

# FOR SALE PETSMART



## 7161 Lake Andrew Dr, Melbourne, FL 32940

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# EXECUTIVE SUMMARY

## Sale Price

**\$4,039,866**

## PROPERTY INFORMATION

Tenant:	PetSmart
Net Operating Income:	\$242,392
Cap Rate:	6.00%
Lease Type:	NN
Lease Commencement Date:	August 15th, 2015
Lease Expiration Date:	August 14th, 2025
Option Periods:	2 (5) Year Options
Rent Increase:	5% Increase Every 5 Years
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility

## BUILDING INFORMATION

Building Size	12,150 SF
Lot Size	1.5 Acres
Year Built	2015

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# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 12,150 SF Dollar General store located in Melbourne, FL. The property has a NNN Lease, leaving zero Landlord Responsibility. The Lease is guaranteed by PetSmart which holds a credit rating of "B+".

The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nations top pet stores.

## PROPERTY HIGHLIGHTS

- 12,150 Square Feet on 1.5 Acres of Land
- NN Lease/Minimal Landlord Responsibility
- 5% Increase Every 5 Years
- Prime Location

## OFFERING SUMMARY

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Roof and Structure	Landlord Responsibility
Lease Guarantee	PetSmart

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,076	16,881	29,969
Total Population	5,246	37,909	66,265
Average HH Income	\$81,160	\$87,206	\$95,388



# LOCATION SUMMARY

## Florida

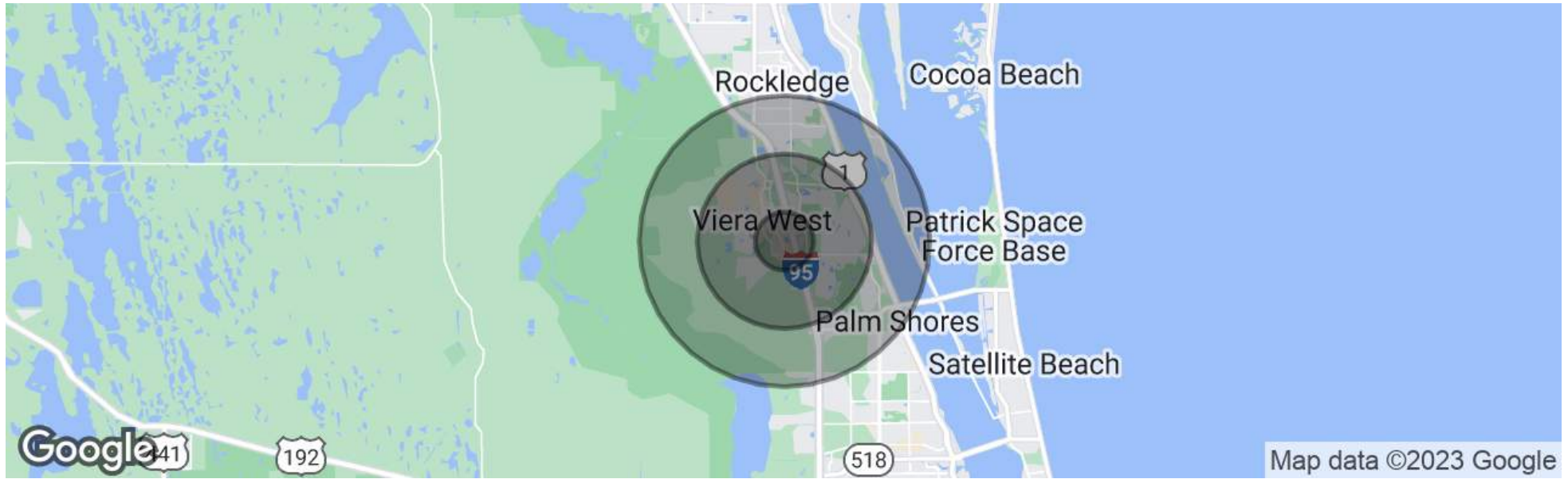


## LOCATION DESCRIPTION

Melbourne, Florida is a dynamic city located on Florida's Space Coast, known for its beautiful beaches, thriving economy, rich cultural scene, and strong sense of community. Situated in Brevard County, Melbourne offers stunning beaches along the Atlantic Ocean, including Indialantic Beach and Melbourne Beach. The city's economy is diverse, with a focus on aerospace, technology, healthcare, and tourism. Melbourne International Airport serves as a transportation hub. The downtown area is bustling with shops, restaurants, and entertainment venues, while the local arts and theater scene thrives with galleries, theaters, and cultural events. Residents can also enjoy a wide range of dining options, reflecting the city's diverse culinary scene. Melbourne is home to several colleges and universities, including the Florida Institute of Technology, providing educational opportunities. With its warm community spirit, vibrant lifestyle, and a mix of natural beauty and economic opportunities, Melbourne offers an enticing place to live, work, and visit.



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,246	37,909	66,265
Average Age	38.3	46.9	48.2

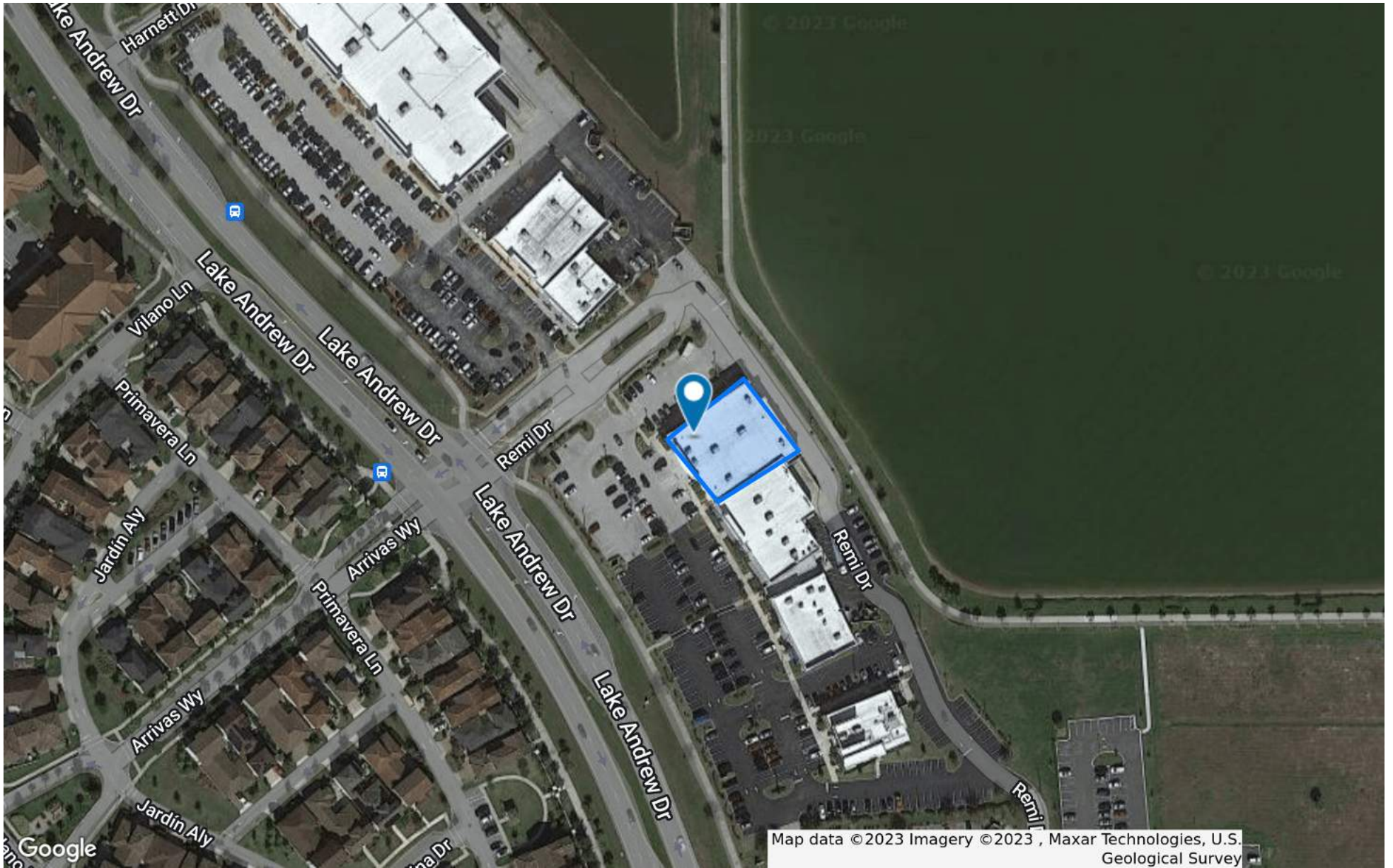
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,076	16,881	29,969
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$81,160	\$87,206	\$95,388
Average House Value	\$345,687	\$335,219	\$335,564

\* Demographic data derived from 2020 ACS - US Census



# AERIAL MAP



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# RETAILER MAP



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# MEET THE TEAM



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