SINGLE TENANT DRIVE-THRU EQUIPPED

Absolute NNN Investment Opportunity

CHIPOTLE
MEXICAN GRILL

New 15-Year Lease | 2026 Construction |
Located In Space Coast Town Center (225-Acre Master-Planned Development)

WATCH DRONE VIDEO

4521 Andromeda Road

MELBOURNE FLORIDA

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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SITE OVERVIEW

7-Eleven Car Wash & Gas Station Outparcel Also Available for Sale. Contact Brokers for More Information

LAMPLIGHTER VILLAGE
Eden Heritage Lakes
SHERIDAN LAKES
AWP Safety
95
101,500 VPD
amazon warehouse
117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs
CHIPOTLE MEXICAN GRILL
192
500
37,000 VPD
MILKY WY
ELEVEN
33 SPACES
Parcel #27B
NEBULA WAY
ANDROMEDA WAY
95 SPACES
Integra Station
300 apartments

SRS


CHIPOTLE MEXICAN GRILL
Integra Heritage
320 apartments
Publix
Integra Station
300 apartments
amazon warehouse
117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs
95
101,500 VPD
Audi
CHUCK E. CHEESE
ROOMS TO GO
192
500
37,000 VPD

SRS

Hammock Landing
Meadowlane
Intermediate School
Integra Station
300 apartments
101,500 VPD
95
37,000 VPD
192
500
117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs

OFFERING SUMMARY

OFFERING

Pricing	$4,433,000
Net Operating Income	$199,500
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	4521 Andromeda Road, Melbourne, FL 32904
Rentable Area	2,471 SF
Land Area	1.03 AC
Year Built	2026
Tenant	Chipotle Mexican Grill Of Colorado, LLC
Guarantor	Chipotle Mexican Grill, Inc. (Corporate)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years throughout the initial term and at the start of each option period
Options	4 (5-Year)
Rent Commencement	4/14/2026
Lease Expiration	4/30/2041

CLICK HERE FOR A FINANCING QUOTE

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RENT ROLL & INVESTMENT HIGHLIGHTS

		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
Chipotle Mexican Grill Of Colorado, LLC	2,471	4/14/2026	4/30/2041	4/14/2026	-	$16,625	$199,500	4 (5-Year)
(Corporate Guaranty)				5/1/2031	10%	$18,288	$219,450	
				5/1/2036	10%	$20,116	$241,395	
						10% Increase Beg. of Each Option		

Brand New 15-Year Lease | Corporate Guaranty (NYSE:CMG) | 10% Rental Increases | 2026 Construction

- Chipotle recently signed a brand new 15-year lease with 4 (5-year) options to extend
- The lease is corporate guaranteed by Chipotle Mexican Grill, Inc., a publicly traded (NYSE: CMG) and nationally recognized tenant with over 4,000 locations
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period drive NOI growth and provide a built-in hedge against inflation
- 2026 construction will feature the latest Chipotle prototype with modern finishes and an optimized drive-thru layout

Absolute NNN Lease | Fee Simple Ownership (Land & Building) | Zero Landlord Responsibilities

- Tenant is responsible for taxes, insurance, and all property maintenance
- Investor benefits from fee-simple ownership of the building and land
- No landlord responsibilities make this an ideal management-free investment for a passive investor

Strong Demographics In 5-mile Trade Area |

- More than 89,600 residents and 44,500 employees support the trade area
- $104,920 average household income

Frontage On U.S. Hwy 192 (37,000 VPD) | Steps From I-95 (101,500 VPD)

- The property benefits from prominent frontage along U.S. Hwy 192 (37,000 VPD), just steps from its intersection with I-95 (101,500 VPD), offering excellent accessibility from two of Melbourne's key transportation corridors

Dense Retail Corridor | Surrounded by New Development

- Situated within Melbourne's primary retail corridor, alongside national brands such as Sam's Club, Zaxby's, and Dunkin', all within a two-mile radius of the property
- These established retailers drive consistent consumer traffic to the area and support strong shopping activity at the subject site

Space Coast Town Center | 225-Acre Master-Planned Development

- Located within Space Coast Town Center, a 225-acre master-planned mixed-use development thoughtfully integrating retail, multifamily, and office uses to create a cohesive live / work / play environment
- Integra Station (300 apartments), located directly adjacent to the subject property, represents one of the first residential phases delivered, with the project approved for approximately 3,000 total residential units at full buildout

Welcome to Florida's Space Coast

Space Coast Town Center promises to bring exciting energy and vibrancy to the future of Florida's aerospace and defense industries in the thriving Space Coast region. The 225-acre development intends to be more than just the new hub for area employers, employees and residents - this mixed-use community provides the perfect place to live, work and play.

The vision and plan for Space Coast Town Center is one of an neo-urban, walkable community that is at the heart of the region's employers, attractions and traffic patterns. As a member of this community, you are a part of the network of businesses, homes and amenities that encompass your daily activities. It's a community planned for everything from the biggest tech and aerospace firms to local small shop retailers and gourmet dining - all at your fingertips.

This revolutionary development is already starting to take shape. The first residential component at Space Coast Town Center has been completed. Integra Station delivered 300 multifamily units, officially bringing this community to life.

With the growth of aerospace and tech jobs in the Space Coast area comes a high-demand for residential development. Just south of Space Coast Town Center are two planned single-family communities programmed for around 6,200 homes. Space Coast Town Center development will include around 3,000 multi-family units on site as well as up to 300 hotel rooms to serve this rapidly growing market.

Source: Space Coast Town Center
WESBITE

WELCOME TO THE

FLORIDA SPACE COAST

Lockheed Martin, GE, and numerous other Space Coast companies are driving the growth for the Melbourne area. With the highest share of high-tech/STEM jobs in Florida and 12th in the U.S., Melbourne is the perfect location for a community hub like Space Coast Town Center.

Other highlights in the area include:

- Home to SpaceX, Blue Origin, and numerous other aerospce employers
- The Kennedy Space Center, a major tourist attraction, bringing in over 1.5 million visitors per year
- Port Canaveral, the world's second busiest cruise port
- Pleasant weather and a tax-friendly business and personal income climate attract new residents and retirees
- Location of the Florida Institute of Technology and Keiser University, with graduates coming from the nearby University of Central Florida and University of Florida for the high-tech job market
- Brevard Zoo ranks 5th best zoo in North America
- Second highest industry diversity index in Florida

#10
HIGH-TECH GDP CONCENTRATION IN THE U.S.

2.8x
THE U.S. RATE IN MANUFACTURING JOB GROWTH

#1
MOST AFFORDABLE U.S. DOWNTOWN CITY TO LIVE IN

YOUR COMMUNITY FOR THE FUTURE

Space Coast Town Center is designed to bring together life's most important aspects: where to live, work, and play, by targeting local employees that are choosing the area for the high-tech and STEM job oppportunities.

Visibile from the Interstate, Space Coast Town Center will conveniently serve the daily workforce, the nearby residential, and the greater Space Coast market.

ACRES	225 AC
TOTAL RETAIL SF	350,000 SF
GROCERY SF	48,000 SF
MULTI-FAMILY UNITS UNDER DEVELOPMENT	300 units
FUTURE MULTI-FAMILY UNITS	Up to 3,000 units
PROPOSED OFFICE SF	500,00+ SF
TOTAL HOTELS	Three hotels

SPACE COAST DAILY.com

Amazon Plans 652,000-Square-Foot West Melbourne Warehouse as Part of 117-Acre 'Project Zeppelin' Project

By Space Coast Daily // September 19, 2025

BREVARD COUNTY • WEST MELBOURNE, FLORIDA — Amazon is moving forward with plans to build a massive distribution facility in West Melbourne. This development will bring about 1,000 jobs and transform open pastureland into a regional logistics hub.

The project, identified in city records as Project Zeppelin, is slated for a 117-acre site west of Interstate 95 near U.S. 192 and the St. Johns Heritage Parkway. At its center will be a 652,000-square-foot warehouse and space for 992 employee parking spaces.

According to an Amazon spokesperson, the project is in the early planning stages, and formal construction designs have not yet been submitted to city officials.

Permit filings show Amazon is seeking authorization from the St. Johns River Water Management District to develop the project east of Columbia Lane and south of The Dunes at Heritage Lakes subdivision.

The complex is expected to serve as a "first mile" logistics center — where goods are prepared for long-haul trucking to fulfillment centers or delivery stations across the region.

Amazon already operates a 202,000-square-foot fulfillment facility in Cocoa and a 141,000-square-foot delivery station on Sarno Road in Melbourne.

Amazon already employs nearly 6,900 people throughout Central Florida, with approximately 1,800 workers in Brevard, Volusia, and Flagler counties.

CEO Andy Jassy attributed much of Amazon's momentum to its growing integration of artificial intelligence, which now powers features across Alexa+, online shopping tools, and warehouse logistics, including workflow optimization for over a million robots and streamlined software development.

Source: Space Coast Daily
Read Full Article HERE

100% Bonus Depreciation

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Most investors are unaware that single tenant retail properties offer substantial tax benefits.

Maximize Your Returns

100% bonus depreciation allows for the immediate deduction of all non-structural assets in year one of ownership that have been identified by a cost segregation study (compared with the traditional 39-year schedule for commercial buildings.

Substantial Tax Benefits

By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment.

For more information, please contact:

Tom Brodie
713-906-3710
Tom.Brodie@CSSIServices.com
CSSI

SRS recommends that the prospective Purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of bonus depreciation.

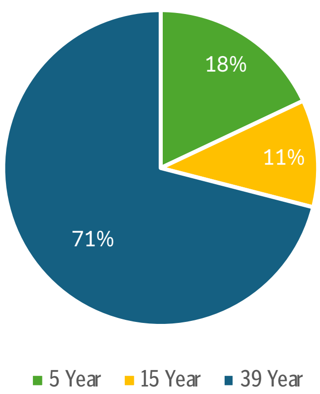
Subject Property Example

Estimated Building Cost - $3,965,040

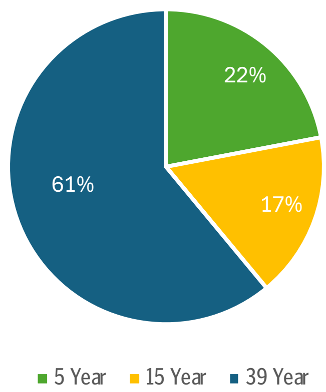
2026 Range of Benefits - Year of Application		
	Conservative	**High End**
2026 Dep. - Accelerated Method	$1,158,898	$1,554,130
2026 Dep. - Straight Line Method	$12,728	$12,728
2026 Increased Deduction	**$1,146,171**	**$1,541,402**
2026 Tax Savings (37%)	**$424,083**	**$570,319**
ROI: 2026	69 : 1	93 : 1

Estimated Allocation of Property

Conservative



High End



This property offers potential for **~$1.55M** in bonus depreciation benefits!

PROPERTY PHOTOS

WATCH DRONE VIDEO

PROPERTY PHOTOS

CHIPOTLE

chipotle.com
Company Type: Public (NYSE: CMG)
Locations: 4,000+
2025 Employees: 130,301
2025 Revenue: $11.93 Billion
2025 Net Income: $1.54 Billion
2025 Assets: $8.99 Billion
2025 Equity: $2.83 Billion

Chipotle Mexican Grill, Inc. (NYSE: CMG) is cultivating a better world by serving responsibly sourced, classically-cooked, real food with wholesome ingredients without artificial colors, flavors or preservatives. There are over 4,000 restaurants as of December 31, 2025, in the United States, Canada, the United Kingdom, France, Germany, and the Middle East and it is the only restaurant company of its size that owns and operates all its restaurants in North America and Europe. With over 130,000 employees passionate about providing a great guest experience, Chipotle is a longtime leader and innovator in the food industry. Chipotle is committed to making its food more accessible to everyone while continuing to be a brand with a demonstrated purpose as it leads the way in digital, technology and sustainable business practices.

Source: newsroom.chipotle.com, finance.yahoo.com

CHIPOTLE RAISES FULL YEAR COMPARABLE SALES GUIDANCE ON STRONG Q2 MOMENTUM

"RECIPE FOR GROWTH" STRATEGY YIELDS COMPARABLE RESTAURANT SALES OF 2.2% ON SECOND CONSECUTIVE QUARTER OF IMPROVING TRANSACTION COMP

NEWPORT BEACH, Calif., July 29, 2026 /PRNEWSWIRE/ -- Chipotle Mexican Grill, Inc. (NYSE: CMG) today reported financial results for its second quarter ended June 30, 2026.

Second quarter highlights, year over year:

- **Total revenue increased 9.3% to $3.3 billion**
- **Comparable restaurant sales increased 2.2%**
- **Operating margin was 15.7%, a decrease from 18.2%**
- **Restaurant level operating margin1 was 25.2%, a decrease from 27.4%**
- **Diluted earnings per share remained flat at $0.32**
- **Adjusted diluted earnings per share1 remained flat at $0.33**
- **Opened 100 company-owned restaurants, with 80 locations including a Chipotlane. They also opened one international partner-operated restaurant.**

«Our positive results reflect the momentum we're building as our Recipe for Growth strategy continues to take shape,» said Scott Boatwright, Chief Executive Officer, Chipotle.

«We're seeing encouraging progress because we're focused on the right growth drivers—bringing meaningful menu innovation to our guests, deepening engagement through Chipotle Rewards, elevating hospitality in every restaurant, and expanding opportunities to serve more group occasions. These efforts are building a stronger business and reinforcing our confidence in Chipotle's ability to deliver sustainable long-term growth and shareholder value.»

Outlook For 2026, management is anticipating the following:

- **Full year comparable restaurant sales growth in the low single digit range**
- **350 to 370 new restaurant openings, which includes 10 to 15 international partner-operated restaurants. Around 80% of new company-owned restaurants will have a Chipotlane**
- **An estimated underlying full year effective tax rate between 24% and 26% before discrete items**

Source: Chipotle

Read Full Report HERE

PROPERTY OVERVIEW

LOCATION

Melbourne, Florida
Brevard County

ACCESS

Nebula Way: 1 Access Point

TRAFFIC COUNTS

U.S. Highway 192: 37,000 VPD
Interstate 95: 101,500 VPD

IMPROVEMENTS

There is approximately 2,471 SF of existing building area

PARKING

There are approximately 35 parking spaces on the owned parcel.
The parking ratio is approximately 14.2 stalls per 1,000 SF of leasable area.

PARCEL

Parcel Number: 28-36-03-52-00000.0-0008.00
Acres: 1.03
Square Feet: 44,867

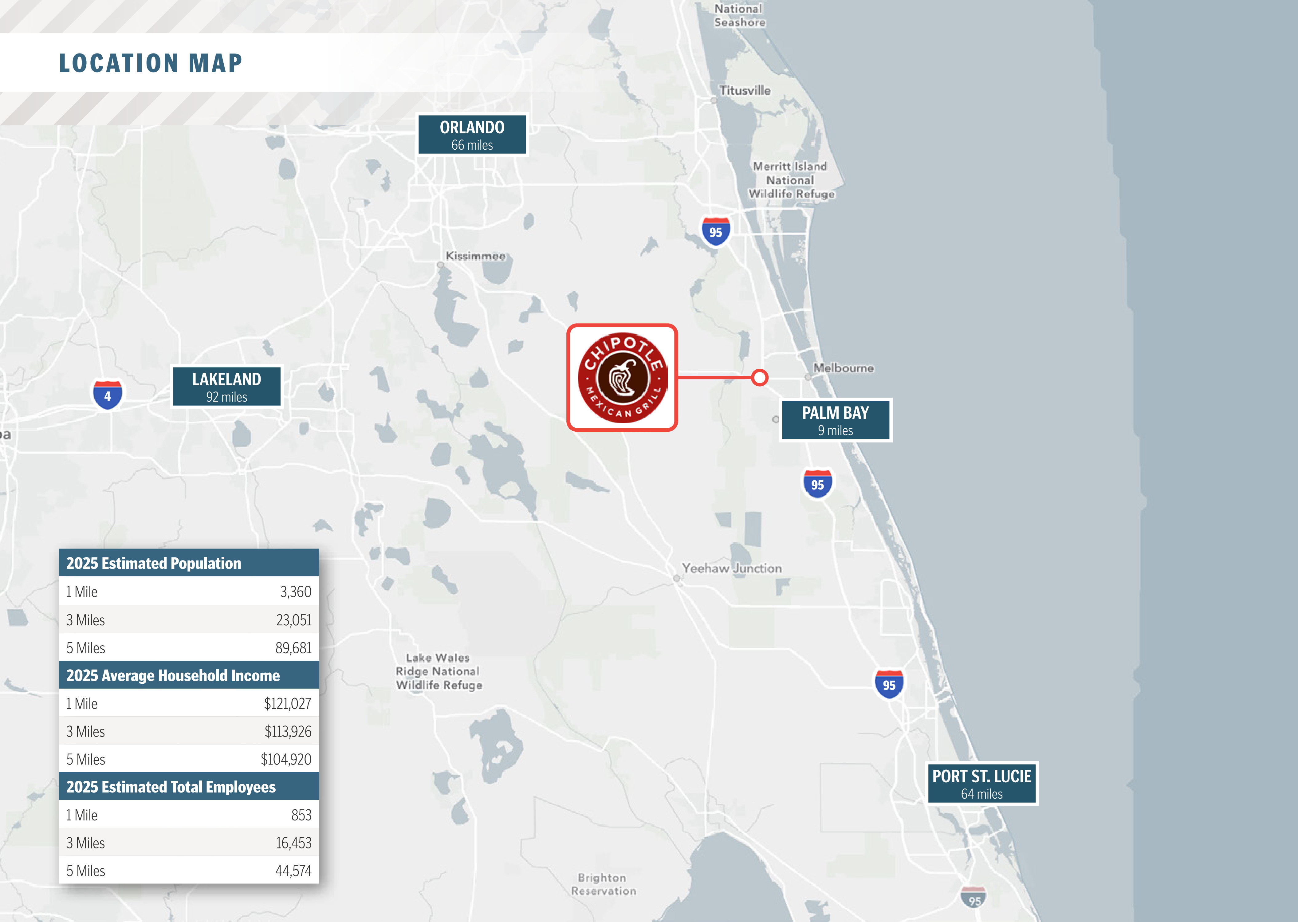
CONSTRUCTION

Year Built: 2026

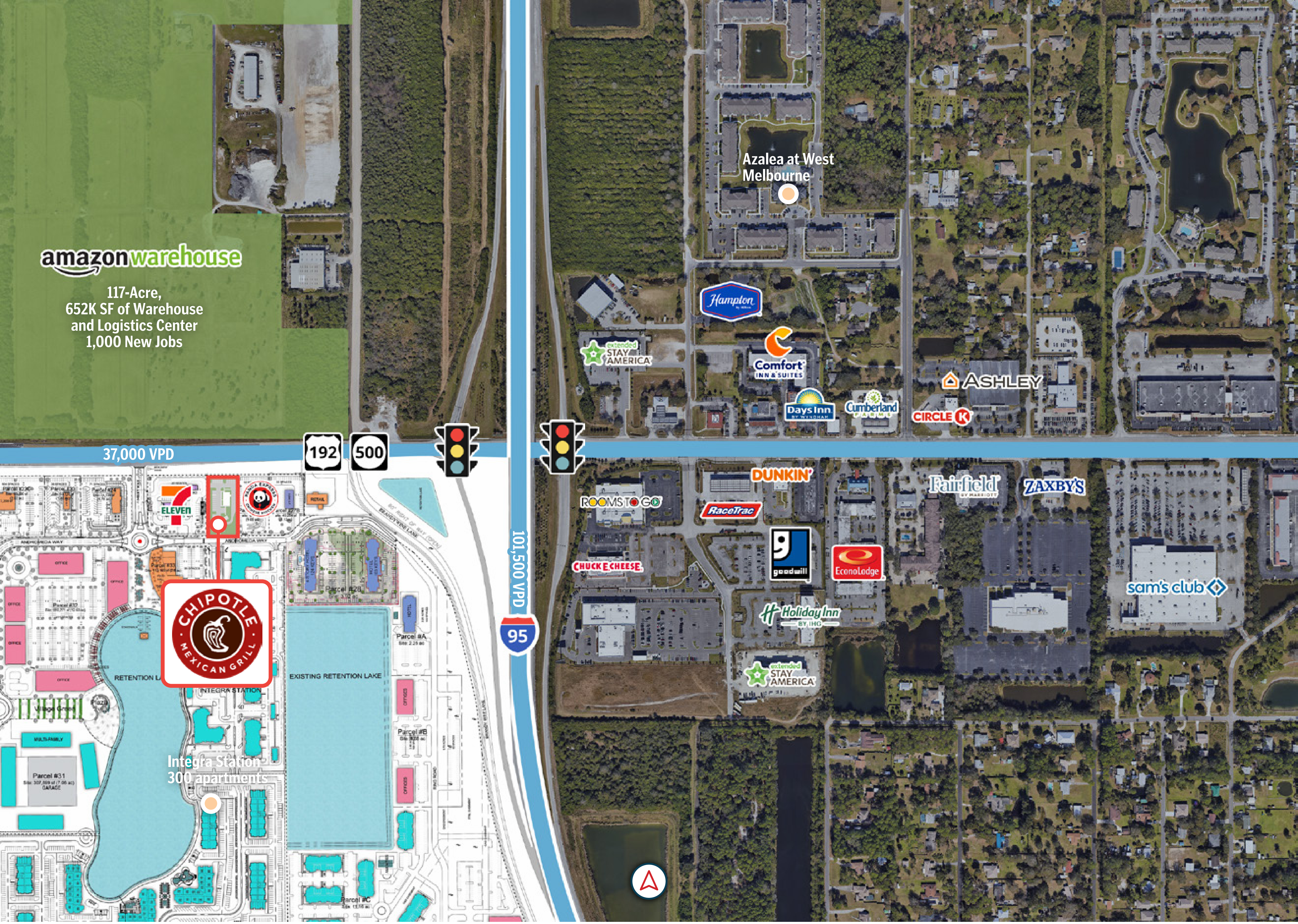
ZONING

Gateway Interchange District (GTWY-1)

LOCATION MAP



2025 Estimated Population	
1 Mile	3,360
3 Miles	23,051
5 Miles	89,681
2025 Average Household Income	
1 Mile	$121,027
3 Miles	$113,926
5 Miles	$104,920
2025 Estimated Total Employees	
1 Mile	853
3 Miles	16,453
5 Miles	44,574


amazon warehouse
117-Acre,
652K SF of Warehouse
and Logistics Center
1,000 New Jobs
37,000 VPD
192
500
101,500 VPD
95
Azalea at West
Melbourne
Hampton
extended STAY AMERICA
Comfort INN & SUITES
Days Inn
Cumberland FARMS
ASHLEY
CIRCLE K
ELEVEN
DUNKIN'
ROOMS TO GO
RaceTrac
Fairfield
ZAXBY'S
CHUCK E. CHEESE
goodwill
EconoLodge
sam's club
Holiday Inn
CHIPOTLE MEXICAN GRILL
EXISTING RETENTION LAKE
INTEGRA STATION
Integra Station
300 apartments

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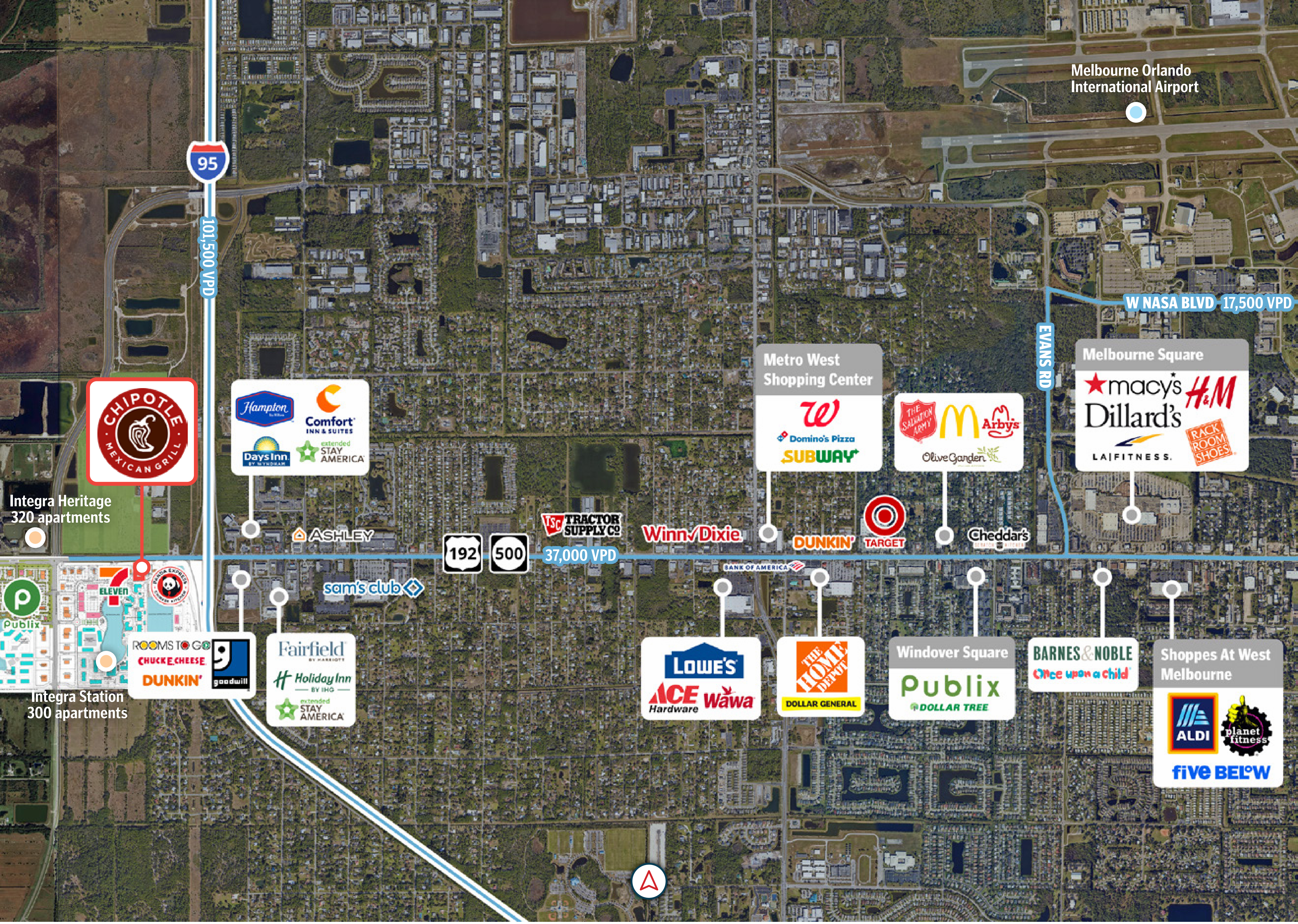
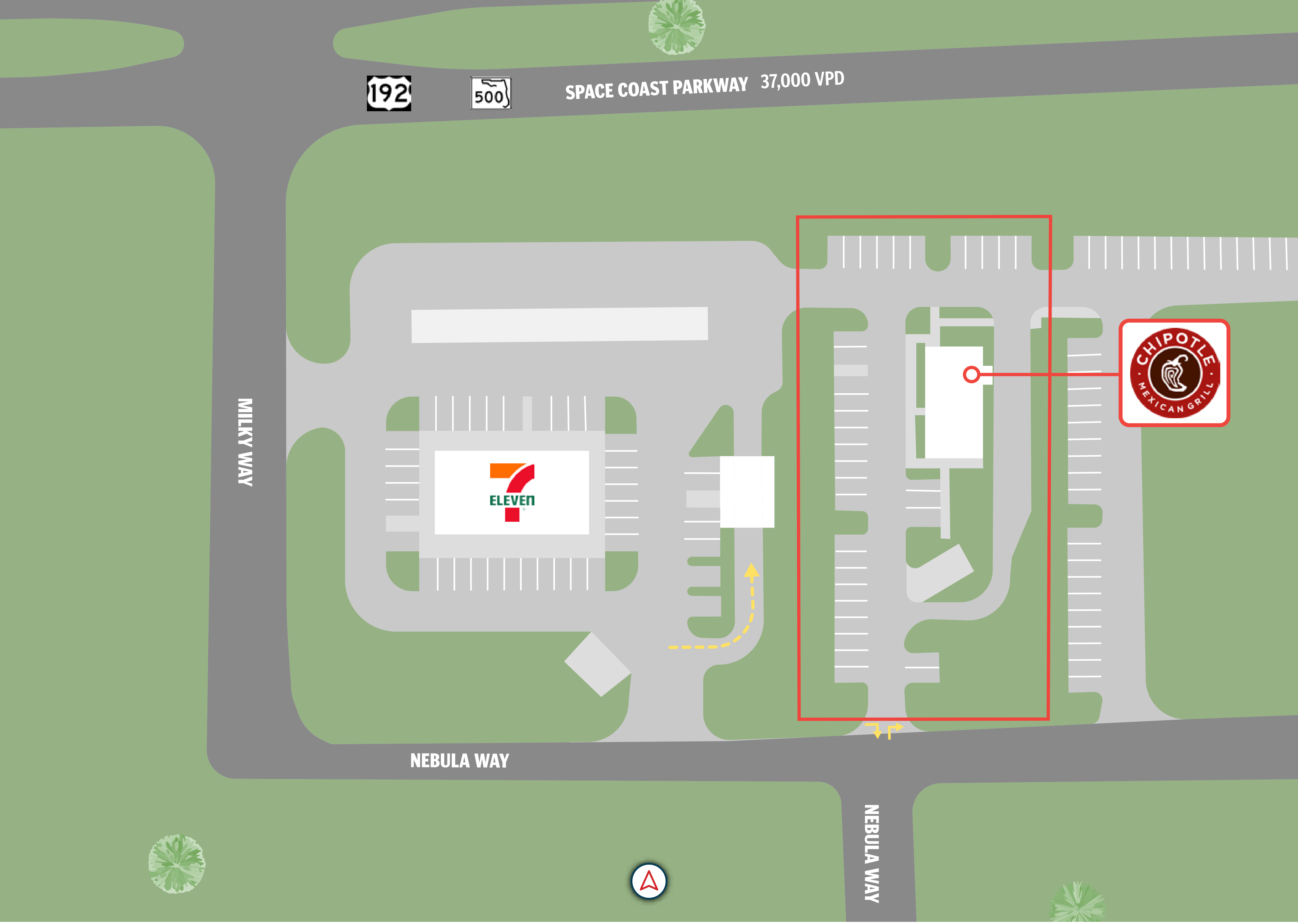


Melbourne Orlando
International Airport
95
101,500 VPD
W NASA BLVD
17,500 VPD
EVANS RD
Melbourne Square
macy's
H&M
Dillard's
LA|FITNESS.
RACK ROOM SHOES
Metro West
Shopping Center
Domino's Pizza
SUBWAY
Arby's
OliveGarden
Hampton
Comfort INN & SUITES
Days Inn
extended STAY AMERICA
Integra Heritage
320 apartments
ASHLEY
192
500
37,000 VPD
TRACTOR SUPPLY Co
Winn Dixie
DUNKIN'
TARGET
Cheddar's
BANK OF AMERICA
sam's club
ELEVEN
Publix
ROOMS TO GO
CHUCK E. CHEESE
DUNKIN'
goodwill
Integra Station
300 apartments
Fairfield
Holiday Inn
extended STAY AMERICA
LOWE'S
ACE Hardware
Wawa
DOLLAR GENERAL
Windover Square
Publix
DOLLAR TREE
BARNES & NOBLE
Once upon a child
Shoppes At West
Melbourne
ALDI
planet fitness
five BELOW

SRS



192
500
SPACE COAST PARKWAY
37,000 VPD
MILKY WAY
ELEVEN
CHIPOTLE
MEXICAN GRILL
NEBULA WAY
NEBULA WAY

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	3,360	23,051	89,681
2030 Projected Population	3,948	25,091	94,310
2025 Median Age	44.2	45.3	44.6
Households & Growth			
2025 Estimated Households	1,356	9,024	36,123
2030 Projected Households	1,599	9,846	38,232
Income			
2025 Estimated Average Household Income	$121,027	$113,926	$104,920
2025 Estimated Median Household Income	$99,007	$94,150	$84,979
Businesses & Employees			
2025 Estimated Total Businesses	106	1,502	4,119
2025 Estimated Total Employees	853	16,453	44,574

MELBOURNE, FLORIDA

Located on the central east coast of Florida in Brevard County, the City of Melbourne had a population of 87,279 as of July 1, 2024. Residents enjoy excellent weather, high-tech employment opportunities, top-rated schools, vibrant downtown areas, and abundant recreational amenities. With reasonable housing prices and a strong sense of community, Melbourne is widely regarded as one of the best places in Florida to live, work, and raise a family. The Melbourne and Eau Gallie Causeways provide convenient access across the lagoon to the beaches and waterfront activities.

Melbourne has a diverse economy anchored by advanced industries such as communications, electronics, aerospace, security, emerging technologies, and healthcare. The city offers robust infrastructure that supports a high quality of life for its growing residential, business, and tech communities. Notable companies with a strong presence in Melbourne include Northrop Grumman, Harris Corporation, Rockwell Collins, Embraer Executive Jets, GE Transportation, and Teletech. Health First Holmes Regional Medical Center, Brevard County's only state-accredited Level II trauma center, and Melbourne Regional Medical Center also serve the local community.

A key economic driver is the Melbourne International Airport (MLB) and its adjacent Commerce Park. MLB accommodates up to 2 million travelers annually and generates over $1 billion in economic impact. Its expansive industrial park is home to major national and international aviation and aerospace firms. In fact, four of the ten largest employers in Brevard County operate out of MLB.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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