

OFFERING MEMORANDUM



OPPORTUNITY IN MICCO, FL

RETAIL/PROFESSIONAL OFFICE | .61 AC | BUILT 2002 | 90' FRONTAGE

OFFERING SUMMARY

Location: 5660 Micco Rd, Micco, FL 32976

County: Brevard County

Building Area: 1,568 sf

Property Size: .61 acres

Zoning: BU-1 (General Retail Commercial)

Future Land Use: CC - Community Commercial

Highway Frontage: +/- 90'

Year Built: 2002

Parcel ID : 30-38-11-00-522

Tax Information: \$2,902.00 (2025) (ID 3006390)

OFFERED AT:

\$370,000



EXECUTIVE TEAM LEAD



Karen D'Alberto

VP/Principal



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

Karen D'Alberto - karen@curriproperties.com | 321-622-3196

WWW.CURRICOMMERCIAL.COM



Curri Commercial is proud to present: 5660 Micco Rd

A rare opportunity to acquire a fully built-out professional office asset strategically positioned at the gateway to Micco Road just off US-1 in one of South Brevard's most supply-constrained commercial corridors. This property offers immediate usability for owner-users and stable income potential for investors seeking long-term upside in an underserved coastal submarket.

The functional office layout includes a reception and waiting area, 4-5 private offices, conference room, kitchen/break area, and flexible open workspace. Situated on a 0.61-acre site, the property also offers excess land for future expansion, outdoor use, or additional improvements.

Additional features include seven surface parking spaces, strong frontage and visibility, and convenient ingress and egress. Flexible zoning supports retail, office and service-oriented uses, while the surrounding retiree and service-based demographics continue to drive demand. Offered below replacement cost, this asset presents a compelling opportunity for both owner-users and investors.

PROPERTY OVERVIEW



Street Address: 5660 Micco Rd, Micco, FL 32976

Year: 2002

Construction: Modular/Frame/Vinyl

Roof: 2025

Roof Material: Metal

Bldg: 1,568 sf

Floors: one (1)

Parcel: .61 acre

Parking: +/- 7 spots

Flood Zone: X (no)

- Accessible Ramps (3)
- HVAC - 2014 (air handler)
- HVAC - 2023 (condenser)
- +/- 7 parking spots
- Metal Roof (2025)
- Built 2002
- Open work space
- 5 private offices
- Impact Windows
- Full kitchen
- 8 Closets (nearly every room has a closet)
- 2 accessible bathrooms
- reception area
- Additional rear and side entry
- Cement footer modular construction
- 2-sided illuminated pylon sign
- Flood Zone X (not a flood zone)



ZONING: BU-1 (General Retail Commercial)

This classification encompasses land devoted to serve the needs of the community and allows for many potential uses

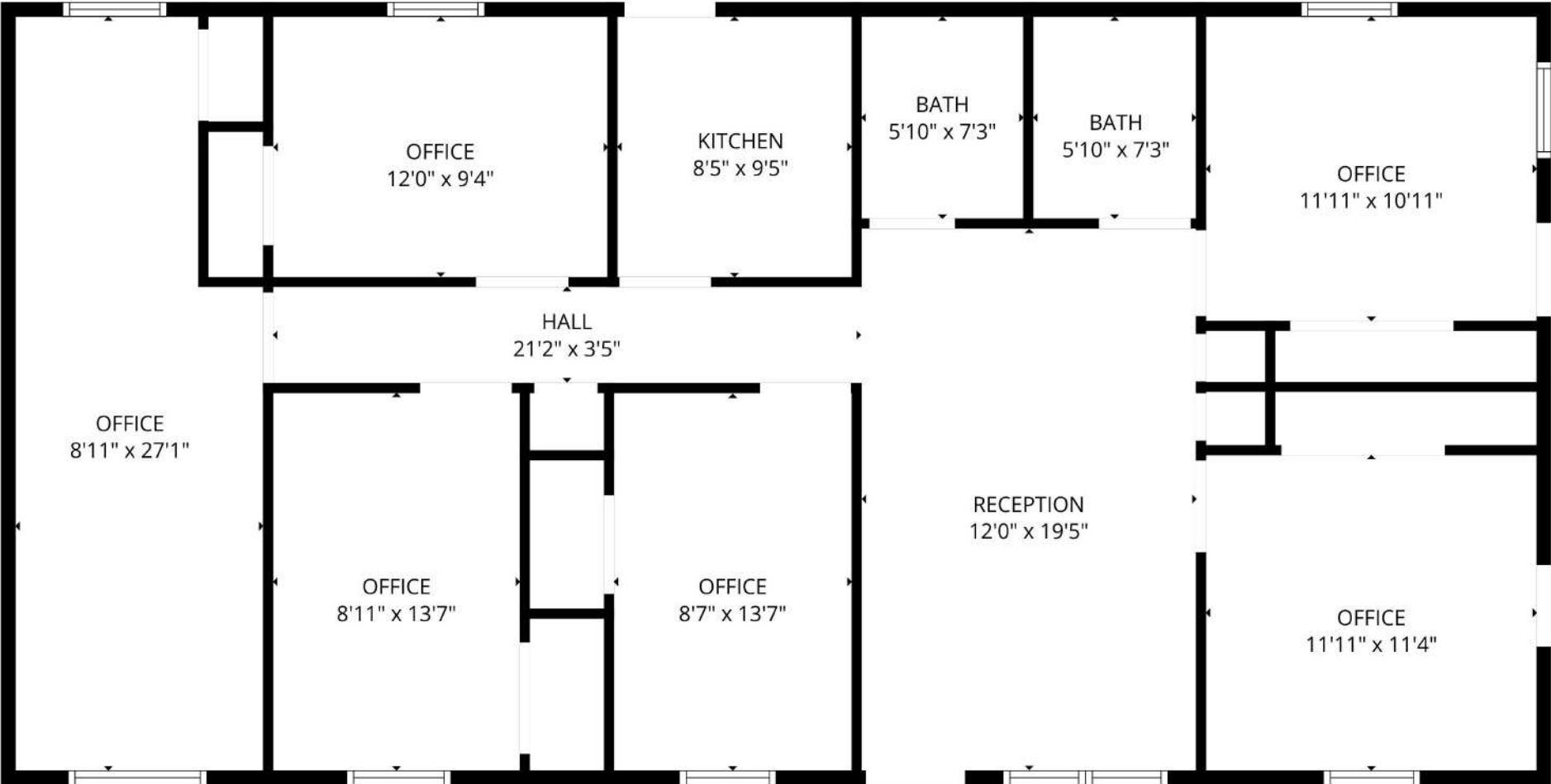
Retail & Service Shops | Bait & Tackle | Professional & Medical Offices | Studios | Barber & Salon | Childcare
Eateries | Auto Related | Pet Grooming



ZONING
DETAILS



BUILDING FLOORPLAN



PROPERTY IMAGES



PROPERTY IMAGES (cont.)



INTERIOR IMAGES



INTERIOR IMAGES (cont.)



INTERIOR IMAGES (cont.)



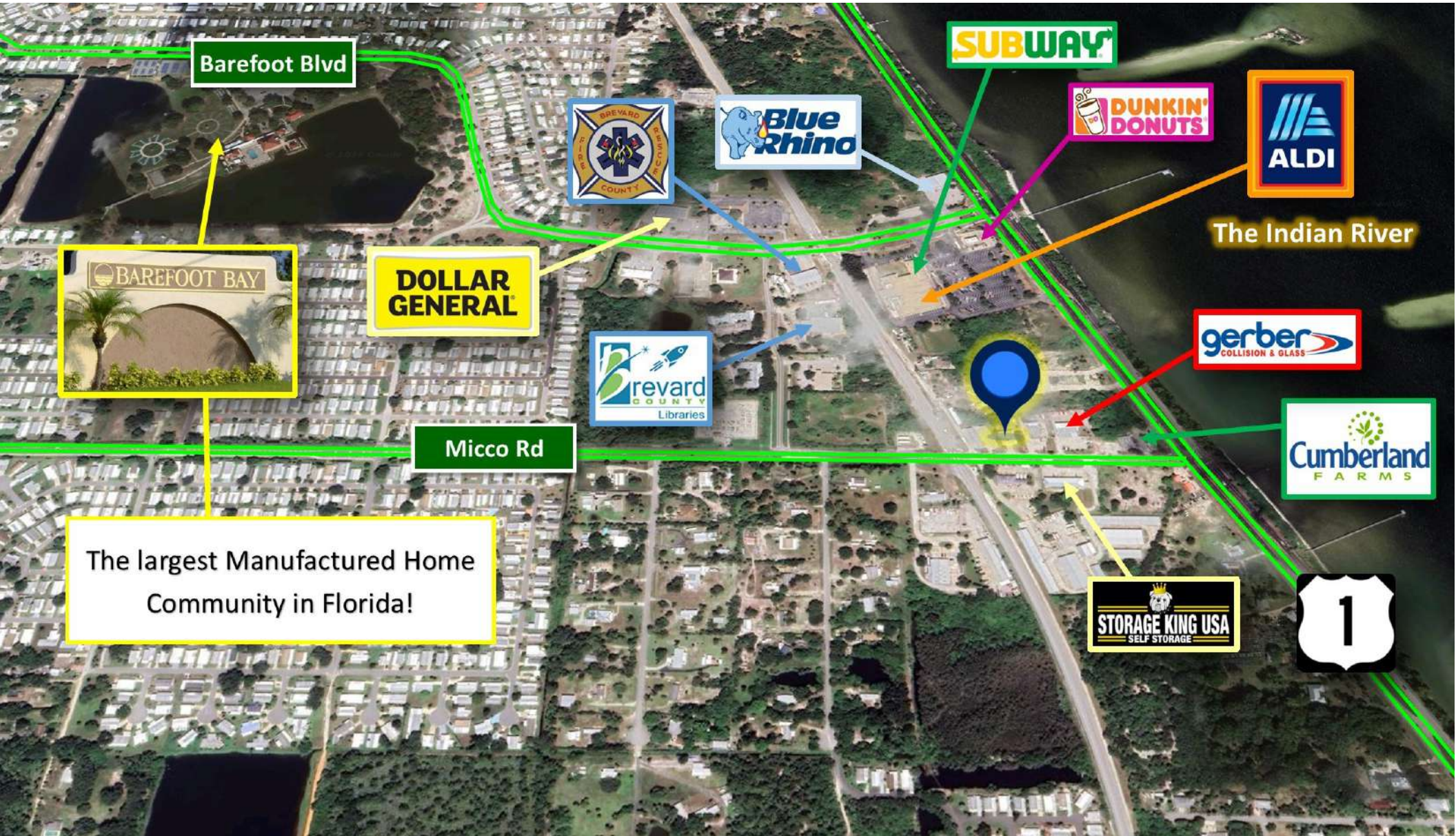
AERIAL IMAGES



AERIAL IMAGES (CONT.)



STRATEGIC LOCATION



CAPTURE THE DEMAND OF ONE OF FLORIDA'S MOST ACTIVE COASTAL COMMUNITIES—BAREFOOT BAY

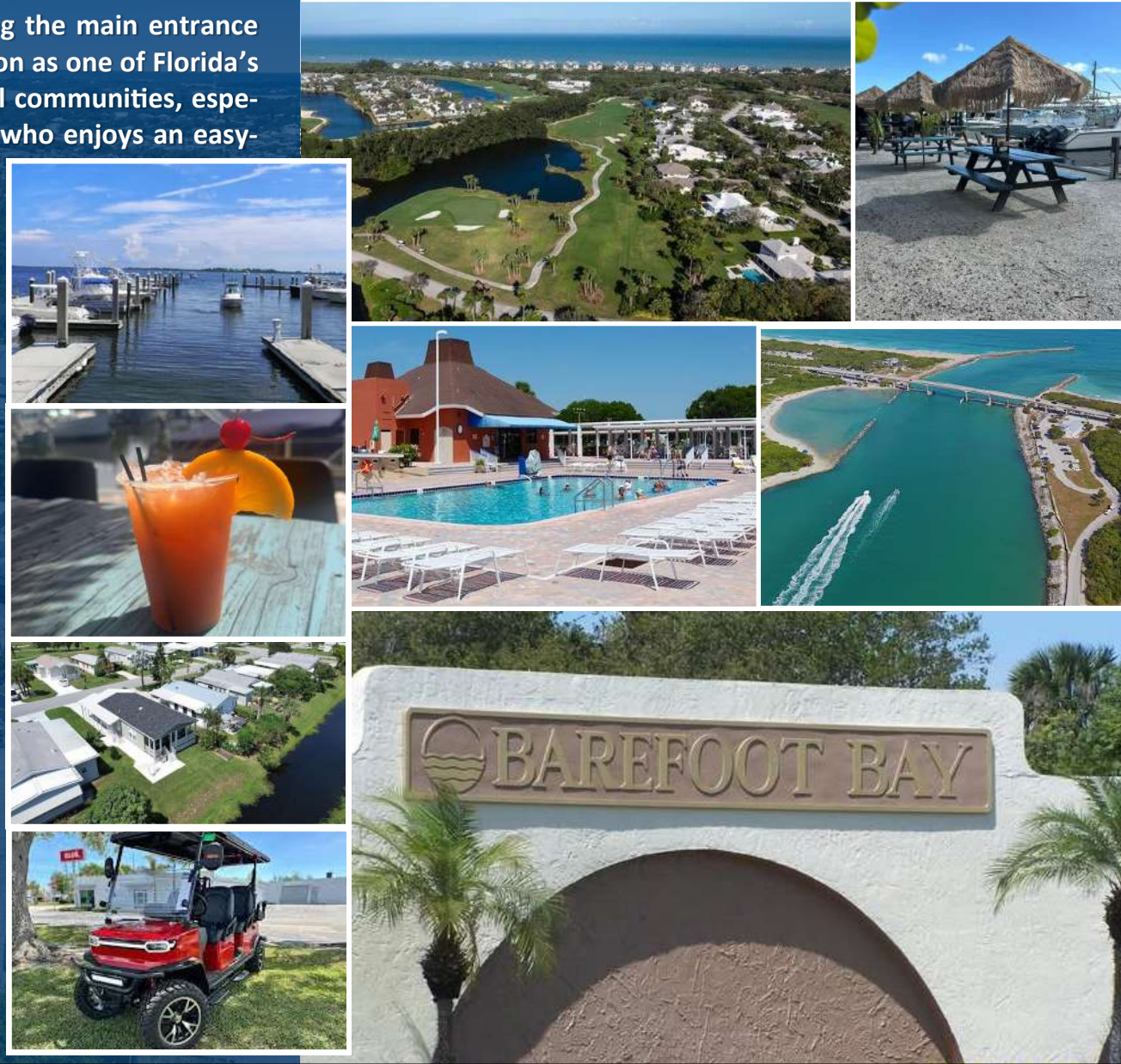
This Property sits on Micco Road just outside/along the main entrance flow into Barefoot Bay. Barefoot Bay has a reputation as one of Florida's most relaxed, affordable, and socially active coastal communities, especially for retirees, snowbirds, boaters, and anyone who enjoys an easy-going lifestyle near the water.

What makes it stand out is the combination of affordability + lifestyle. Unlike many Florida coastal communities where prices have skyrocketed, Barefoot Bay still offers relatively attainable home ownership while being minutes from the Indian River Lagoon, Sebastian Inlet, beaches, golf, and boating. Many residents own their land, and annual recreation fees are comparatively low for the amount of amenities available.

The community itself is extremely active. Residents have access to pools, clubhouses, fishing piers, walking paths, tennis, shuffleboard, social clubs, dances, hobby groups, and a golf course. Golf carts are practically the preferred mode of transportation inside the community, which gives the area a small-town, resort-style feel.

One of the biggest lifestyle advantages is the location. Barefoot Bay sits directly along the Indian River Lagoon and close to the Sebastian Inlet, making it ideal for fishing, kayaking, boating, and wildlife viewing.

THE COMMUNITY

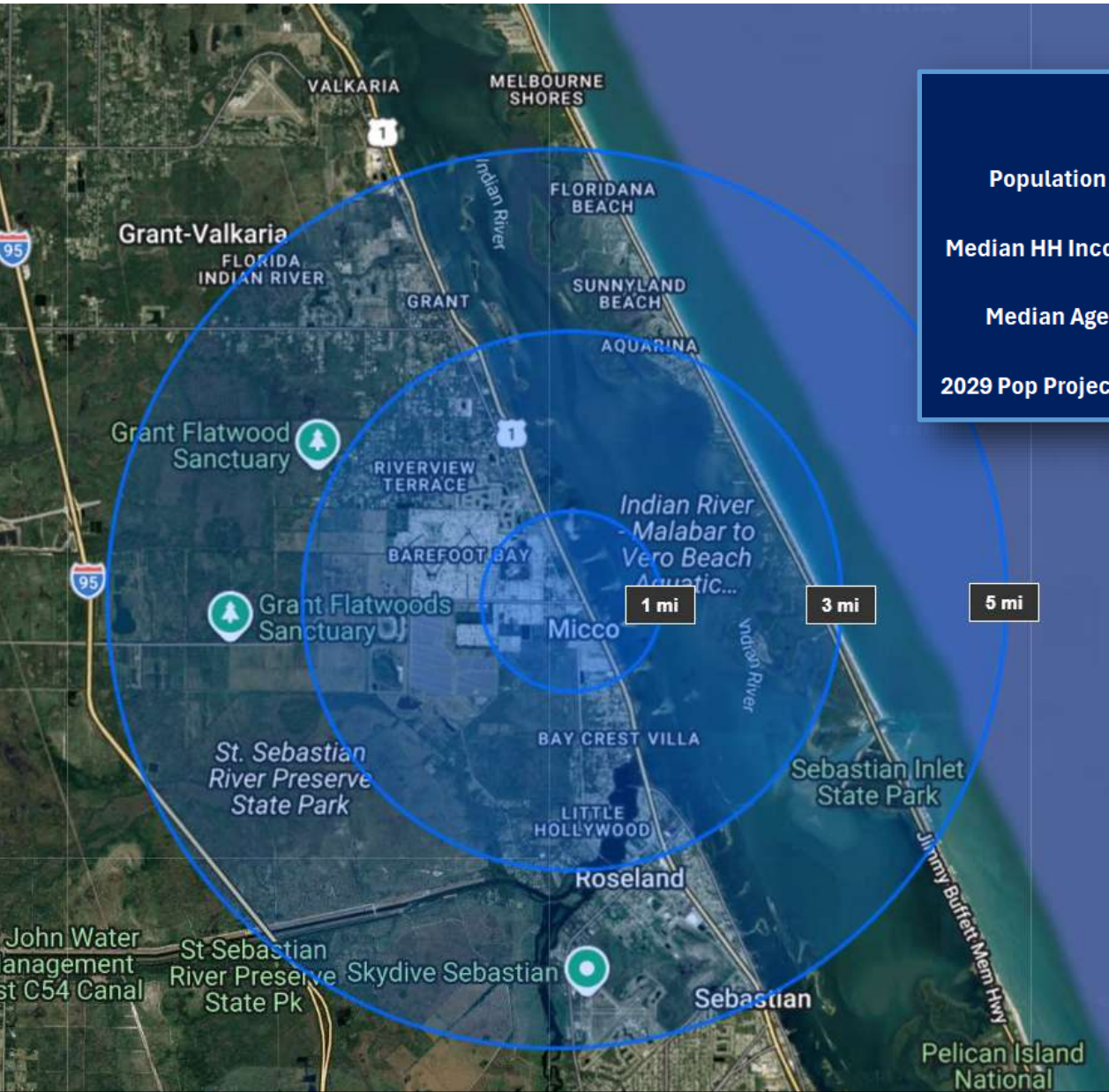


UNCAPTURED LOCAL SPENDING (5-mile Primary Retail Trade Area)

Category	Dining / Food Services	Healthcare & Medical Serv	Retail Goods (Apparel, Specialty, General)	Grocery / Everyday Necessities	Professional & Personal Services	Financial / Insurance Services
Demand (\$)	\$19.5M	\$26.0M	\$23.0M	\$31.0M	\$13.5M	\$10.0M
Supply (\$)	\$6.5M	\$9.0M	\$9.5M	\$23.0M	\$5.5M	\$6.0M
Leakage / Surplus	+\$13.0M Leakage	+\$17.0M Leakage	+\$13.5M Leakage	+\$8.0M Leakage	+\$8.0M Leakage	+\$4.0M Leakage
Interpretation	Strong opportunity	Underserved local demand	Limited retail	Underserved local demand	Strong Opportunity	Underserved local demand

- The trade area shows consistent retail leakage across nearly all discretionary categories.
- Consumers are leaving the immediate area to spend money elsewhere.

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	2,500-3,000	12,500-14,000	28,000+
Median HH Income	\$82,821	\$127,436	\$121,953
Median Age	67.5	66	58.2
2029 Pop Projection	+1.5-1.8%	+1.78%	+1.78%



Curri Commercial LLC

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