



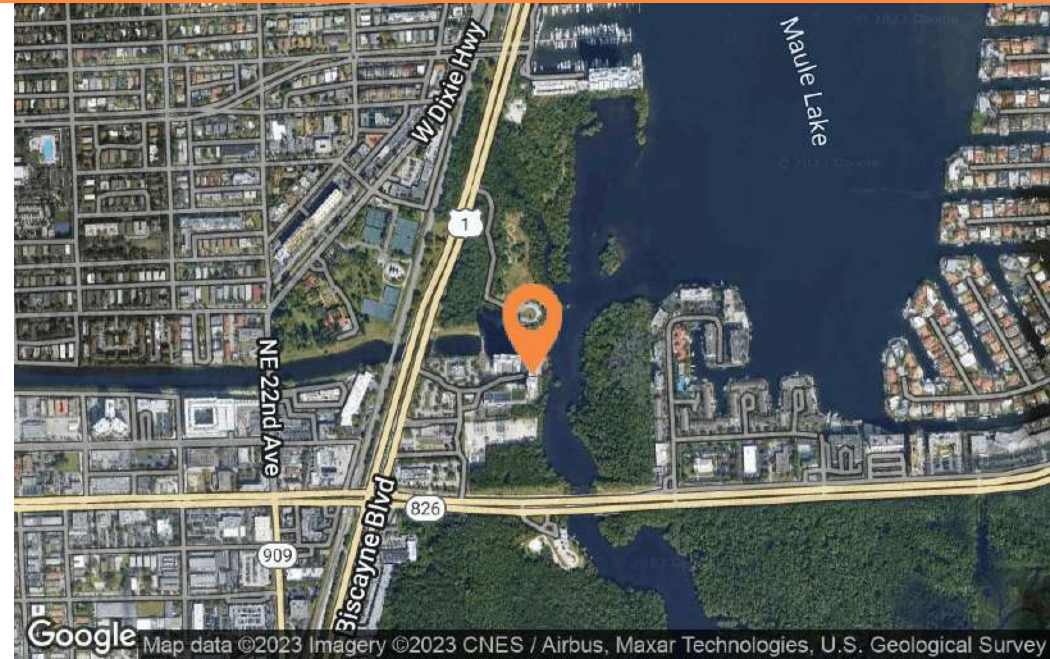
Subject Property

RETAIL PROPERTY FOR SALE

16385 BISCAYNE BLVD

# LEGACY HARBOUR | NNN RETAIL CONDO | NORTH MIAMI BEACH





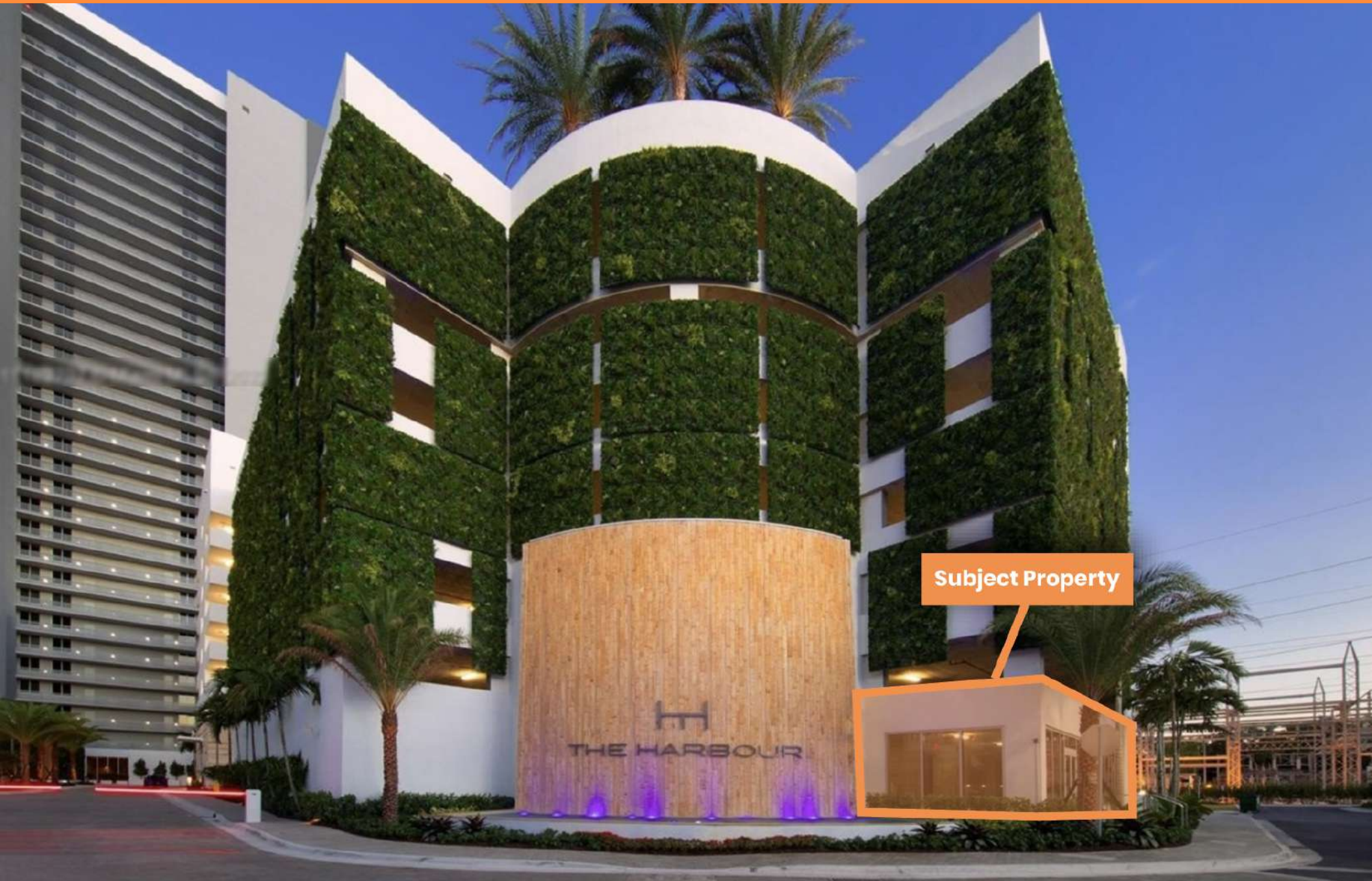
- + SALE PRICE**  
\$1,190,000
- + SIZE**  
1,910 SF
- + NOI**  
\$63,955
- + CAP RATE**  
5.37%

### PROPERTY OVERVIEW

North Miami is a suburban city located in northeast Miami-Dade County, Florida, United States, about 10 miles north of Miami. The city lies on Biscayne Bay and hosts the Biscayne Bay Campus of Florida International University, and the North Miami campus of Johnson & Wales University

### PROPERTY HIGHLIGHTS

- Located at The Harbour Condo
- Space: CU-1
- 5 Parkings
- Tenant in place: Quicky Markets
- Lease term 5 years
- 3% annual increase



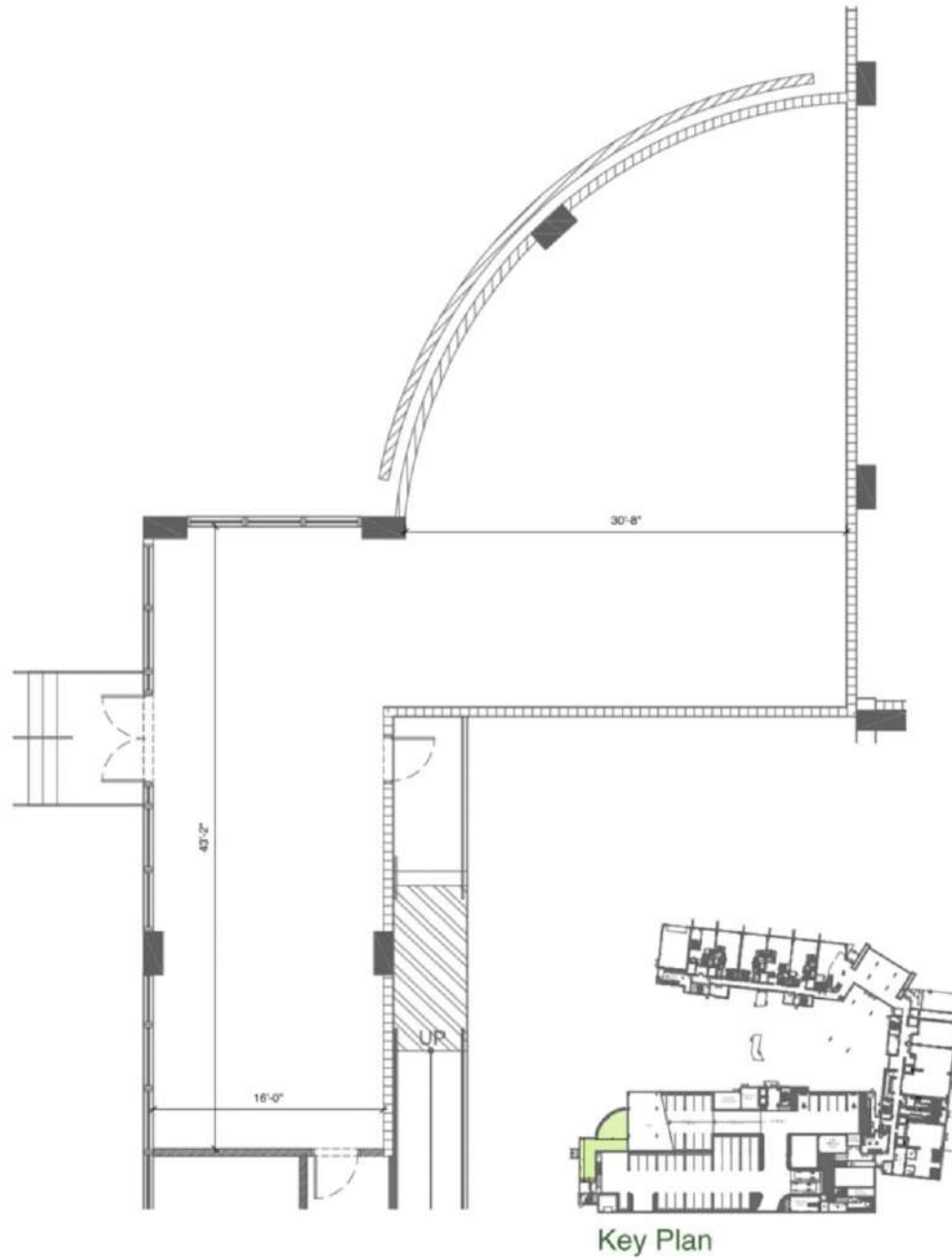
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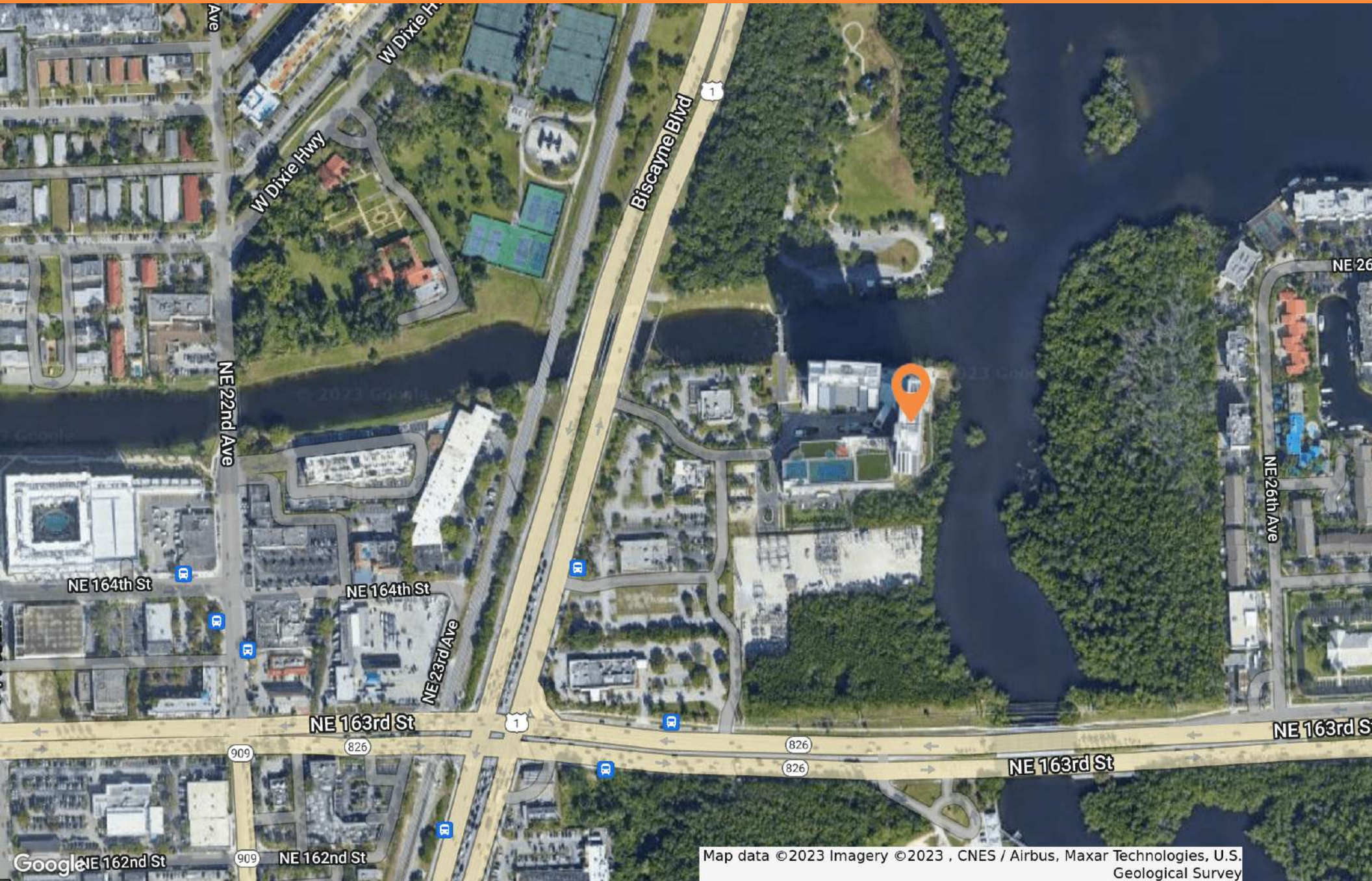


## LEASE ABSTRACT

Lease type	NNN
Base Term	5 Years
Lease Commencement	October, 2023
Lease Expiration	October, 2028
Renewal Option Term	5 years







Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey

Sunny  
Isles

Bal Harbour  
Beach

North  
Beach

Subject Property

Soleste  
NoMi Beach  
367 units

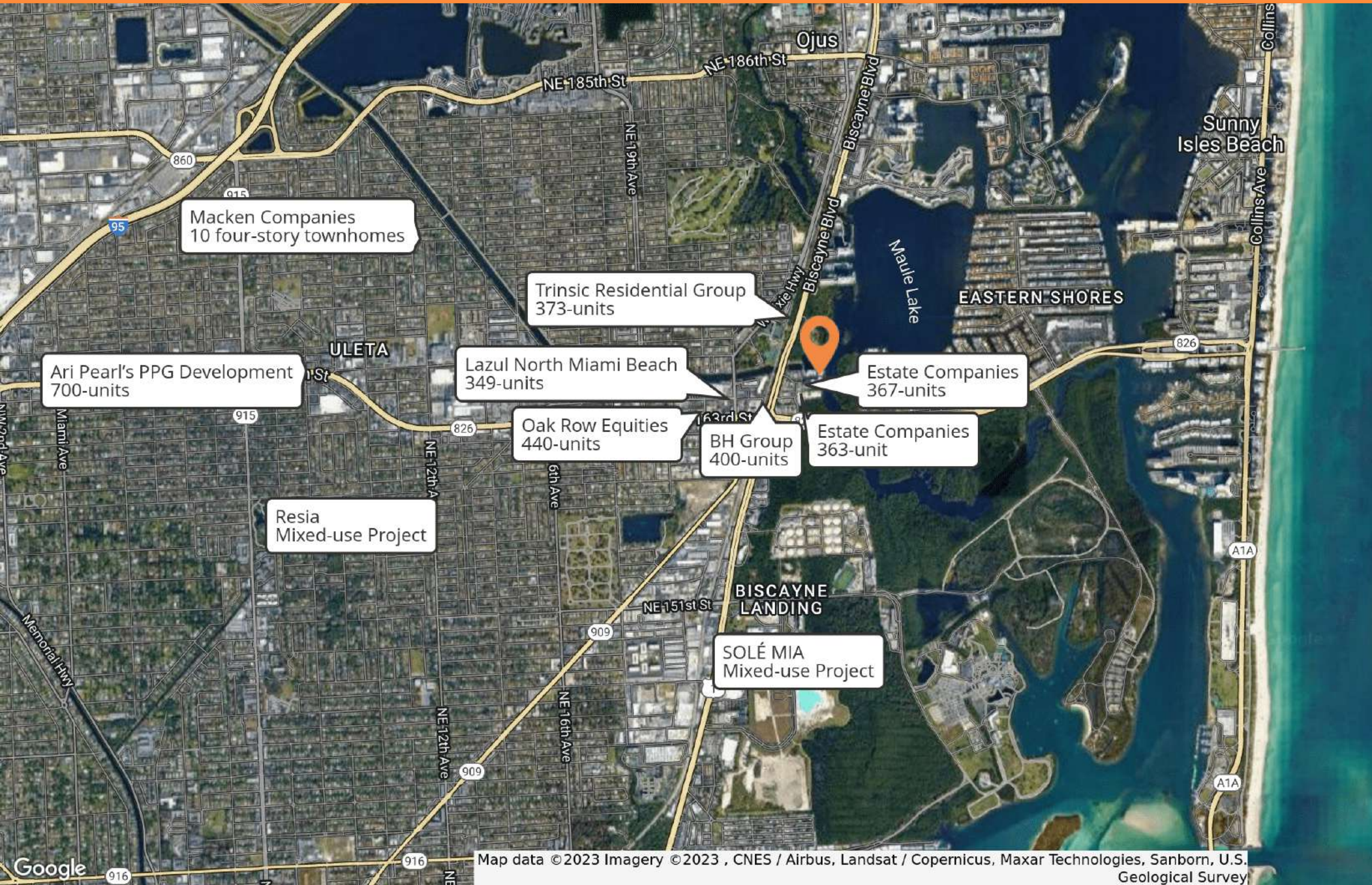
Biscayne Blvd 53,000 VPD

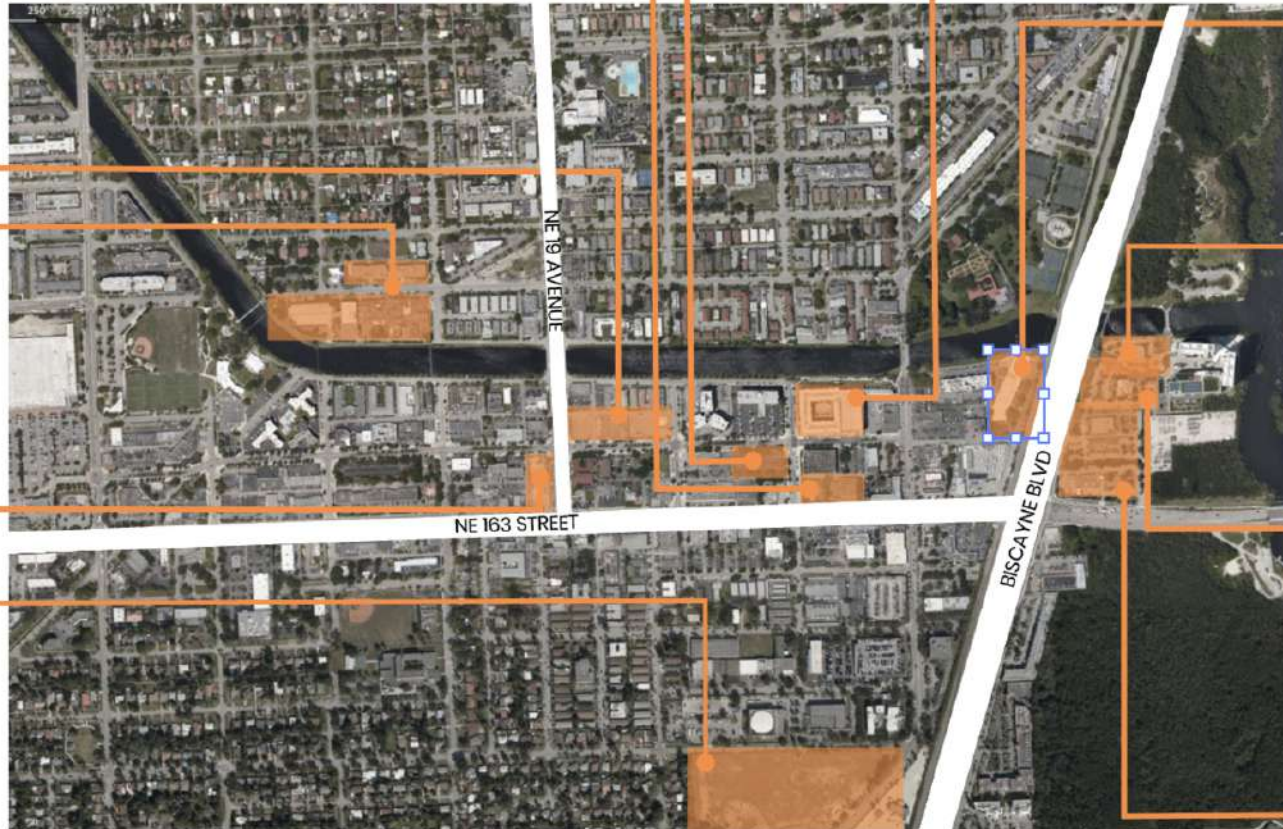














SoLe Mia

## THE TRANSFORMATION OF NORTH MIAMI

>> **SoLe Mia:** Sole Mia is a 183-acre master-planned community located off Biscayne Blvd and 153rd St. Per the City of North Miami the project will include 4,390 residences, 675,000 SF of retail and entertainment space, 220,000 SF of office, and 37 acres of park. Sole Mia is committed to employing at least 10% of the estimated 14,000 short- and long-term jobs with North Miami Residents through the Local Preference Office (LPO). A portion of the multifamily component has recently been completed.



Aventura Parksquare

>> **Aventura Parksquare:** Aventura Parksquare is a large mixed-use project that contains 100,000 SF of office space, 50,000 SF of retail, 131 residential condominiums, and a +/- 200 key hotel. The project delivered in Q2 2018. Retail tenant base includes as Barry's Bootcamp, Graziano's Market, CycleHouse, and Starbucks.

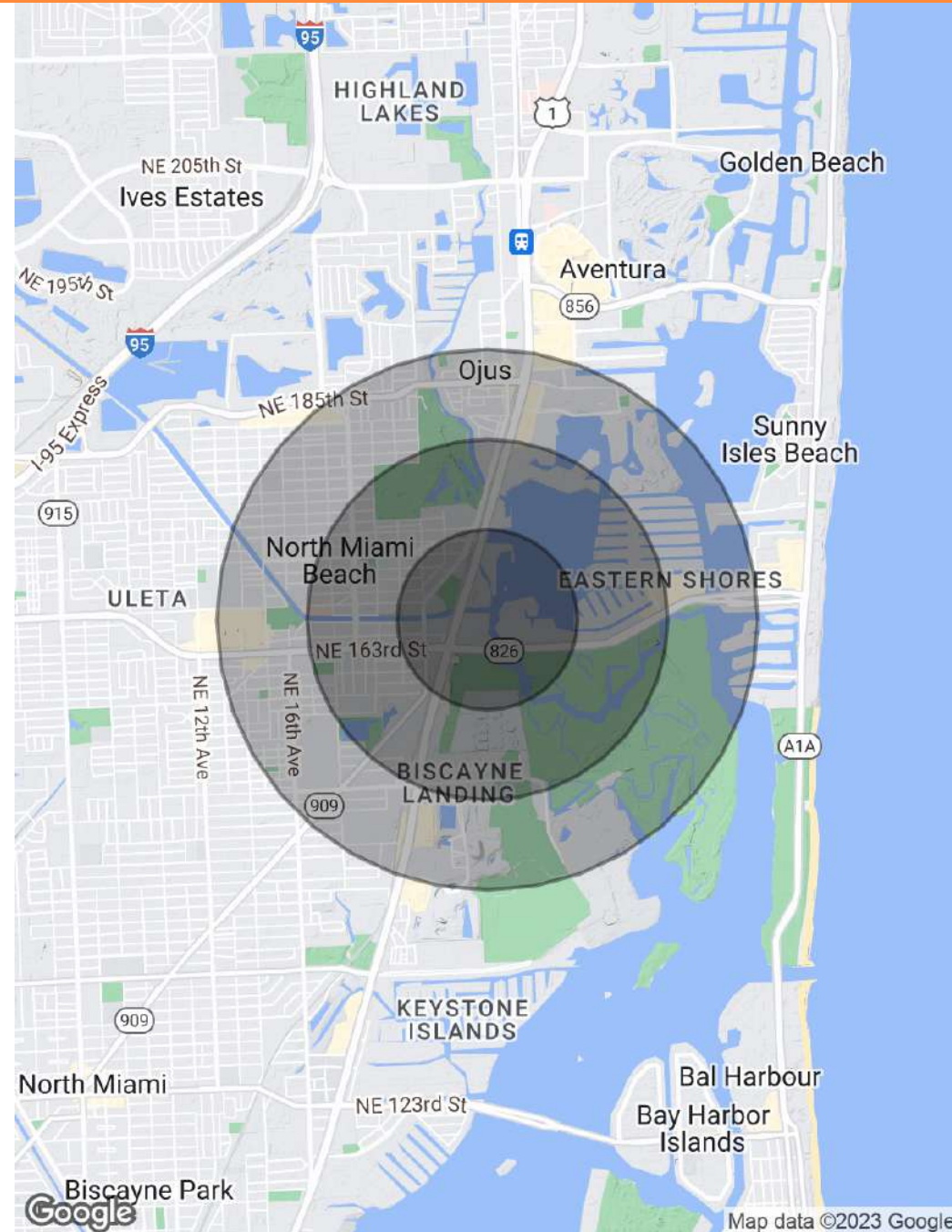


New North Tower Center

>> **New North Tower Center:** New North Town Center is an 18-acre, 435,000 square feet project in North Miami Beach. It will contain approximately 200,000 SF of Class A office space along with 175,000 SF of Class A retail space, a 120,000 SF K-12 school, 175 hotel keys, and 1,650 residential units. The project is slated for 2022 and will be built in multiple phases.

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,723	16,968	43,320
Average Age	37.7	40.1	42.3
Average Age (Male)	36.0	40.1	41.3
Average Age (Female)	37.8	40.1	42.3
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	2,612	8,356	23,250
# of Persons per HH	1.8	2.0	1.9
Average HH Income	\$53,092	\$48,436	\$50,995
Average House Value	\$194,934	\$196,701	\$247,645
ETHNICITY (%)	0.5 MILES	1 MILE	1.5 MILES
Hispanic	46.3%	46.4%	43.5%
RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	2,598	9,323	25,168
Total Population - Black	1,619	5,608	12,896
Total Population - Asian	202	609	994
Total Population - Hawaiian	0	0	0
Total Population - American Indian	11	39	140
Total Population - Other	100	408	1,279

\* Demographic data derived from 2020 ACS - US Census



## FABIO FAERMAN

CCIM | Broker Associate



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## PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



## EDUCATION

CCIM, MBA, BA in Architecture.

## ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



*Presented By:*

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