



In Association with ParaSell, Inc.
A Licensed Florida Broker #C32060



Net Leased Auto Service Center

1816 S Harbor City Blvd, Melbourne, FL 32901

[View Map](#)

Offering Memorandum

15-Year Absolute NNN Lease
Established Operator with 19 Locations
High-Growth Florida Market
Prime Corner Location in Major Corridor
50+ Year Seasoned Site
Newly Renovated: Significant Capital Expenditure

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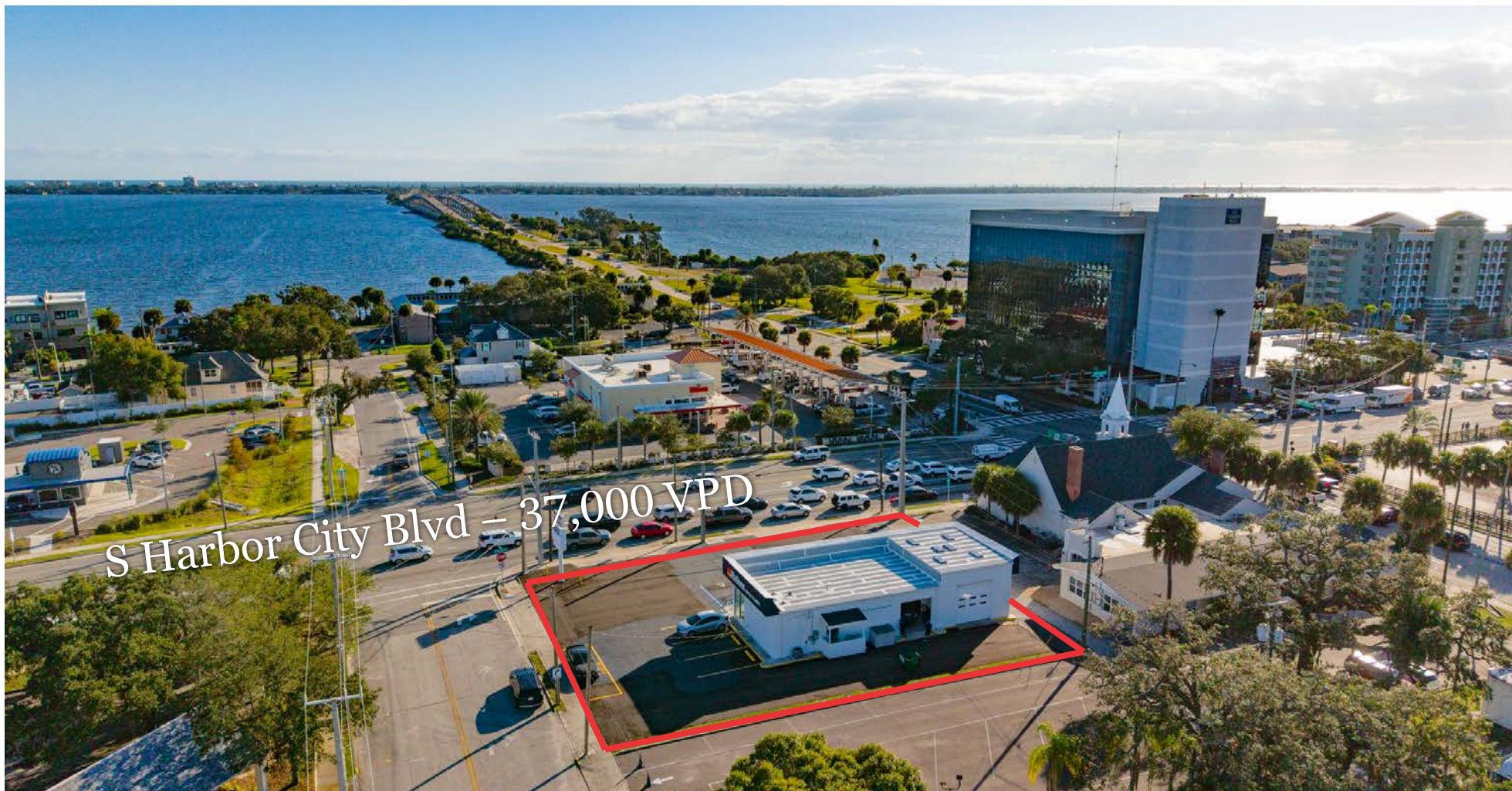
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Established Operator with Significant Sunbelt Presence

Operator has 19 locations open with plans to expand to 40+ locations





Price	Cap Rate	NOI
\$2,141,000	6.50%	\$139,200

Investment Highlights

- 15-year Absolute NNN lease.
- 10% rent increases every 5 years.
- Newly renovated: Significant capex investment by tenant.

Market Highlights

- High-growth Florida market.
- Corner Location on US-1 (Harbor City Blvd), a major north-south arterial
- Direct Visibility to 37,000+ vehicles per day
- Adjacent to the Melbourne Causeway (US-192), connecting to Indialantic / Melbourne Beach communities.
- Surrounding retail includes Wawa, 7 Brew, Melbourne Square shopping center anchored by Dillard's, Dick's, and Macy's (3 miles west)
- 500+ bed Health First's Holmes Regional Medical Center 1 mile northwest.

Tenant Highlights

- Nations Auto Glass: established national auto glass operator with 19 stores open and operating.
- Parent Company Auto Glass Brands has 35+ years of operating history.



Lease Summary

Tenant	Auto Glass Brands, LLC
Lease Type	Absolute NNN
Increases	10% every 5 years
Options	(2), 5-year
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	15 years from Close of Escrow
Lease Term	15 years

Physical Description

Address	1816 S Harbor City Blvd, Melbourne, FL 32901
Building Size	2,088 SF
Land Size	0.32 AC
APN	28-37-02-FD-00015.0-0001.00
Year Built / Renovated:	1957 / 2025
Zoning	C-2

Price

\$2,141,000

Cap Rate

6.50%

NOI

\$139,200

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$139,200	\$11,600	6.50%
Years 6 - 10	\$153,120	\$12,760	7.15%
Years 11 - 15	\$168,432	\$14,036	7.87%
Option 1	\$185,275	\$15,440	8.65%
Option 2	\$203,803	\$16,984	9.52%

ONE
HARBOR
PLACE



CRANE CREEK
SURGERY CENTER

Significant Growth in Melbourne
City population has grown over 13% since 2010

1900
BUILDING
A KARBANK PROJECT

HISTORIC
Venne 1824
MELBOURNE

 **KBS**
Kemper Business Systems



 **Wawa**



73,000 VPD



Subject
Property



Adjacent to “Main & Main” Intersection with 73,000+ VPD
Route 192 is a high-traffic connector of coastal communities to Melbourne



US-1 / S Harbor City Blvd – 37,000 VPD

Strawbridge Ave - 36,000 VPD

Subject Property







About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nations Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to 19 stores across Florida, Georgia, Texas and Wisconsin. With expansion plans in progress to more than double its footprint in the coming year, Nations Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.



Established
National Footprint



35+ Years of
Operation



19 Locations
Open and Operating

About Melbourne, Florida

Melbourne, Florida sits at the center of Florida’s Space Coast economy, supported by aerospace, defense, healthcare, engineering, and advanced manufacturing employers such as L3Harris, Northrop Grumman, and Health First’s Holmes Regional Medical Center. These industries generate strong daytime population, consistent commuter traffic, and steady demand for service-oriented commercial uses along US-1, Eau Gallie Blvd, and I-95 — corridors known for high visibility, limited supply, and durable tenant performance.

The Melbourne market has grown steadily. From 2010–2023 the city population grew by approximately 13%. The commercial real estate market remains fundamentally tight, with retail vacancy generally in the 3–4% range. Industrial space continues to see heavy demand from aerospace suppliers. Together, these dynamics create a resilient environment for operators and investors seeking long-term stability in auto service, flex, and neighborhood retail assets.



Demographic Highlights

+13% Population Growth

Melbourne City Population 2010-2023

\$78,778

Average Household Income (5-Mile)

Demographics	3-Mile	5-Mile
Population (2024)	48,892	132,921
Average Household Income	\$71,753	\$78,778
Households	21,730	58,092

Major Employers in Melbourne





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