



SPACE COAST CREDIT UNION

5834 HWY 100 E
PALM COAST, FL



**OFFERED
FOR SALE**

\$4,409,000 | 5.50% CAP





SPACE COAST CREDIT UNION

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this newly constructed Space Coast Credit Union subject to a 15 Year Absolute Net Lease with 10% rental increases every 5 years. Space Coast Credit Union opened for business in January.



LEADING FL CREDIT UNION



PASSIVE OWNERSHIP



TOP FL GROWTH MARKET

ASSET SNAPSHOT

Tenant Name	Space Coast Credit Union
Signator/Guarantor	Parent Company
Address	5834 Hwy 100 E Palm Coast, FL
Building Size (GLA)	2,500 SF
Land Size	0.81 Acres
Year Built	2026
Lease Type	Absolute Net
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	January 26, 2026
Remaining Term	15 Years
Current Annual Rent	\$242,500
Rental Increases	10% Every 5 Years
Renewal Options	3 X 5 Years

Owner assumes the responsibilities of the Condominium Declarant, including maintenance of storm water pond, shared monument sign, and access drive. CAM expenses are fully reimbursed.



LEASE YEARS	RENT	RETURN
Years 1 - 5	\$242,500	5.50%
Years 6 - 10	\$266,750	6.05%
Years 11 - 15	\$293,425	6.66%
Years 16 - 20 (Option 1)	\$322,768	7.32%
Years 21 - 25 (Option 2)	\$355,044	8.05%
Years 26 - 30 (Option 3)	\$390,549	8.86%

YEAR 1 NOI	\$242,500
CAP RATE	5.50%
LISTING PRICE	\$4,409,000

67,493
PEOPLE IN 5 MILE RADIUS

\$101,364
AAHI IN 5 MILE RADIUS

22,800
VPD ON MOODY BLVD





LEADING FL CREDIT UNION

Space Coast Credit Union has grown to 67 branches and \$9 Billion in assets making it one of the largest credit unions in FL



PASSIVE OWNERSHIP

Absolute Net Lease provides completely passive ownership and stable cash flow for absentee owner



TOP FL GROWTH MARKET

Flagler County is the 3rd fastest growing County in the state of FL with annual population growth of +/- 4%



STRATEGIC LOCATION

Located in between high volume retailers (Super Target, BJ's Wholesale Club), daytime traffic generators (AdventHealth Hospital) and new master-planned communities (2,000+ residential units)



2026 CONSTRUCTION WITH WARRANTY

Brand new construction with drive-thru and 20-year transferable roof warranty



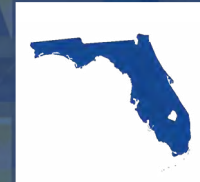
DEPRECIATION

Fee simple ownership of the building allows for depreciation boosting after tax returns



INFLATION HEDGE

Fixed 10% increases every 5 years provide a hedge against inflation and consistent rent growth



SUNSHINE STATE

Florida leads the nation in population and capital migration and Florida owners benefit from no state income tax and a business friendly political climate

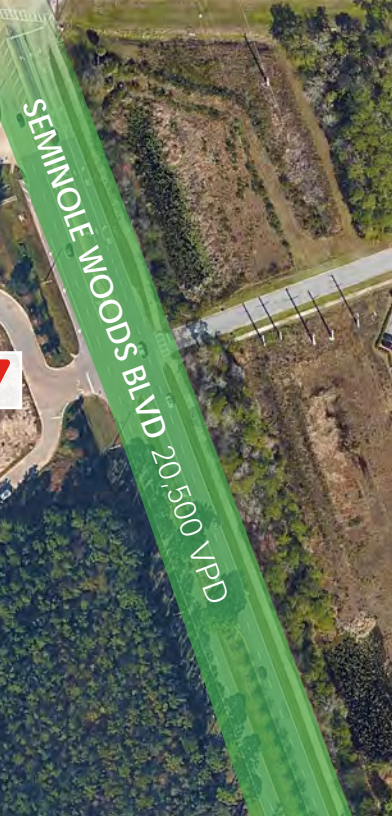


IMMEDIATE TRADE AREA



TOWN CENTER BLVD 12,500 VPD

MOODY BLVD 22,800 VPD



SEMINOLE WOODS BLVD 20,500 VPD





MARKET AERIAL

PALM COAST TOWN CENTER

PALM COAST CITY HALL

IMAGINE SCHOOL
887 STUDENTS

MEDICAL EDUCATION HUB

EPIC THEATERS

FLAGLER PALM COAST HIGH SCHOOL
2,662 STUDENTS

SPACE COAST CREDIT UNION

Advent Health
99 BEDS

PALM COAST LANDING

TOWN CENTER COMMONS
NEW 39K SF RETAIL CENTER

FPL FLAGLER SERVICE CENTER
100 EMPLOYEES

Wawa

MOODY BLVD 22,800 VPD

AIRPORT COMMONS

AIRPORT COMMONS II
4 AC ± TOTAL
24,000 ± SF AVAIL.
12,000 ± SF RETAIL

NEW MIXED USE DEVELOPMENT
38 AC ± TOTAL
12 AC ± COMMERCIAL

SHOPPES OF PALM COAST

FLAGLER EXECUTIVE AIRPORT

CORNERSTONE AT SEMINOLE WOODS

BELLE TERRE PKWY 16,600 VPD

TOWN CENTER BLVD 12,500 VPD



I-95
19,500-15,152 VPD

SEMINOLE WOODS BLVD 20,500 VPD





RESIDENTIAL DEVELOPMENTS



RESIDENTIAL DEVELOPMENTS			
PROJECTS	# OF UNITS	STATUS	
1 The Gables	208	Existing	
2 Palm Coast Seascape	110	Proposed	
3 Retreat At Town Center	147	Under Development	
4 The Haven	1,900	Existing	
5 Palm Coast Landing Senior Apartments	73	Existing	
6 The Palms at Town Center Apartments	88	Existing	
7 Reserve at Brookhaven Apartments	134	Existing	
8 Tuscan Reserve Apartments	123	Existing	
9 Madison Green Apartments	128	Existing	
10 Crest Town Center	251	Existing	
11 The Windsor of Palm Coast Assisted Living	94 Beds	Existing	
12 Las Palmas Sky Active Living	146	Existing	
13 Central Landings Senior Living	83	Existing	
Total	3,391		



3 MILES
 23,445 PEOPLE
 \$93,152 AHHI

5 MILES
 67,493 PEOPLE
 \$101,364 AHHI







ST. AUGUSTINE, FL

18 MILES



SPACE COAST
CREDIT UNION

PALM COAST, FL

25 MILES

DAYTONA BEACH, FL

FLAGLER COUNTY, FLORIDA

Flagler County, Florida is one of Florida’s fastest-growing coastal markets, with the population rising ~18.5% since 2020 to roughly 136,700 residents (2024), fueled by strong in-migration and household formation. Growth is translating directly into commercial demand: the county issued ~2,600 residential building permits in 2024 and is advancing large-scale communities such as Grand Reserve (~847 homes), and Sawmill Branch (~750 homes). The employment base is anchored by durable, non-cyclical generators—healthcare is now the county’s largest employment sector, led by AdventHealth (~1,800 employees), alongside Flagler Schools (2,000+ employees)—supporting steady daytime population and service demand. A major catalyst is Google’s 34-acre data center and cable landing campus in Palm Coast’s Town Center, enhancing long-term economic resilience.

Driving the migration to Palm Coast is a rare blend of coastal lifestyle, relative affordability, and strategic location. Situated between St. Augustine and Daytona Beach with direct access to I-95, Palm Coast provides easy connectivity to larger job markets while maintaining a quieter, master-planned community feel. Buyers are drawn to lower housing costs than many Florida coastal cities, larger homes and lots, and a strong pipeline of new residential and commercial development. The area’s natural amenities—beaches, waterways, golf, and extensive trail systems—combined with no state income tax, make it especially attractive to retirees, remote workers, and families. As healthcare, retail, and infrastructure investments expand, Palm Coast continues to capture in-migration from higher-cost Northeast and Midwest markets seeking quality of life, value, and long-term stability.





Space Coast Credit Union is a full-service financial institution with diversified consumer, business, and real-estate lending platforms. It offers checking, savings, money market and CD accounts; credit cards; auto, boat, RV, and personal loans; and a comprehensive mortgage suite covering purchase, refinance, construction, and VA loans. SCCU also maintains a robust business banking division, providing business deposits, treasury and cash-management services, equipment and commercial auto financing, and commercial real estate and construction loans.

Space Coast Credit Union was founded in 1951 and has become a top three credit union in Florida with approximately \$9 billion in assets and over 685,000 members. SCCU has achieved sustained, organic growth and now operates 67 full-service branches across more than 30 Florida counties, spanning the Space Coast, Central Florida, the Treasure Coast, and South Florida. Its broad geographic footprint, diversified consumer and business lending platform, and strong digital banking capabilities support consistent membership growth and balance-sheet expansion.



SPACE COAST CREDIT UNION QUICK FACTS

Founded: 1951

of Locations: 67

Headquarters: Melbourne, FL

Assets (2025): \$9 Billion

Website: www.sccu.com





SPACE COAST CREDIT UNION

5834 HWY 100 E
PALM COAST, FL

Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR

Partner

561.427.6151

pwagor@atlanticretail.com

OFFERED FOR SALE

\$4,409,000 | 5.50% CAP

NATIONAL TEAM

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner

508.272.0585

esuffoletto@atlanticretail.com

ZACK HILGENDORF

Senior Vice President

847.722.0865

zhilgendorf@atlanticretail.com

NICK HILGENDORF

Senior Associate

847.414.4749

nhilgendorf@atlanticretail.com

BEN OLMSTEAD

Senior Associate

980.498.3296

bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Space Coast Credit Union - Palm Coast, FL (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.