

VINCENT FIRE PROTECTION & PLUMBING

4130 PINE TREE PLACE | COCOA, FLORIDA 32926



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN
In-State Broker

Bang Realty-Naples, Inc
LIC # BK3327646
513.898.1551 - office
bor@bangrealty.com

CIA commercial
investment
advisors

COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY

9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com



Highlights



PRICE

\$1,097,000

CAP RATE

8.75%

NOI

\$96,000

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Sam's Club, Walmart, Publix, Aldi, Save-A-Lot, Dollar General, Dollar Tree, Tractor Supply, GameStop, T-Mobile, Advance Auto Parts, O'Reilly Auto Parts, Walgreens; Dining options include McDonald's, Taco Bell, Dunkin', IHOP, Sonic Drive-In, Beef O'Brady's,

Higher Education: 4 miles from **Eastern Florida State College (EFSC) - Cocoa Campus** – the oldest & largest of EFSC's 4 campuses, featuring advanced STEM facilities with hands-on workforce training in HVAC, welding, CNC machining, along with high-demand programs such as Aerospace Technology, Veterinary Technician, Dental/Medical Assisting, and Lab Technology, serving a student population of over 19,900 across all campuses

Healthcare: 11½ miles from **Cape Canaveral Hospital | Health First** – featuring 150 beds over 200 highly skilled physicians with services such as The Women's Diagnostic Center, a 21-bed Level II Emergency Dept., Dialysis, Oncology/Hematology, Plastic Surgery, Psychiatry, Family Practice, etc.

NEW 10-YEAR ABSOLUTE NNN LEASE

10-year Absolute NNN lease with attractive 9.375% rental escalation in the beginning of the 6th lease year!

TENANT

Vincent Fire Protection & Plumbing is a trusted, 3rd-generation Central Florida company with over 50 years of experience delivering high-quality, fully compliant fire protection & commercial plumbing solutions, backed by expert service, innovation, and 24/7 emergency support

GROWING COMMERCIAL MARKET

Cocoa is a part of a rapidly expanding commercial and aerospace corridor, increasing demand for fire suppression and plumbing systems across industrial, retail & hospital sectors

TRAFFIC COUNTS

Near Cox Rd (Cocoa's main north/south artery) with traffic counts of 5,081 CPD - 1/2 mile south from FL-524 (traffic counts: 15,150 CPD)

2025 DEMOGRAPHICS (5-MI)

Population	56,824
Households	23,644

Average Household Income **\$90,577**

Financial Analysis

SITE ADDRESS	4130 Pine Tree Place Cocoa Florida 32926
TENANT	Vincent Fire Protection & Plumbing
GROSS LEASABLE AREA	±7,181 SF (Flex-space, office & warehouse)
LOT SIZE	±0.50 acre
YEAR BUILT RENOVATED	1985 2019
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is a Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	10 years
RENTAL INCREASES	9.375% escalation in the beginning of the 6th year
RENT COMMENCEMENT DATE	Close of Escrow (COE)
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.



Rent Roll

TERM	ANNUAL RENT	CAP RATE
Years 1-5	\$96,000	8.75%
Years 6-10	\$105,000	9.57%
AVG ANNUAL RETURN		9.16%











RENEWAL OPTIONS

1st Option (Years 11-15)	\$114,844
2nd Option (Years 16-20)	\$125,610

Tenant Profile



Vincent Fire Protection & Plumbing brings over 50 years of experience as a trusted, third-generation family business delivering reliable fire protection and commercial plumbing solutions across Central Florida. They specialize in designing, installing, and maintaining comprehensive fire suppression systems that meet strict safety and regulatory standards. With a commitment to quality, 24/7 emergency service, and free estimates, they ensure facilities remain safe, compliant, and fully operational at all times.

SERVING:  Cape Canaveral  Christmas  Cocoa Beach  Cocoa  Merritt Island  Orlando  Rockledge
 Satellite Beach  Sharpes  Titusville

PLUMBING SERVICES



Vincent Fire Protection & Plumbing provides comprehensive plumbing expertise for new construction and renovations, working closely with project teams to design efficient, reliable systems while minimizing disruption during upgrades. Their advanced diagnostics and full-service repair capabilities use modern technology to quickly identify and resolve issues, ensuring long-term system performance. Additionally, they offer customized preventive maintenance, water efficiency solutions, and specialized services tailored to industries like healthcare, restaurants, and manufacturing to reduce costs and improve reliability.

FIRE SUPPRESSION SERVICES



Vincent Fire Protection & Plumbing designs, installs, and maintains comprehensive fire suppression systems for commercial properties, ensuring optimal safety and full regulatory compliance through customized solutions tailored to each facility's unique risks. Their expertise includes advanced wet and dry sprinkler systems, as well as specialized options like pre-action and clean agent systems for sensitive environments such as data centers and healthcare facilities. Additionally, they provide dedicated kitchen hood suppression systems for restaurants, along with ongoing maintenance and emergency services to ensure reliable, effective fire protection at all times.

SPRINKLER SYSTEMS



Fire sprinkler systems are essential for protecting lives, property, and business continuity, and professional installation ensures systems meet strict safety standards while addressing each facility's unique needs. Vincent Fire Protection & Plumbing's process includes detailed system design with hydraulic calculations, followed by precise installation using advanced methods and rigorous quality testing. They install a range of systems - including wet, dry, pre-action, and deluge - tailored to different environments, ensuring reliable and effective fire protection.

24/7 EMERGENCY SERVICES



Vincent Fire Protection & Plumbing provides 24/7 emergency response for fire suppression and plumbing systems, ensuring rapid arrival - typically within 60 minutes - to minimize downtime, safety risks, and property damage. Our experienced team of certified professionals quickly diagnoses and resolves issues using fully stocked service vehicles and advanced diagnostic tools. From sprinkler system failures to major plumbing crises, we deliver comprehensive, on-the-spot solutions that restore operations efficiently and prevent further damage.

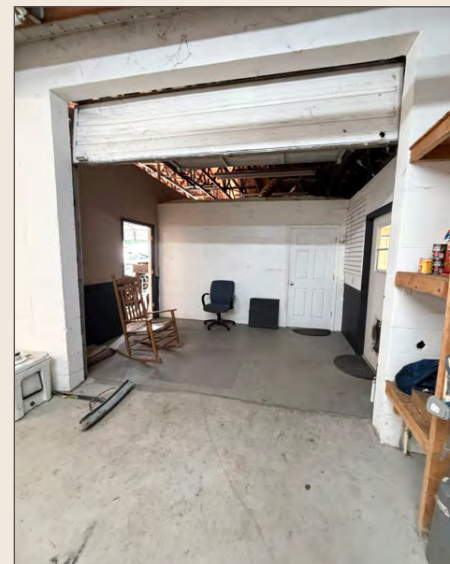
Actual Site Photos (Commercial Building)



Alternate View



Outbuilding



Entrance



Work Area



Main Warehouse Area



Main Warehouse Area



Parts Storage

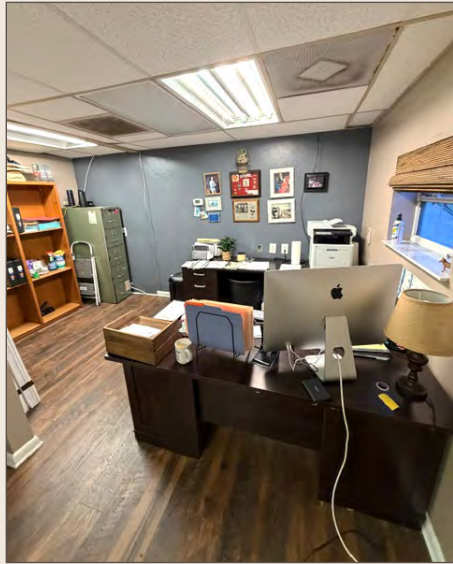


Parts Storage



Parts Storage

Actual Site Photos (Office)



The Reception



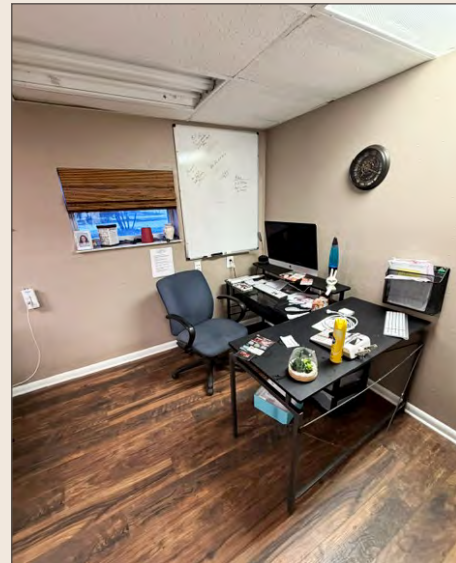
Break Room



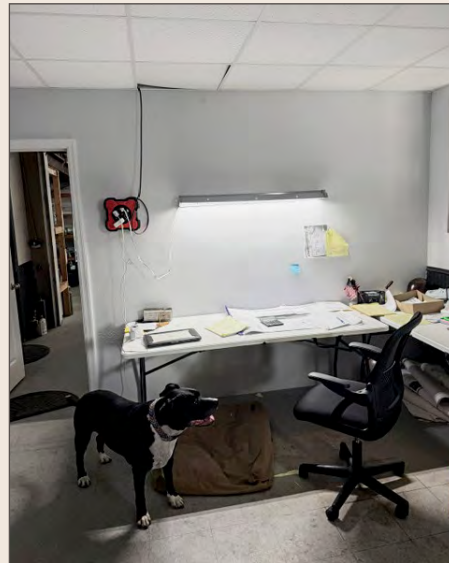
Exit



Kitchen



Office Area



Office Area

Actual Site Photos (Residential)



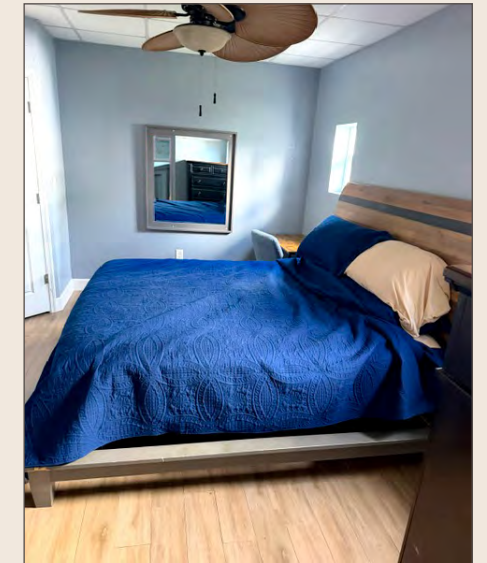
Kitchen



Kitchen



First Bedroom



Second Bedroom

City View



City of COCOA

MERRITT ISLAND

Brevard County Disposal Facility

West Canaveral Groves

Lake Pointett

amazon WAREHOUSE

FedEx Ground

BEYEL BROS.

DIAMONDBACK

CEMEX

SUNBELT RENTALS

ON SOLID GROUND

Walmart

ALDI DOLLAR TREE

Eastern Florida STATE COLLEGE
Cocoa Campus
Over 19,000 students across all 4 campuses

VINCENT
FIRE PROTECTION & PLUMBING

Walmart DISTRIBUTION

COCOA HIGH SCHOOL
1,468 STUDENTS

FAMILY DOLLAR DOLLAR TREE

CAMBRIDGE ELEMENTARY
505 STUDENTS

planet fitness
DG market
popshelf

TRACTOR SUPPLY CO
Rent-A-Center
DOLLAR GENERAL
CITITRENDS

sam's club

save a lot

EMMA JEWEL CHARTER ACADEMY
364 STUDENTS

RONALD MCNAIR MIDDLE SCHOOL
355 STUDENTS

520



Cocoa Synopsis

Cocoa is a city in Florida's Brevard County & is part of the Palm Bay-Melbourne-Titusville Metropolitan Statistical Area.

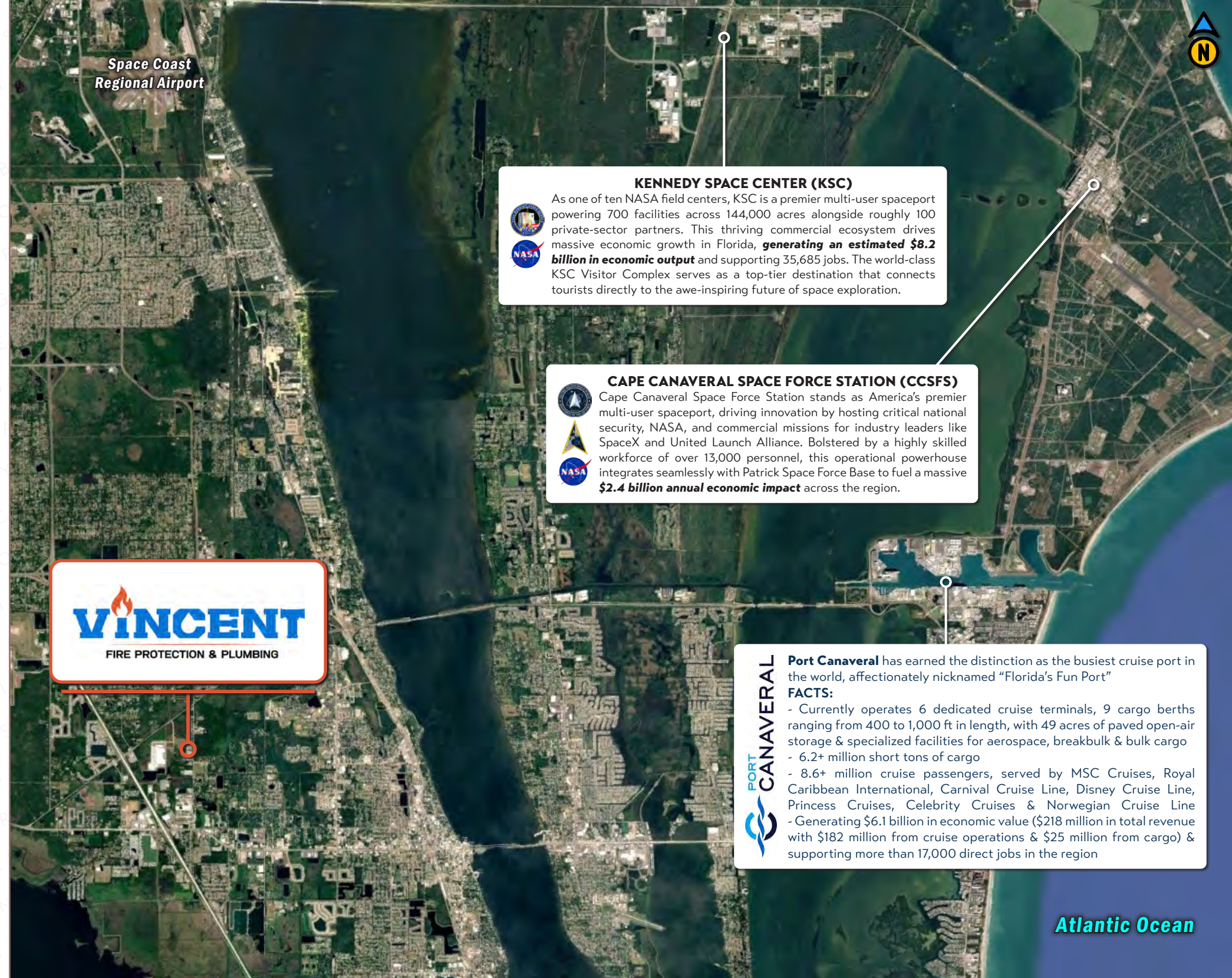
Cocoa is best known for its charming, historic downtown known as **Historic Cocoa Village**, a bustling hub for shopping, dining, and live theater near the Indian River. Located on the **Space Coast**, it serves as a historic counterpart to nearby **Kennedy Space Center** and **Port Canaveral**, featuring 19th-century architecture, specialized boutiques, and the **Historic Cocoa Village Playhouse**.

Major employers in Cocoa/Greater Brevard County Area:

Aerospace & Defense: Northrop Grumman, Collins Airspace, L3Harris Technologies, United Launch Alliance, Air Force Technical Applications Center & AAR Airlift Group; **Government & Education:** Brevard County School Board, City of Cocoa, & Dept. of Veterans Affairs; **Healthcare:** Health First, Devereux Hospital & Children's Center, Brevard Health Alliance, & Vitas Healthcare; **Manufacturing & Logistics:** Walmart Distribution, FedEx Ground, Sea Ray Boats, Mack Technologies & Beyel Brothers.

2025 Demographics

	1-MI	3-MI	5-MI
Population	937	28,947	56,824
Projected Population (2030)	939	30,219	59,728
Households	369	12,027	23,644
Projected HH (2030)	373	12,619	24,956
Daytime Demos Age 16+	1,303	21,689	43,546
Median Age	42.9	42.2	43.4
Average Household Income	\$87,156	\$81,042	\$90,577



Space Coast Regional Airport

KENNEDY SPACE CENTER (KSC)



As one of ten NASA field centers, KSC is a premier multi-user spaceport powering 700 facilities across 144,000 acres alongside roughly 100 private-sector partners. This thriving commercial ecosystem drives massive economic growth in Florida, **generating an estimated \$8.2 billion in economic output** and supporting 35,685 jobs. The world-class KSC Visitor Complex serves as a top-tier destination that connects tourists directly to the awe-inspiring future of space exploration.

CAPE CANAVERAL SPACE FORCE STATION (CCSFS)



Cape Canaveral Space Force Station stands as America's premier multi-user spaceport, driving innovation by hosting critical national security, NASA, and commercial missions for industry leaders like SpaceX and United Launch Alliance. Bolstered by a highly skilled workforce of over 13,000 personnel, this operational powerhouse integrates seamlessly with Patrick Space Force Base to fuel a massive **\$2.4 billion annual economic impact** across the region.



Port Canaveral has earned the distinction as the busiest cruise port in the world, affectionately nicknamed "Florida's Fun Port"

FACTS:

- Currently operates 6 dedicated cruise terminals, 9 cargo berths ranging from 400 to 1,000 ft in length, with 49 acres of paved open-air storage & specialized facilities for aerospace, breakbulk & bulk cargo
- 6.2+ million short tons of cargo
- 8.6+ million cruise passengers, served by MSC Cruises, Royal Caribbean International, Carnival Cruise Line, Disney Cruise Line, Princess Cruises, Celebrity Cruises & Norwegian Cruise Line
- Generating \$6.1 billion in economic value (\$218 million in total revenue with \$182 million from cruise operations & \$25 million from cargo) & supporting more than 17,000 direct jobs in the region

Atlantic Ocean

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FOR MORE INFORMATION:

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Vice President

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