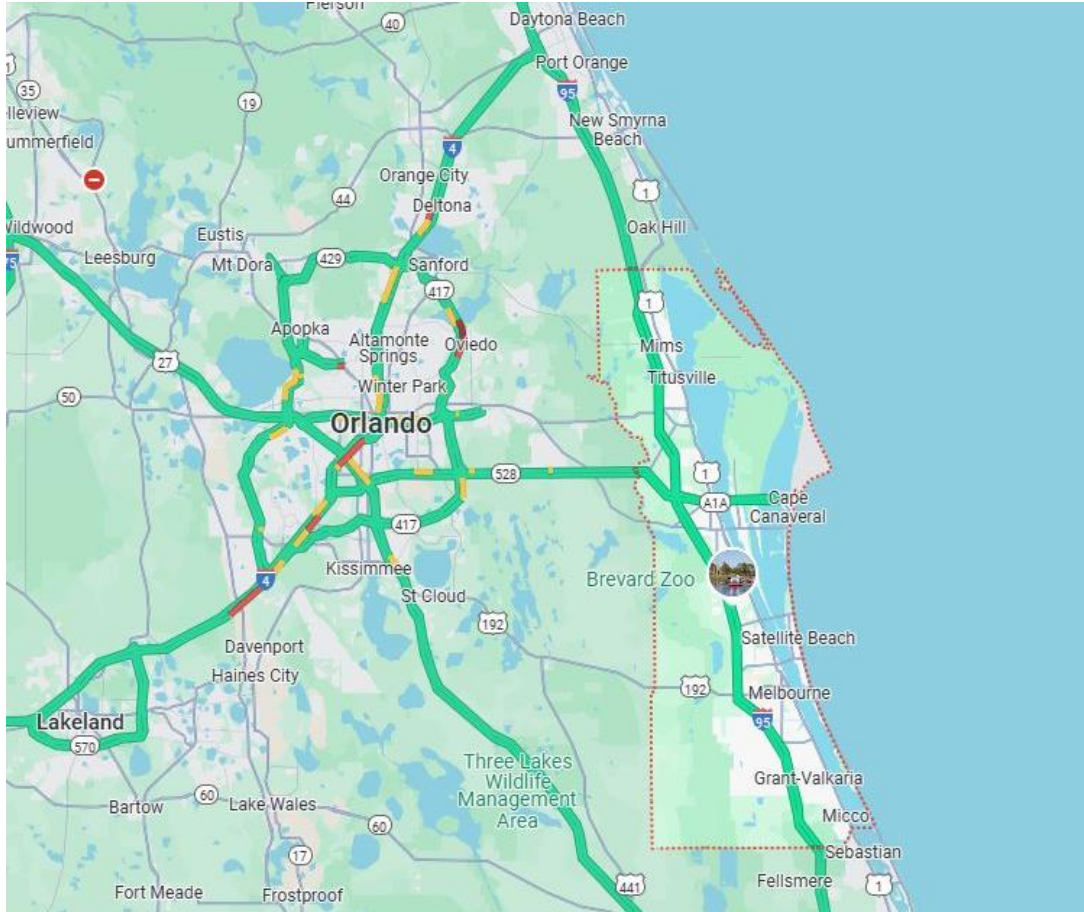


# Interior





Brevard County, located on the east coast of Florida, is known for its stunning natural beauty and its role in space exploration. Here's a quick overview of what makes Brevard County notable:



**\*\*Space Coast\*\***: Brevard is famously home to the Kennedy Space Center and Cape Canaveral Space Force Station. This area has been a pivotal site for space missions since the early days of the U.S. space program. The Kennedy Space Center Visitor Complex offers exhibits, tours, and the chance to learn about space history and future missions.

**\*\*Beaches\*\***: The county boasts some beautiful Atlantic coast beaches, including Cocoa Beach and Melbourne Beach. Cocoa Beach is well-known for its surfing and vibrant boardwalk area, while Melbourne Beach is a bit more laid-back.

**\*\*Nature and Wildlife\*\***: Brevard County is rich in natural resources. The Merritt Island National Wildlife Refuge and the Canaveral National Seashore are major highlights, offering habitats for a variety of wildlife and opportunities for outdoor activities like hiking, bird-watching, and fishing.

**\*\*Space Coast Culture\*\***: Beyond space exploration, Brevard offers a mix of cultural and recreational activities. The Brevard Museum of History and Natural Science, local theaters, and art galleries contribute to a vibrant cultural scene.

**\*\*Economy\*\***: While space exploration is a significant driver, the county also benefits from tourism, aerospace, and technology sectors. The presence of the Space Force and various defense contractors contributes to the local economy.

**\*\*Education\*\***: The area is served by Brevard Public Schools and has a number of higher education institutions, including the Florida Institute of Technology (FIT), known for its programs in engineering and aerospace.

- Overall, Brevard County is a dynamic region with a unique blend of high-tech industry, natural beauty, and recreational opportunities.

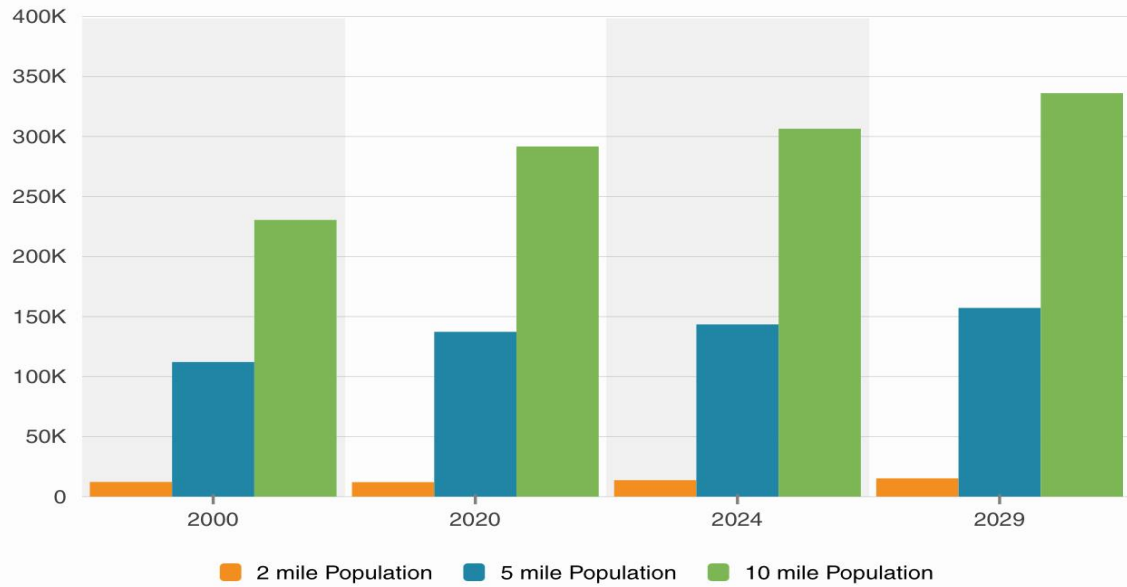


# Exterior

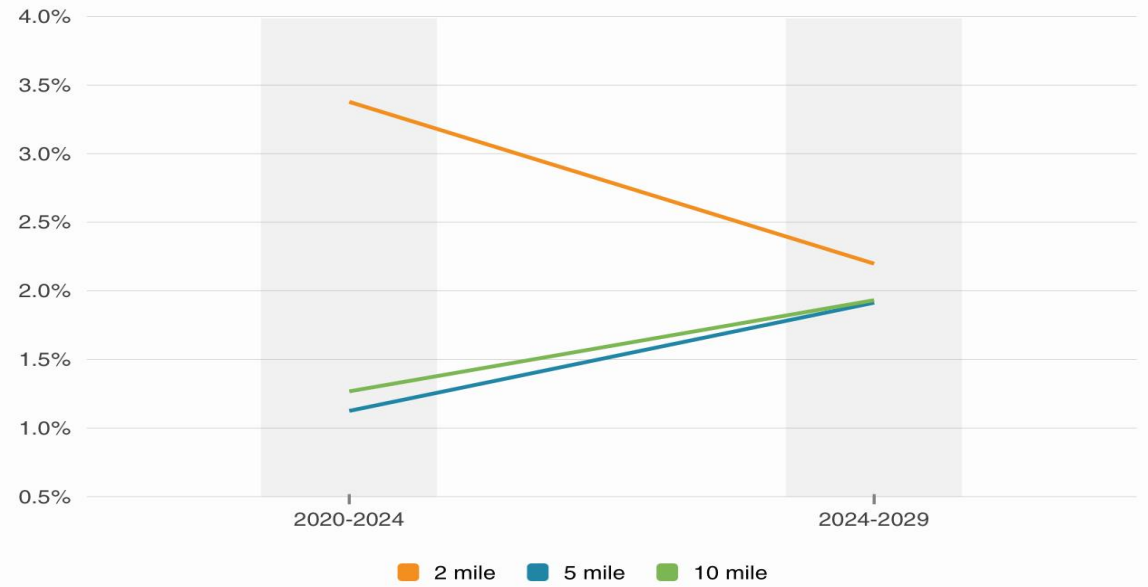




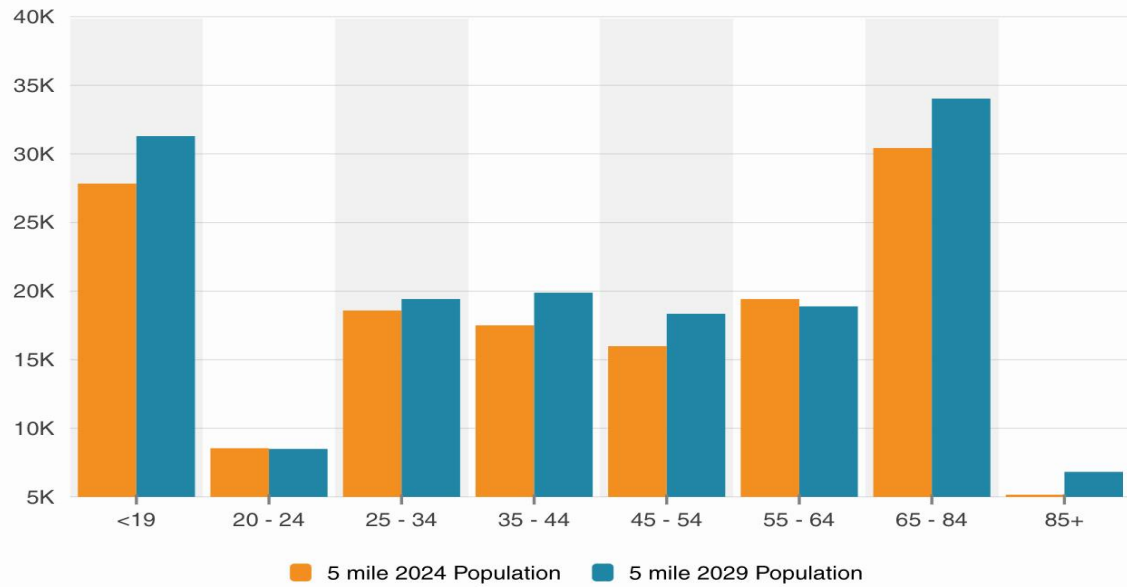
Population



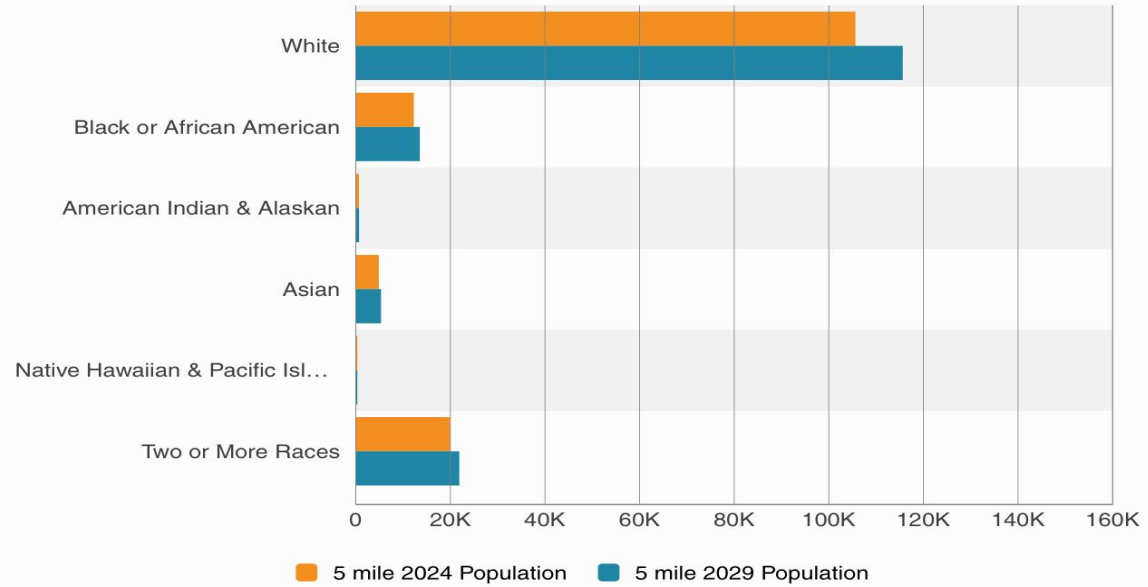
Annual Population Growth



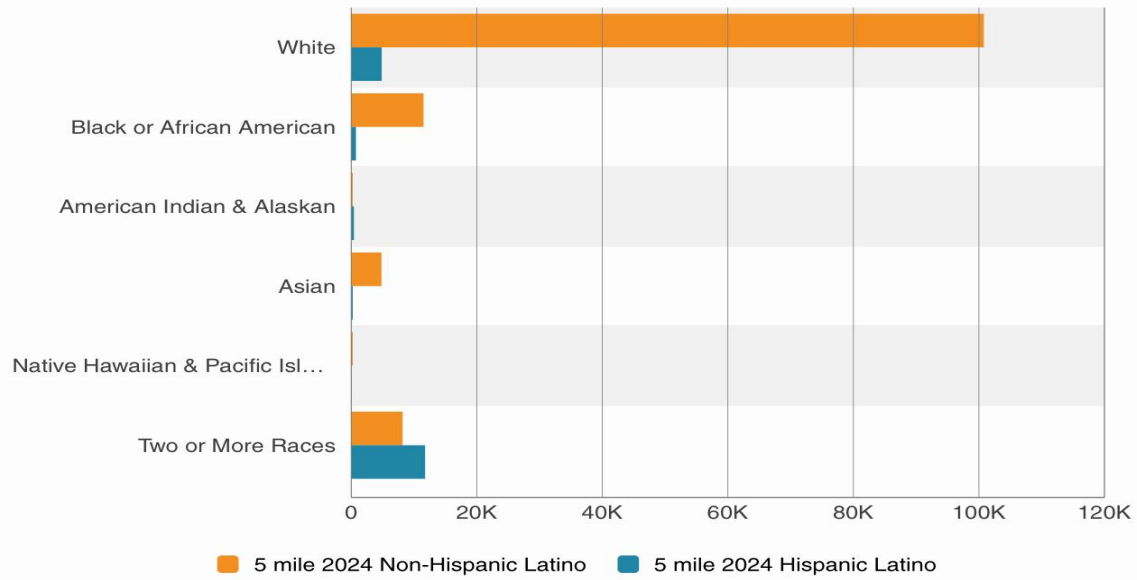
Population By Age



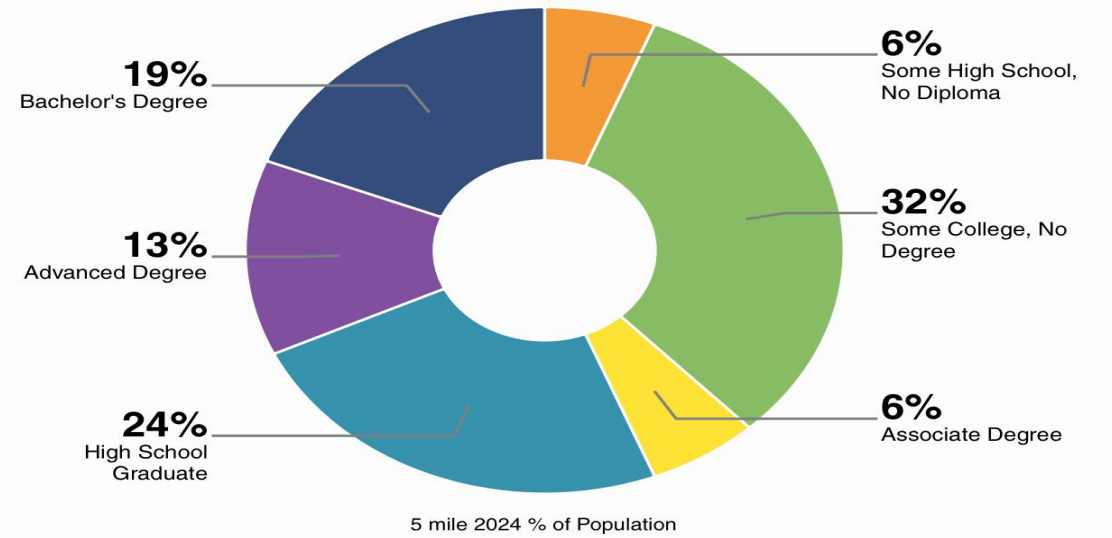
Population By Race



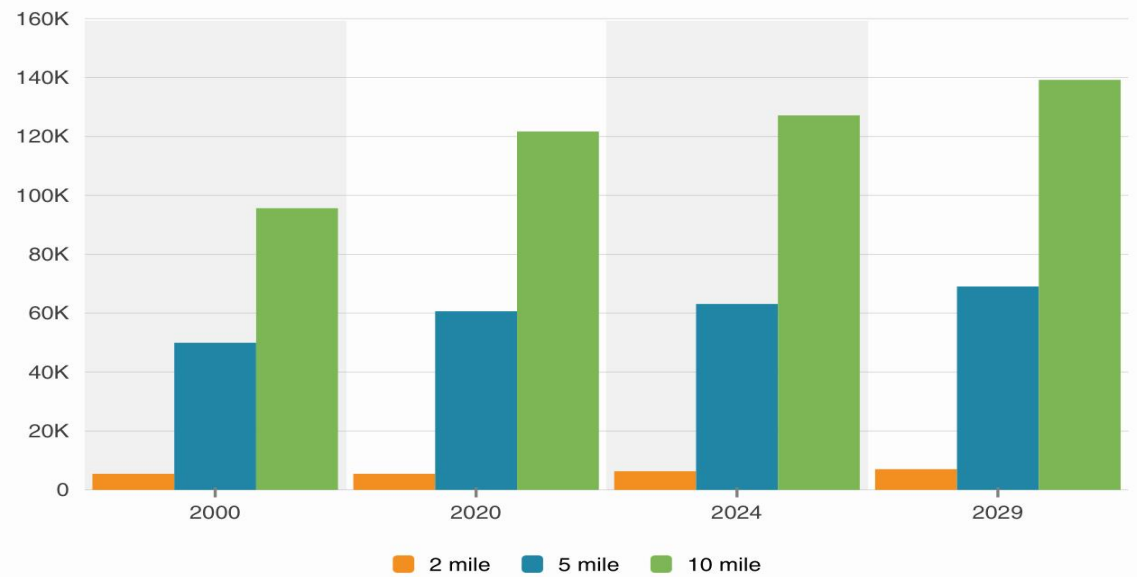
### Population By Race & Hispanic Origin



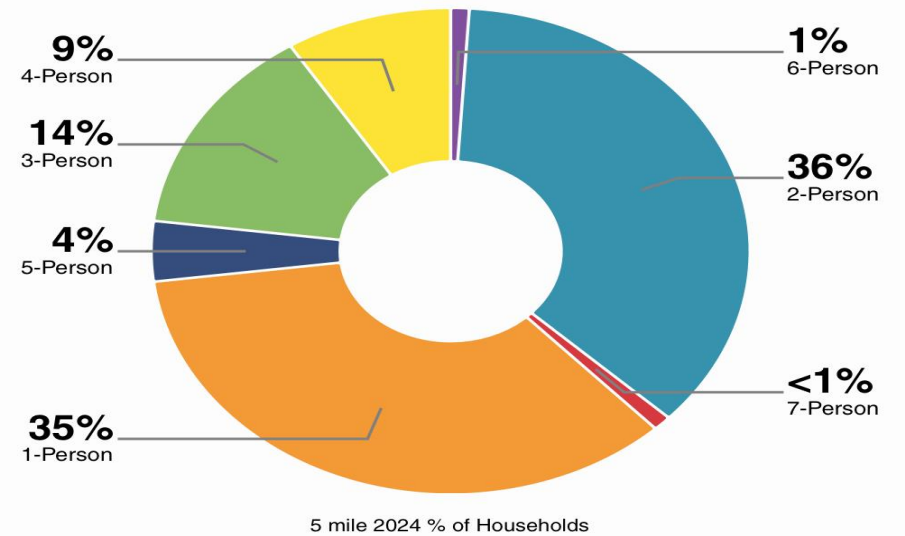
### Educational Attainment



### Households

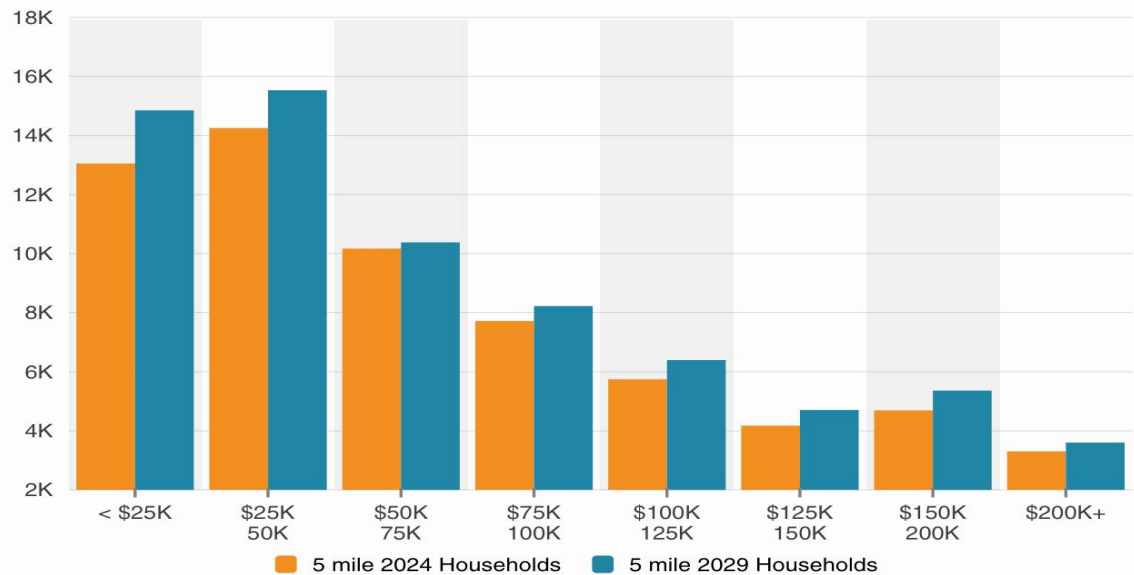


### Household Size

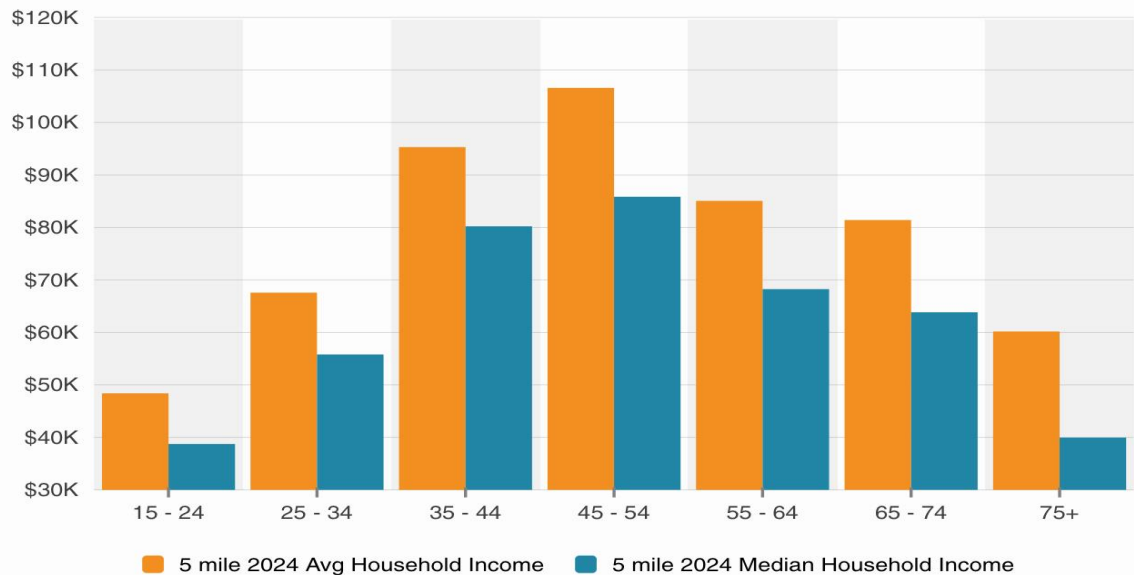




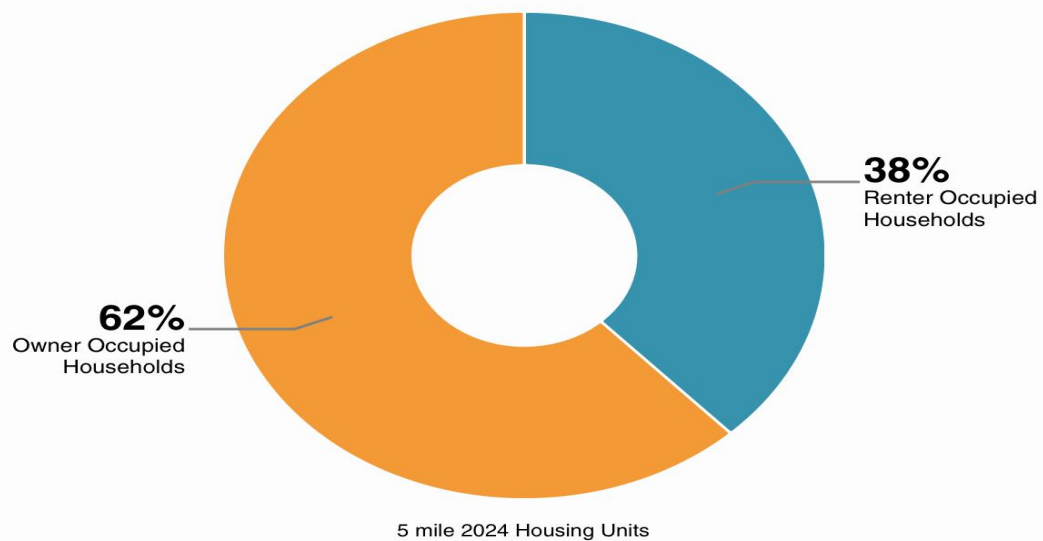
### Household Income



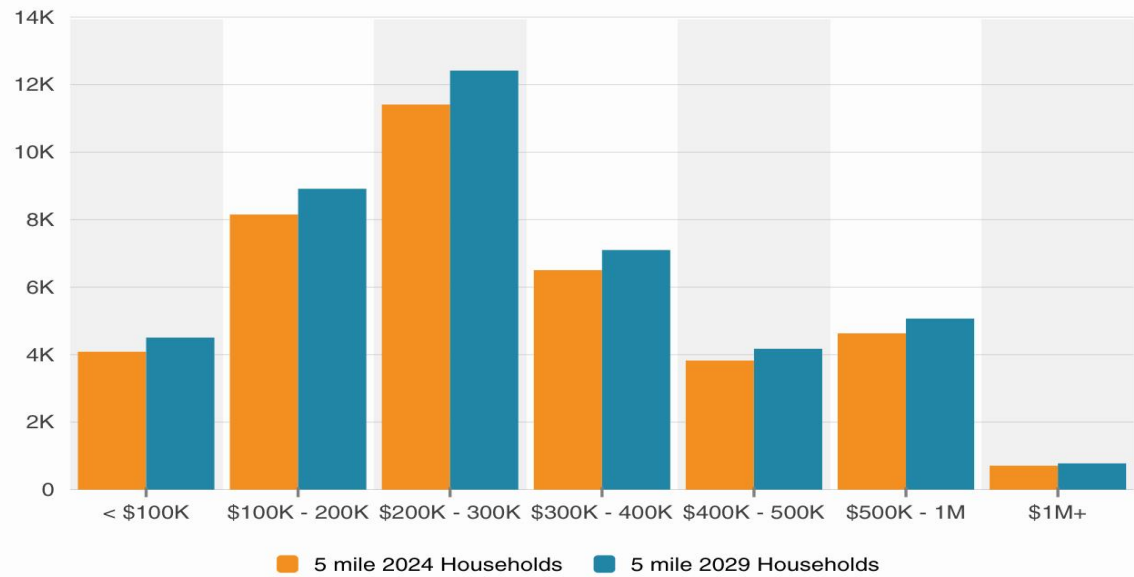
### Household Income By Age



### Housing Occupancy



### Home Values



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