



## PROPERTY DETAILS

- Long Term Credit Lease with major publicly traded tenant
- Initial 15-year lease with (3) Five Year Options to renew with fixed 5% increases every 5 years
- Minimal Landlord responsibilities- Roof and structure only
- Well maintained buildings in excellent condition
- Offering consists of 2 separate buildings and 2 additional storage lots
- Recession proof business located in central Broward location
- Call Steve for additional information

## ABOUT PROPERTY



**PRICE**  
\$4,725,000



**YEAR BUILT**  
1975



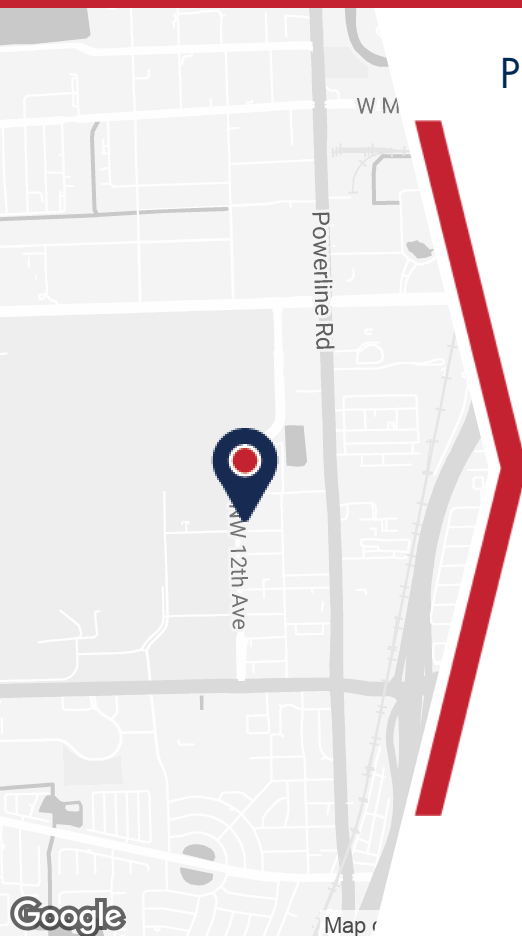
**BUILDINGS 19,766 SF**  
4 properties included



**LAND**  
1.03 Acres



**LOCATION**  
Cypress Creek Area



For more information:

**Steve Hyatt**

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### PROPERTY DESCRIPTION

Sale Offering consists of a NNN Lease Collision Center property leased on a long-term basis to Classic Collision, a leading national chain of over 300 centers owned by publicly traded TPG (NASDAQ: TPG).

### PROPERTY HIGHLIGHTS

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### OFFERING SUMMARY

Sale Price:	\$4,725,000
Lot Size(four properties)	1.03 AC
Building Sizes:	11,588 SF main 8,186 SF annex
NOI:	\$245,700
Cap Rate:	5.2%

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



NNN LEASE- CLASSIC COLLISION CENTER

1140 NW 55 STREET - ANNEX PROPERTY



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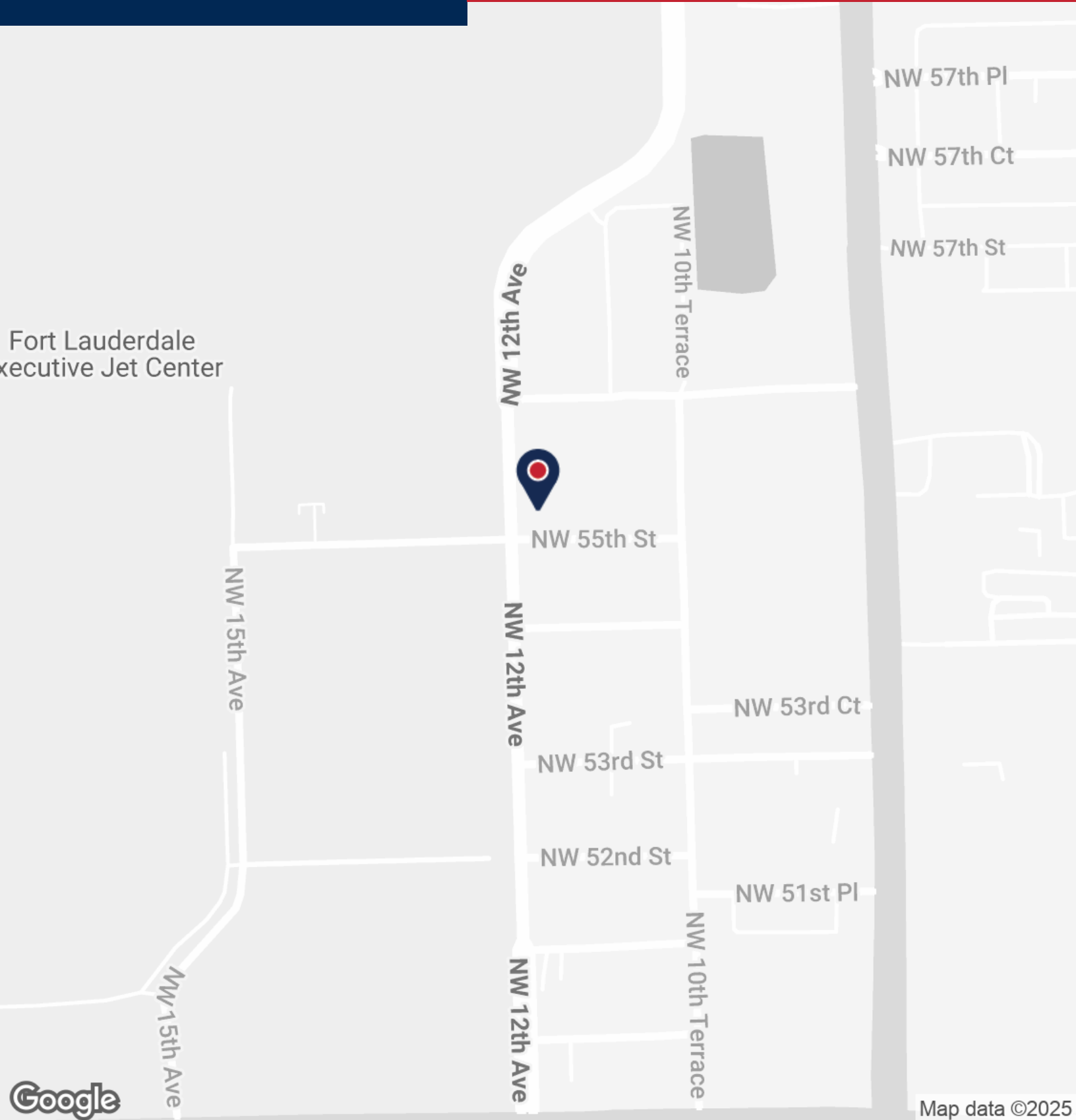


Classic Collision NE





Fort Lauderdale  
Executive Jet Center



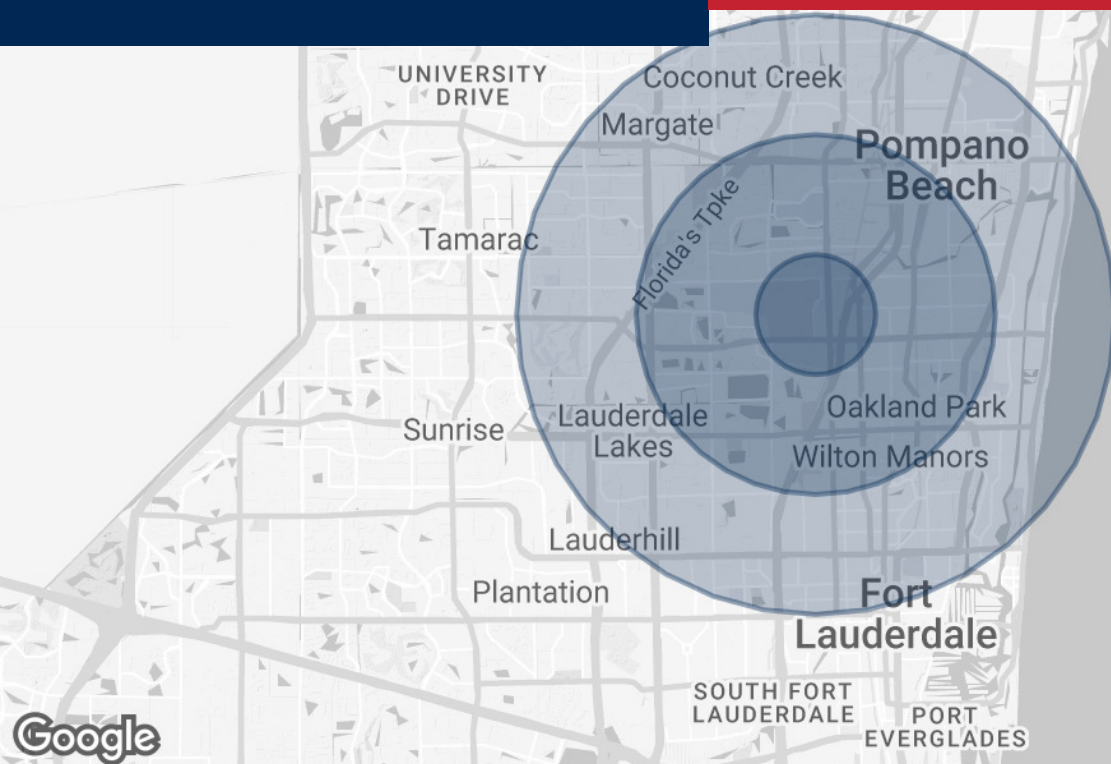
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Map data ©2025 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,041	134,383	446,432
Average Age	41	43	43
Average Age (Male)	41	42	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,282	57,149	187,869
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$89,385	\$85,403	\$84,663
Average House Value	\$387,120	\$390,308	\$399,667

Demographics data derived from AlphaMap

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