



Offering Memorandum



Single Tenant Investment Property

14445 US HWY-1, SEBASTIAN, FL 32958

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TABLE OF CONTENTS

PROPERTY INFORMATION

Property Summary	4
Property Highlights	5
Floor plan	6
Survey	7

ZONING

Permitted Uses	9
Permitted Uses	10
Permitted Uses	11
Permitted Uses	12
Permitted Uses	13

LOCATION INFORMATION

Location Description	15
Regional Map	16
Location Map	17
Retailer Map	18
Aerial Map	19

DEMOGRAPHICS

Drive Time Map	21
Demographics Map & Report	22

THE TEAM

Meet The Team	24
Disclaimer	25





Property Information

PROPERTY SUMMARY

LEASED SINGLE TENANT PROPERTY

14445 US HWY-1
SEBASTIAN, FL 32958

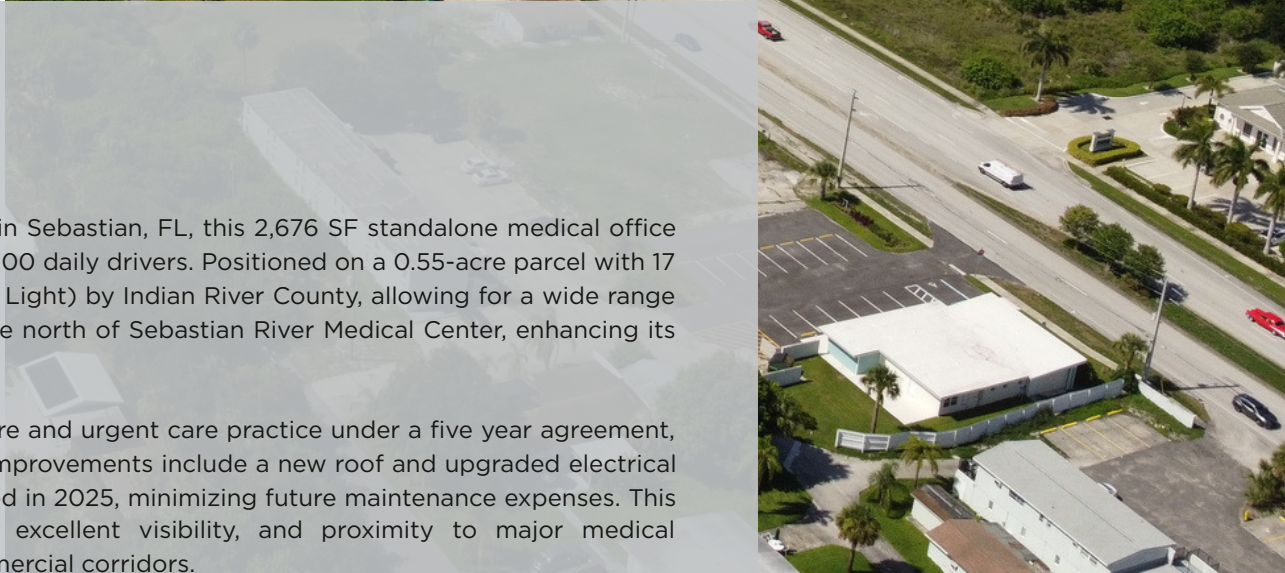
OFFERING SUMMARY

SALE PRICE:	\$730,000
PRICE / SF:	\$272.80
NOI:	\$46,830
CAP RATE:	6.42%
BUILDING SIZE:	2,676 SF
LOT SIZE:	0.55 Acres

PROPERTY SUMMARY

Strategically located along the high-traffic US Hwy-1 corridor in Sebastian, FL, this 2,676 SF standalone medical office building offers prime visibility with direct frontage to over 25,000 daily drivers. Positioned on a 0.55-acre parcel with 17 private parking spaces, the property is zoned CL (Commercial Light) by Indian River County, allowing for a wide range of professional and medical uses. The site is just a quarter mile north of Sebastian River Medical Center, enhancing its appeal to healthcare users and investors alike.

The building is fully leased to an established direct primary care and urgent care practice under a five year agreement, generating stable income at a 6.5% CAP rate. Recent capital improvements include a new roof and upgraded electrical systems in 2023, along with a brand-new HVAC system installed in 2025, minimizing future maintenance expenses. This turnkey investment opportunity combines strong tenancy, excellent visibility, and proximity to major medical infrastructure in one of Indian River County's most active commercial corridors.



PROPERTY HIGHLIGHTS

- Fully Leased
- 6.5% CAP Rate
- New 2023 Roof
- New 2025 HVAC
- 17 Parking Spaces



NNN TENANT

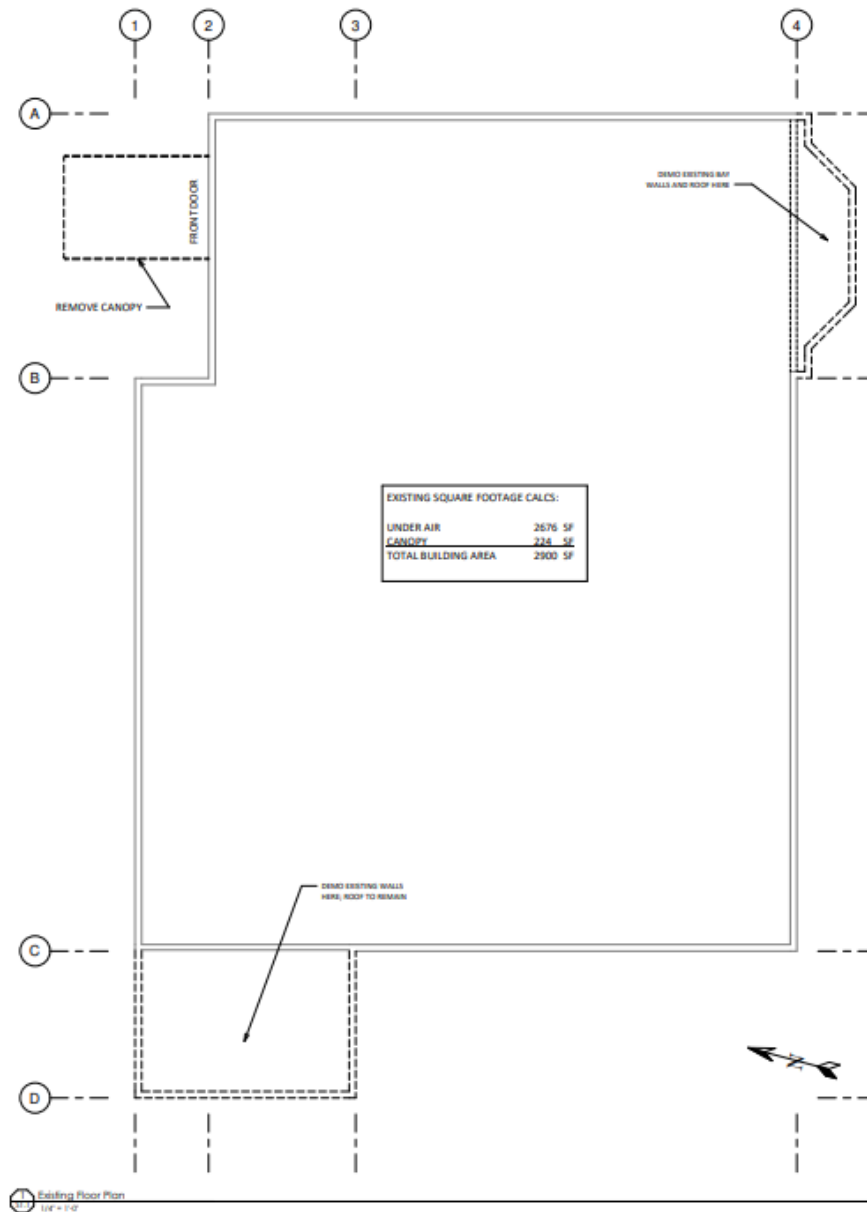


MEDICAL COORIDOR



US HIGHWAY 1

FLOOR PLAN





Zoning

PERMITTED USES

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Agriculture							
Agricultural Production							
Horticultural and landscape plants and specialties	-	-	-	-	P	P	P
Kennels and animal boarding	-	-	-	-	-	A	A
Pet-grooming (no boarding)	-	-	-	-	P	P	P
Agricultural Services							
Landscape services	-	-	-	-	-	P	P
Commercial fishery	-	-	-	-	-	A	P
Commercial							
Construction							
General building contractors/special trade contractors/construction yards ⁴	-	-	-	-	-	-	P
Finance, Insurance, Real Estate, Legal Services							
Banks and credit institutions	-	P	-	P	P	P	-
Small-scale banks and credit institutions	A	P	-	P	P	P	P
Security and commodity brokers	P	P	-	P	P	P	-
Insurance agents, brokers and service	P	P	-	P	P	P	-
Automatic teller machines	-	P	P	P	P	P	-
Real Estate	P	P	-	P	P	P	-
Holding and other investment offices	P	P	-	P	P	P	-
Legal services	P	P	-	P	P	P	-
Services							
Lodging facilities hotels and motels	-	P	P	-	P	P	-
Boardinghouses	-	A	-	A	A	P	-
Bed and breakfast	P	A	A	A	A	A	-
Membership based hotels	-	-	-	-	-	P	-
Personal Services							
Laundries and laundromats (excluding drycleaners)	-	-	-	P	P	P	-
Garment pressing and drycleaners drop-off/pickup	-	-	-	P	P	P	-
Linen supply	-	-	-	-	-	P	P
Carpet and upholstery cleaning	-	-	-	-	-	P	P

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Drycleaning plants	-	-	-	-	-	-	P
Photographic studios	-	A	-	P	P	P	-
Beauty shops	-	A	-	P	P	P	-
Barber shops	-	A	-	P	P	P	-
Shoe repair	-	A	-	P	P	P	-
Funeral homes	-	-	-	-	-	P	-
Funeral chapels	-	-	-	-	P	P	-
Crematoriums	-	-	-	-	-	P	P
Business Services							
Advertising	P	P	-	-	P	P	P
Credit reporting and collection	P	P	-	-	P	P	P
Mailing, reproduction and stenographic services	-	P	-	-	P	P	P
Equipment rental and leasing	-	-	-	-	P	P	P
Employment agencies	P	P	-	-	P	P	P
Help supply services	-	-	-	-	-	P	P
Computer and data processing	P	P	-	-	P	P	P
Bail bondsman	-	-	-	-	P	P	P
General and professional office ⁴	P	P	-	P	P	P	-
Auto Repair, Services and Parking							
Automotive rentals	-	-	-	-	-	P	P
Automobile parking and storage	A	A	A	A	A	P	P
Body and paint shops	-	-	-	-	-	-	P
General automotive repair	-	-	-	-	-	P	P
Carwashes	-	-	-	-	P	P	P
Automotive fluid sales and services (other than gasoline)	-	-	-	-	A	P	P
Miscellaneous Repair							
Electrical repair	-	-	-	-	P	P	P
Watch, clock, jewelry	-	-	-	-	P	P	P
Reupholsters and furniture	-	-	-	-	-	-	P
Welding	-	-	-	-	-	-	P
Motion Pictures							
Production and distribution services	-	-	-	-	-	P	P
Motion picture theaters	-	-	-	-	P	P	-
Drive in theaters (unenclosed commercial amusement)	-	-	-	-	-	-	S

PERMITTED USES

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Video tape rentals	-	-	-	P	P	P	-
Amusement and Recreation							
Dance studios, school and halls, gyms	-	-	-	-	P	P	P
Theatrical production including music	-	-	-	-	P	P	-
Enclosed <i>commercial</i> amusements	-	-	-	-	P	P	P
Unenclosed <i>commercial</i> amusements except miniature golf courses and driving ranges	-	-	-	-	-	-	S
Health and fitness centers	-	-	-	A	P	P	P
Membership sports and recreation	-	-	-	-	P	P	P
Coin-operated amusements	-	-	-	P	P	P	-
Miniature golf courses	-	-	-	-	-	S	A
Driving ranges	-	-	-	-	-	A	A
Health and Medical Services							
Offices and clinics	P	P	P	P	P	P	-
Total care facilities	-	-	P	-	-	-	-
Hospitals	-	-	P	-	-	-	-
Medical and dental laboratory	-	-	P	-	P	P	-
Home health care services	-	-	P	-	P	P	-
Specialty outpatient clinics	-	-	P	-	P	P	-
Veterinarian clinic	-	-	-	-	A	A	A
Wholesale Trade							
Durable goods (not including demolition debris site, junkyards, recycling center)	-	-	-	-	-	-	P
Nondurable goods	-	-	-	-	-	-	P
Recycling center (including vegetation debris mulching)	-	-	-	-	-	-	A
Retail Trade							
Convenience stores	-	-	-	P	P	P	P
Building materials and garden supplies	-	-	-	-	-	A	P
Paint, glass and wallpaper stores	-	-	-	-	P	P	P
Hardware stores	-	-	-	-	P	P	P
Retail nurseries and garden supplies	-	-	-	-	P	P	P
Model mobile home display	-	-	-	-	-	A	P
Mobile home trailer sales	-	-	-	-	-	-	A

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
General Merchandise							
Department stores	-	-	-	-	A	P	-
Variety stores	-	-	-	-	A	P	-
Flea market	-	-	-	-	-	-	A
Auction facilities, unenclosed	-	-	-	-	-	-	A
Auction facilities, enclosed	-	-	-	-	-	P	P
Used merchandise (including pawn shops)	-	-	-	-	P	P	P
Food Stores							
Grocery stores	-	-	-	P	P	P	-
Meat and fish markets	-	-	-	P	P	P	-
Fruit and vegetable markets	-	-	-	P	P	P	-
Candy, nut and confectionery stores	-	-	P	P	P	P	-
Dairy product stores	-	-	-	P	P	P	-
Retail bakeries	-	-	-	P	P	P	-
Automotive Dealers and Services							
New and used cars dealers	-	-	-	-	-	P	P
Used vehicle sales	-	-	-	-	-	S	A
Auto and home supply stores	-	-	-	-	P	P	P
Gasoline service stations	-	-	-	-	A	P	P
Boat sales and rentals	-	-	-	-	-	A	P
Recreational vehicle sales	-	-	-	-	-	A	A
Motorcycle dealers	-	-	-	-	-	P	P
Automotive fuel sales	-	-	-	A	A	P	P
Commercial marina	-	-	-	-	-	A	P
Marine repair and service	-	-	-	-	-	A	P
Apparel and Accessory Stores	-	-	-	P	P	P	-
Furniture and Home Furnishings							
Furniture and home furnishing stores	-	-	-	-	A	P	P
Small-scale home furnishings showrooms (excluding furniture and major appliances)	-	A	-	-	P	P	P
Household appliance stores	-	-	-	-	A	P	P
Radio, television and computer stores	-	-	-	P	P	P	-
Eating and Drinking Establishments							
Restaurants	-	-	A	P	P	P	P

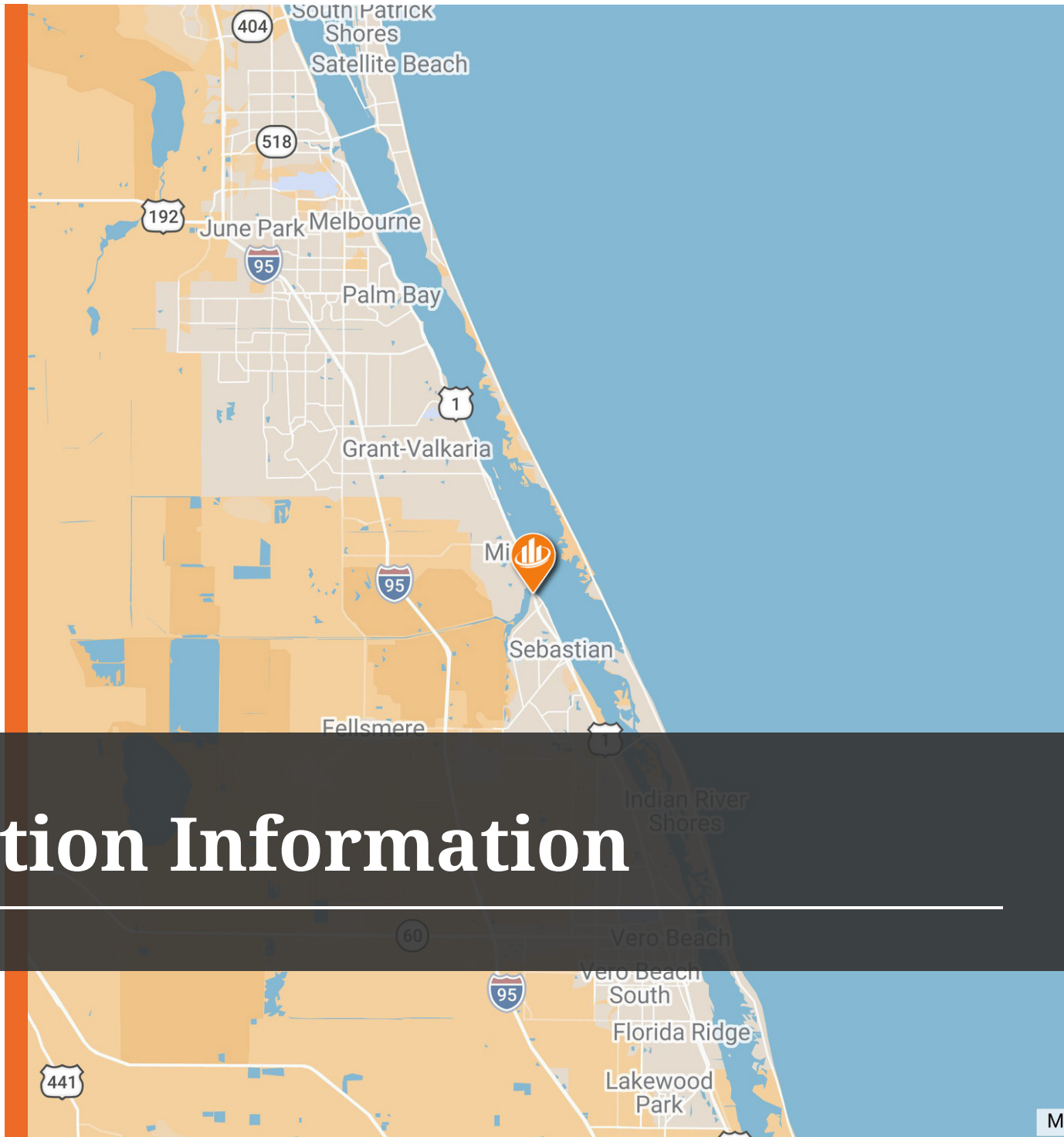
PERMITTED USES

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Carry out restaurants	-	A	A	P	P	P	P
Drive through restaurants	-	-	-	-	-	P	P
Bars and lounges	-	-	-	-	S	P	P
Bottle clubs	-	-	-	-	-	S	A
Miscellaneous Retail							
Drug stores	-	-	P	A	P	P	-
Liquor stores	-	-	-	P	P	P	-
Miscellaneous shopping goods	-	-	-	-	P	P	-
Florists	-	-	P	P	P	P	-
News stands	-	-	P	P	P	P	-
Sporting goods	-	-	-	-	P	P	-
Optical goods	-	-	P	P	P	P	-
Gift stores	-	-	P	P	P	P	-
Book and card store	-	-	P	P	P	P	-
Catalogue and mail order house	-	-	-	-	-	P	P
Fuel Dealers	-	-	-	-	-	P	P
Food and Kindred Products	-	-	-	-	-	-	P
Fruit and vegetable packing houses	-	-	-	-	-	A	A
Fruit and vegetable juice extraction	-	-	-	-	-	-	A
Community Services							
Educational Services							
Educational centers including primary and secondary schools	-	A	A	A	A	A	-
Colleges and universities	-	A	A	-	A	A	-
Libraries	A	A	A	A	P	P	-
Vocational, technical and business	-	P	P	P	P	P	-
Institutional							
Individual and family services	-	-	P	-	P	P	-
Job training services	-	-	-	-	P	P	P
Child care and adult care	A	A	P	A	P	P	-
Homes for aged, including nursing homes and rest homes	-	-	A	-	S	S	-
Residential treatment center	-	-	P	-	S	S	S
Place of worship	P	P	-	-	P	P	P
Group homes (residential centers)	-	-	P	-	S	S	S
Adult congregate living facility (21+ residents)	-	-	P	-	S	S	S

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Cultural and Civic Facilities	P	P	A	-	P	P	-
Civic and social membership organizations	-	-	A	-	P	P	-
Public Administration							
Government administrative buildings	A	P	A	P	P	P	-
Courts	-	-	-	-	P	P	-
Emergency services	P	P	P	P	P	P	P
Industrial							
Printing and publishing	-	-	-	-	-	-	P
Machine shops	-	-	-	-	-	-	P
Chemicals and Plastics							
Rubber and plastic footwear	-	-	-	-	-	-	P
Hose, belts, gaskets packing	-	-	-	-	-	-	P
Assembly production (not including manufacturing)	-	-	-	-	-	-	P
Transportation and communication							
Railroad/Bus Transportation Services							
Local and suburban transit	-	-	-	-	-	P	P
Trucking and courier services	-	-	-	-	-	-	P
Commercial warehousing and storage	-	-	-	-	-	-	P
Moving and storage	-	-	-	-	-	-	P
Trucking terminals	-	-	-	-	-	-	P
Self-service storage facilities	-	-	-	-	S	A	P
Outdoor storage	-	-	-	-	-	-	A
Vehicle storage lot (paved/unpaved) ³	-	-	-	-	-	-	P
Post Office	P	P	P	P	P	P	P
Water transport services	-	-	-	-	-	-	P
Air transport services	-	-	-	-	-	-	P
Pipelines	-	-	-	-	-	-	P
Heliport/helipad	-	-	S	-	-	S	-
Recycling centers	-	-	-	-	-	-	A
Travel and tour agencies	-	P	-	-	P	P	-
Freight transport arrangement	-	P	-	-	-	P	P
Communications							

PERMITTED USES

	District						
	PRO	OCR	MED	CN	CL	CG	CH ¹
Telephone and telegraph	-	P	-	-	P	P	P
Radio and television broadcasting	-	P	-	-	P	P	P
Cable and pay T.V.	-	P	-	-	P	P	P
Communications towers (wireless facilities)	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Communications towers (non-wireless facilities) ⁴							
Amateur radio (accessory use)							
Less than 80 feet	P	P	P	P	P	P	P
80 feet or taller (see 971.44(4) for special criteria)	S	S	S	S	S	S	S
<i>Commercial</i>							
Up to 70 feet:							
Camouflaged	P	P	P	P	P	P	P
Non-camouflaged	P	P	P	P	P	P	P
70 feet to 150 feet:							
Camouflaged	A	A	A	A	A	A	A
Monopole (minimum of 2 users)	A	A	A	A	A	A	A
Not camouflaged and not monopole	S	S	S	S	S	S	S
Over 150 feet:							
All tower types (see 971.44(1) for special criteria)	-	-	-	-	-	-	-
Public and private utilities, limited	A	A	A	A	A	A	A
Public and private utilities, heavy	-	-	-	-	-	-	S
<i>Residential Uses</i>							
Single-family dwelling	P	P	-	-	-	-	-
Duplex	P	P	-	-	-	-	-
Multifamily dwelling	P	P	A	A	A	A	-
Accessory housing (watchman)	-	-	-	-	-	-	P



Location Information

LOCATION DESCRIPTION



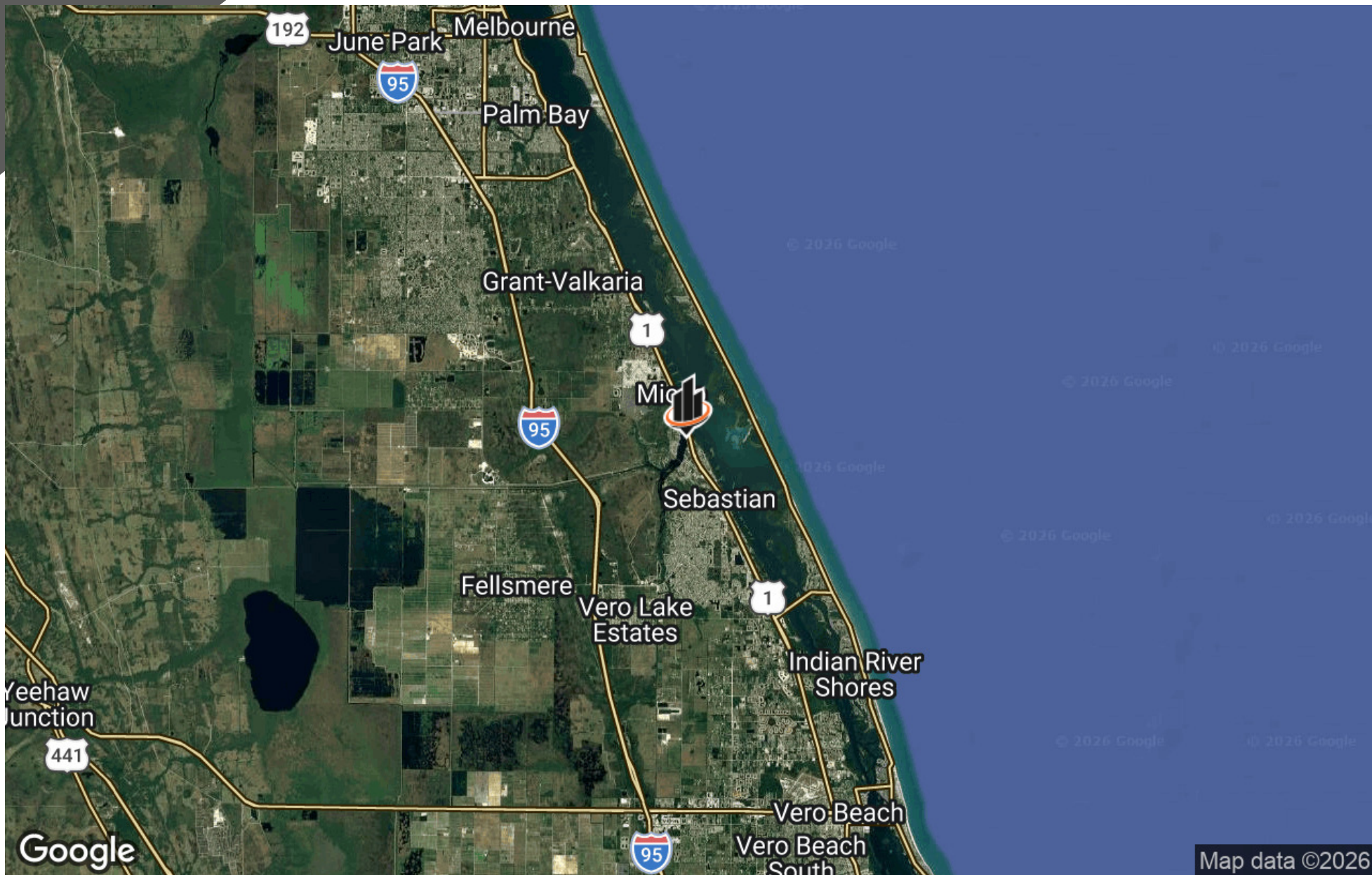
(+/-) 24,000 AADT



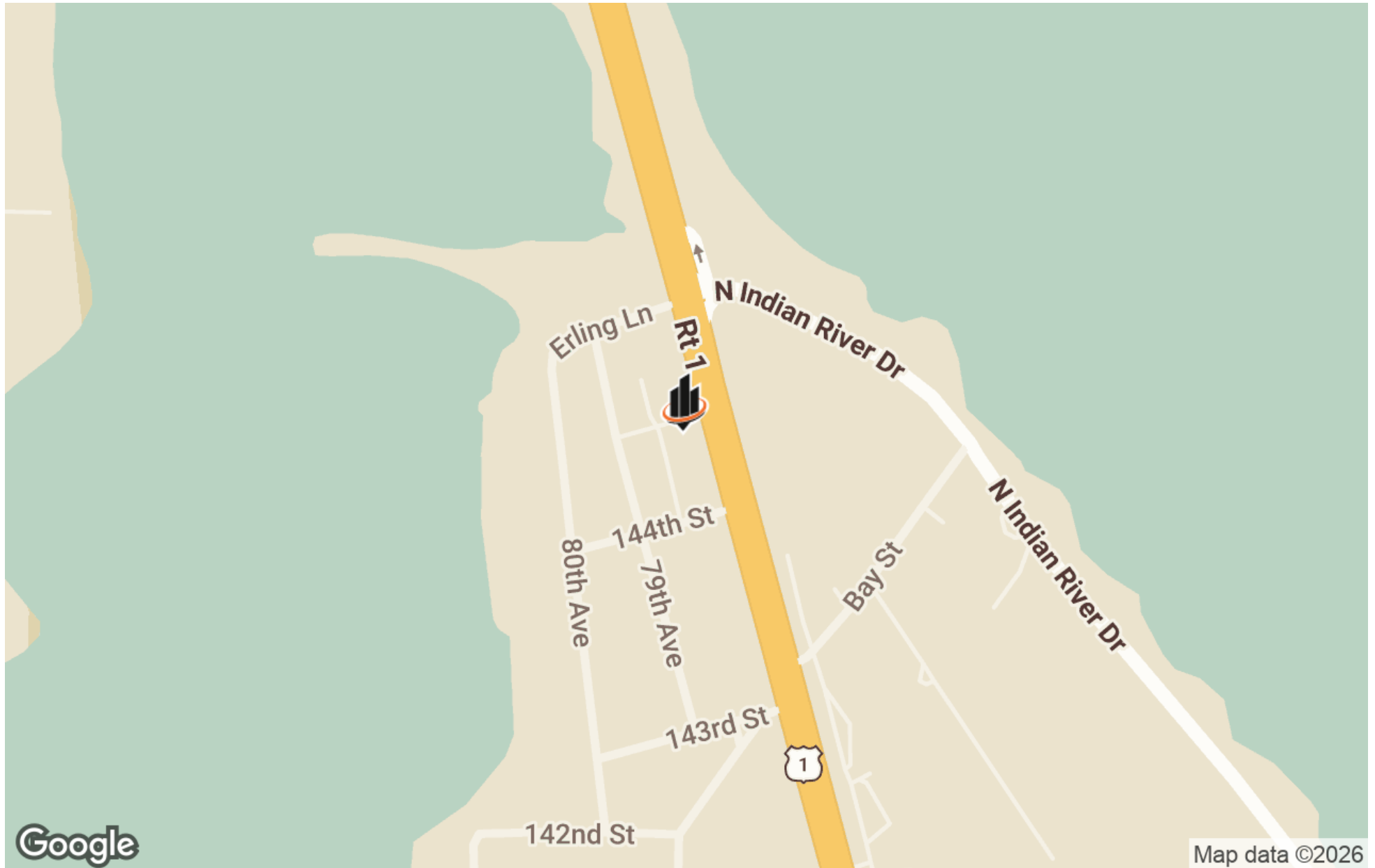
SEBASTIAN-ROSELAND MUNICIPAL AIRPORT

Located half mile north of Roseland Rd and 175 feet south of Indian River Blvd (145th St) on the west side of US Hwy-1 .

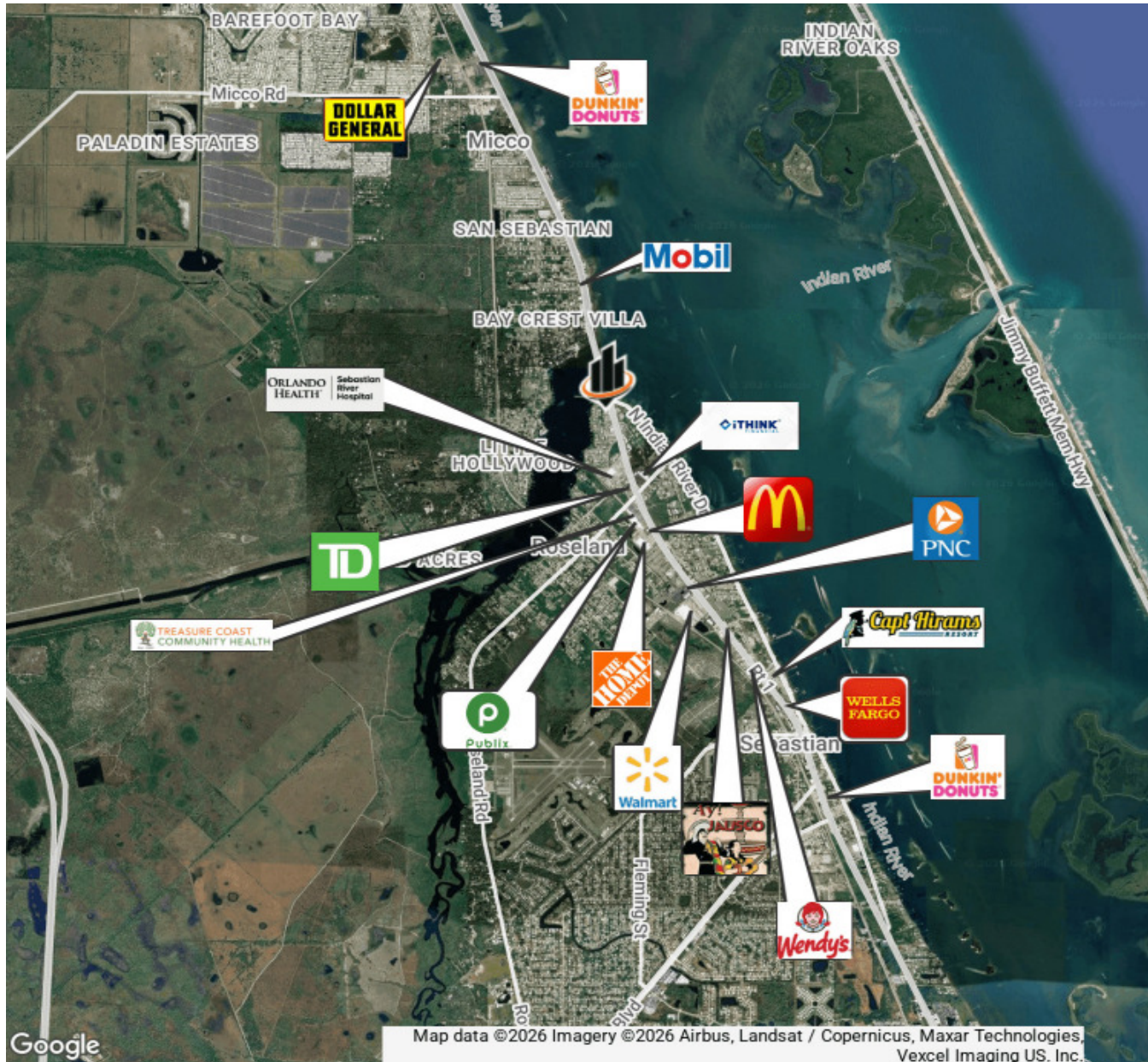
REGIONAL MAP



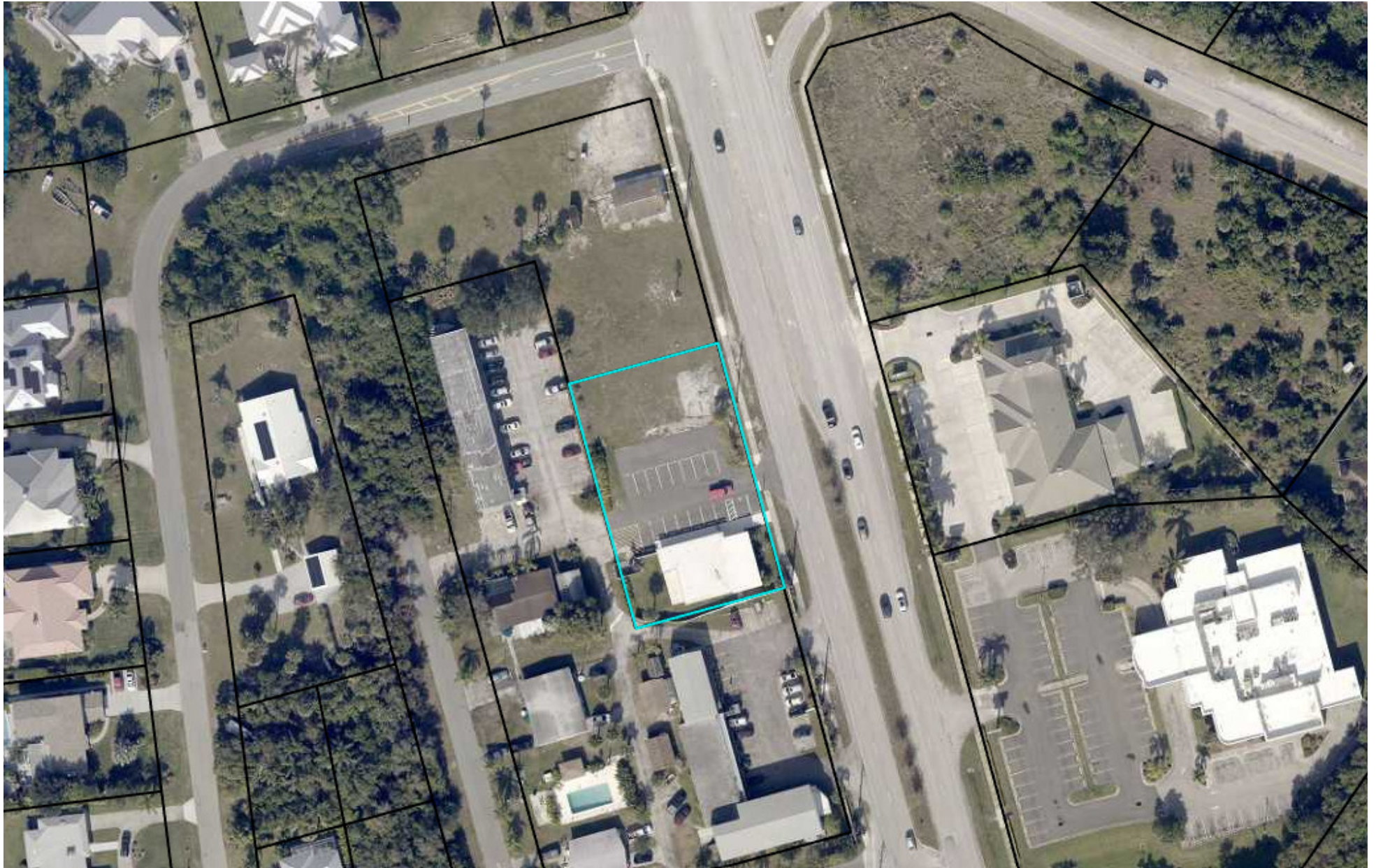
LOCATION MAP

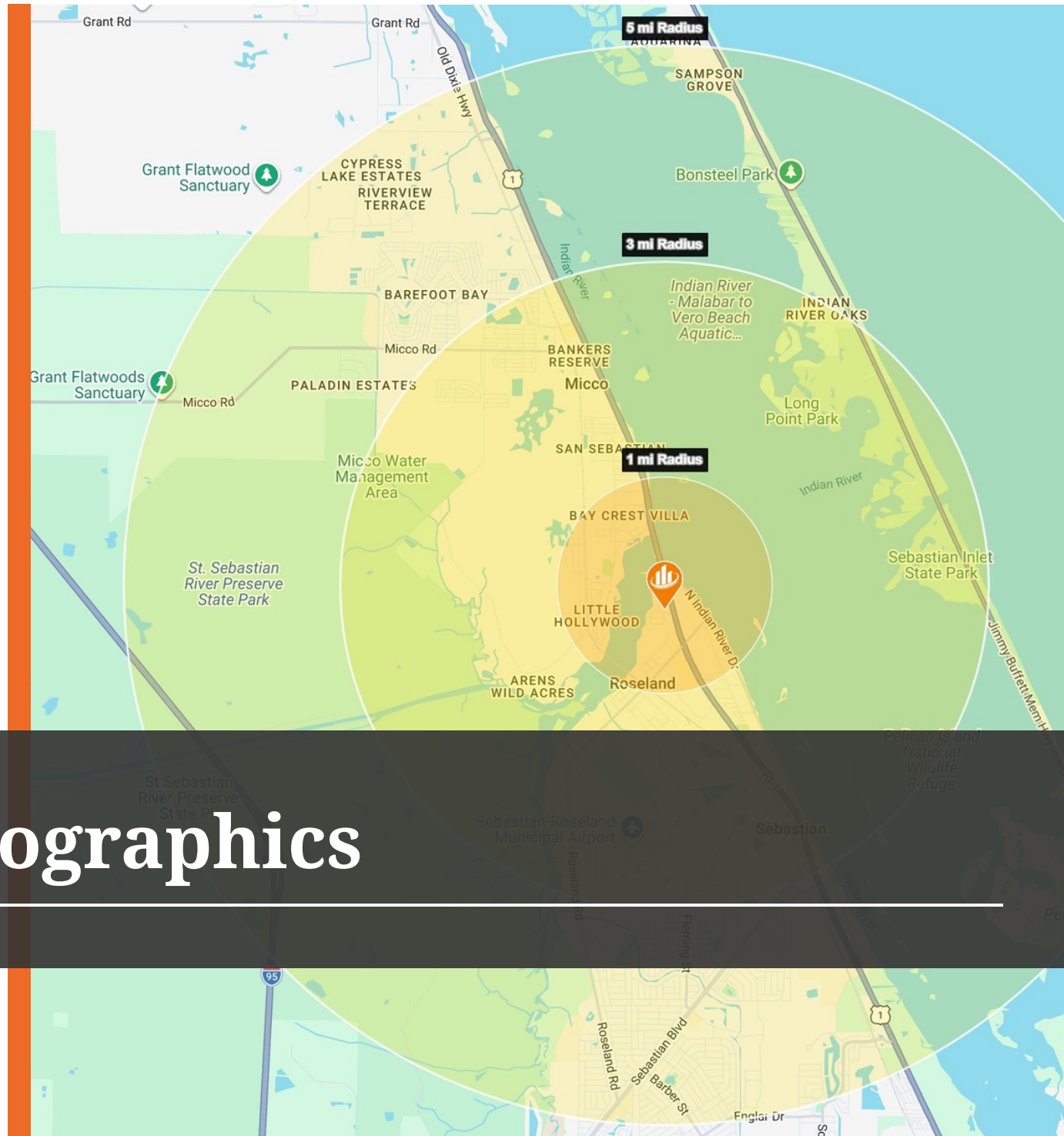


RETAILER MAP



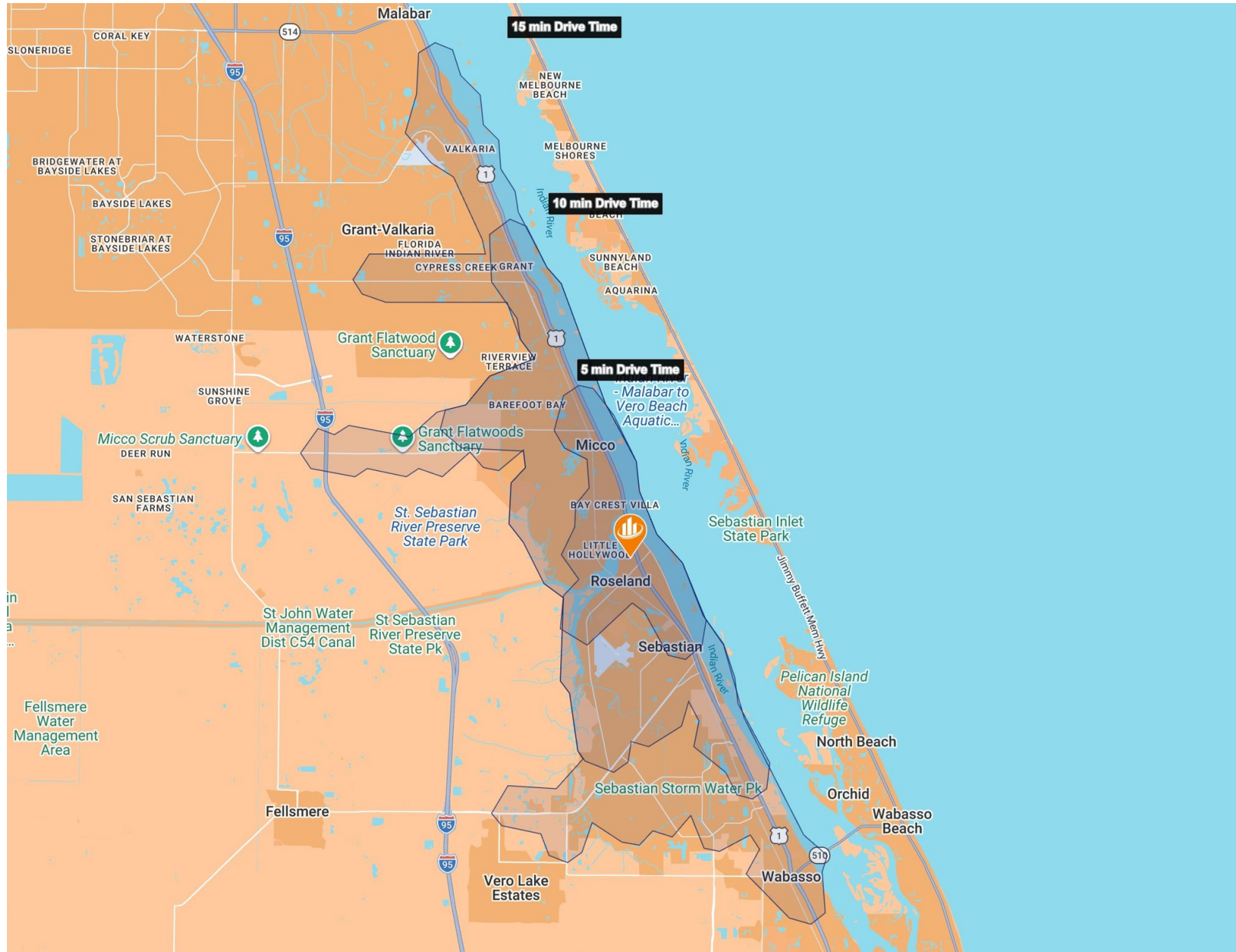
AERIAL MAP





Demographics

DRIVE TIME MAP

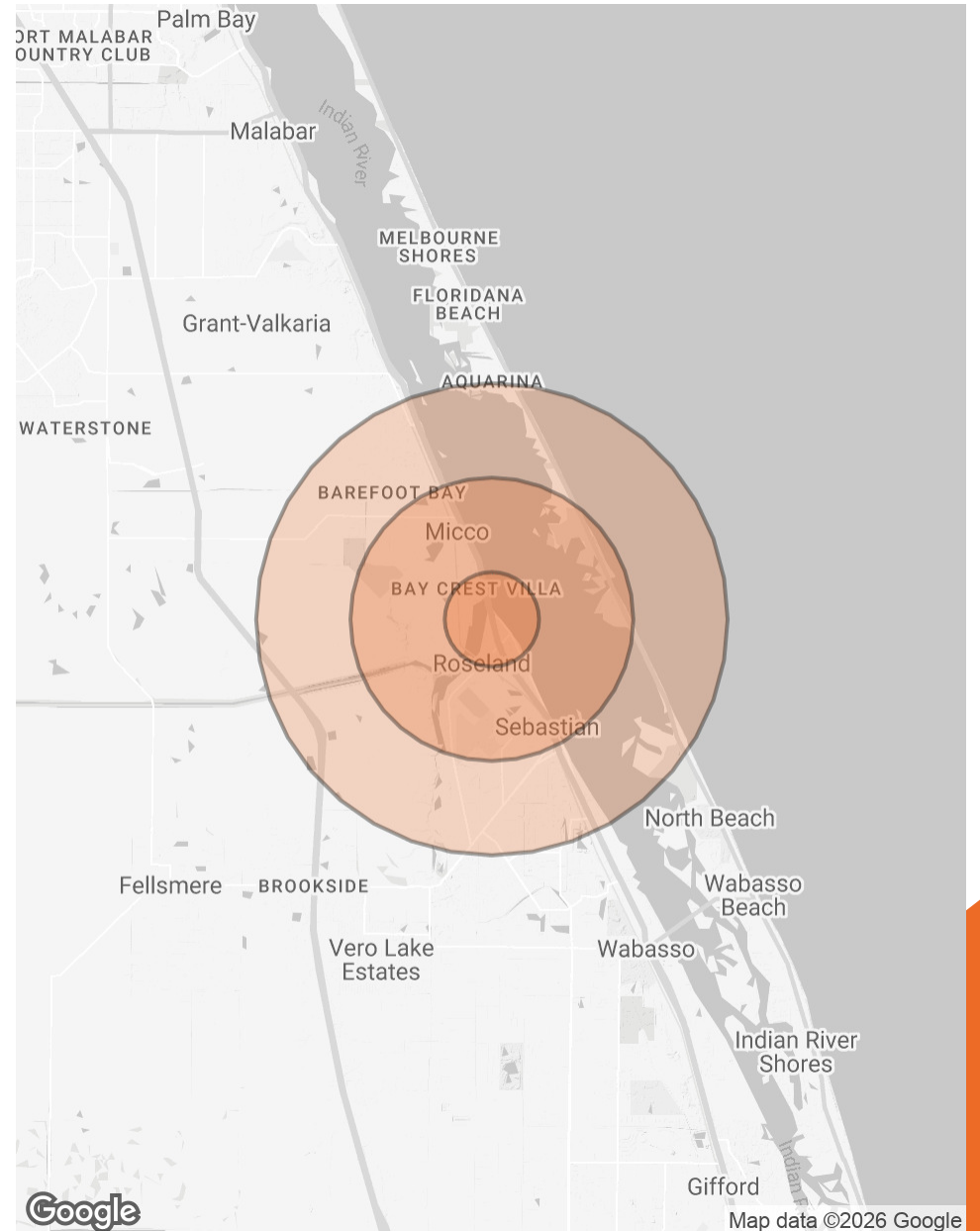


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,720	9,995	25,391
AVERAGE AGE	60	61	59
AVERAGE AGE (MALE)	59	60	59
AVERAGE AGE (FEMALE)	60	62	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	876	5,337	13,018
# OF PERSONS PER HH	2	1.9	2
AVERAGE HH INCOME	\$63,610	\$68,646	\$80,464
AVERAGE HOUSE VALUE	\$429,959	\$315,743	\$319,077

Demographics data derived from AlphaMap





The Team

MEET THE TEAM



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DISCLAIMER

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Collective Strength, Accelerated Growth

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