FOR SALE


# FAMILY DOLLAR

3465 NW 183rd St, Miami Gardens, FL 33056

CONFIDENTIAL OFFERING MEMORANDUM

**Rare Absolute NNN Lease | Newly Extended Lease Term | Internet-Resistant Tenancy | High-Traffic Retail Corridor**

equity
Commercial Real Estate Solutions®

## CONFIDENTIALITY DISCLAIMER

This Offering Memorandum is provided for the sole purpose of allowing a prospective qualified investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 3465 NW 183rd St, Miami Gardens, FL 33056 (the “Property”). The potential investor is urged to perform its own examination and inspection of the Property and information relating to same and shall rely solely on such examination and investigation and not on this Offering Memorandum or any materials, statements or information contained herein or otherwise provided.

Neither ECDC OF OHIO, LLC DBA EQUITY (hereinafter “Equity”) nor the Owner, nor any of their respective partners, directors, officers, employees, shareholders, manager, and agents (collectively, “Agents”), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering Memorandum or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

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 Equity, Inc. in compliance with all applicable fair housing and equal opportunity laws.

This Offering Memorandum is provided subject to errors, omissions, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Equity or used for any purpose other than initial evaluation as indicated above.

# INVESTMENT OVERVIEW

**Equity** is pleased to present a RARE opportunity to acquire an absolute triple net Family Dollar investment in Miami Gardens, Florida. This offering provides true passive income with zero landlord responsibilities, as the tenant is responsible for all taxes, insurance, roof, and structure.

Backed by Family Dollar, a nationally recognized necessity-based retailer, the asset offers stable, recession-resilient cash flow in a dense, infill Miami-Dade location with strong long-term fundamentals. Absolute NNN product of this quality in South Florida is increasingly difficult to source, making this an attractive option for investors seeking secure, management-free returns in a high-demand market. This is a true passive, bondable cash-flow investment with zero landlord responsibilities.

## INVESTMENT HIGHLIGHTS

**Corporate Guaranty**
Corporate guarantee from the parent entity ensures full lease performance, enhancing credit security and mitigating default risk.

**Recession-Resistant Tenant**
Family Dollar's value focused model provides essential goods at accessible price points, positioning it to perform well during economic downturns and periods of inflationary pressure.

**Zero Landlord Responsibility**
Absolute NNN lease with zero landlord responsibilities. The tenant is responsible for all expenses associated with the property, including roof and structure.

# FAMILY DOLLAR

**3465 NW 183RD ST, MIAMI GARDENS, FL 33056**

| $3,550,000 | 5.15% |
|---|---|
| PRICING | CAP RATE |

| | |
|---|---|
| **TENANT:** | Family Dollar |
| **LEASE TYPE:** | Absolute NNN |
| **NOI (IN-PLACE):** | $182,748 |
| **LEASE START:** | 7/1/2017 |
| **LEASE END:** | 6/30/2037[1] |
| **YEAR BUILT:** | 2017 |

1. Tenant exercised its early renewal option.




equity

# LEASE SUMMARY


**Original Term**
15 Years

**Remaining Term**
11± Years

**Rent Increases**
7.5% on 7/1/2027
7.5% on 7/1/2032, then 10% per option thereafter

**Renewal Options**
Five (5), 5-Year

**Landlord Responsibilities**
None

**Lot Size**
1.03 Acres

**Building Size**
8,320 RSF

equity
Commercial Real Estate Solutions®

# TENANT **OVERVIEW**

Founded in 1959 by entrepreneur Leon Levine in Charlotte, North Carolina, Family Dollar has evolved into one of the largest discount variety store chains in the United States. The company was established with a straightforward mission: to provide quality everyday merchandise at affordable prices for working families and value-oriented consumers. Levine opened the first store at just 21 years old, pioneering a neighborhood-based retail model that emphasized convenience, low prices, and a focused assortment of essential goods.

During the 1960s and 1970s, Family Dollar expanded steadily throughout the southeastern United States, opening stores in South Carolina, Georgia, and Virginia and building a strong regional footprint. The company went public in 1970, enabling accelerated store growth and operational scale. By the late 1970s and early 1980s, Family Dollar had established hundreds of locations and emerged as a leading discount retailer serving small towns and urban neighborhoods alike.

Over the following decades, the brand continued to grow into a national chain offering a broad assortment of household goods, apparel, seasonal merchandise, and grocery items at accessible price points. Today, Family Dollar operates more than 7,600± stores across the United States and remains a prominent player in the value retail sector, serving communities with convenient access to everyday necessities.

Today, Family Dollar continues to deliver value-driven retail through competitively priced national brands and private-label merchandise, reinforcing its long-standing position as a trusted provider of essential goods for cost-conscious consumers across the country.



# PROPERTY PHOTOS







equity
Commercial Real Estate Solutions

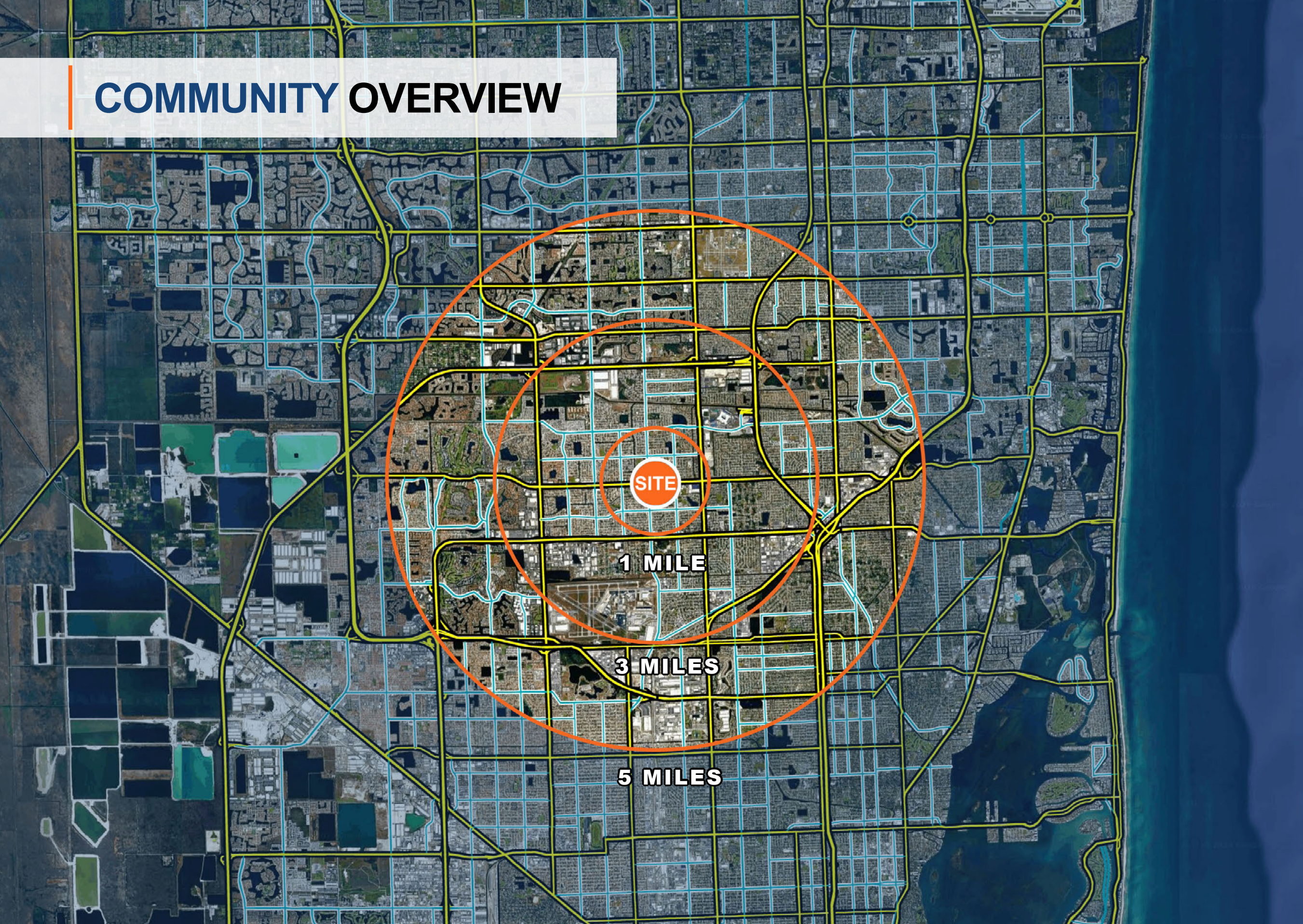
# EAST AERIAL




equity

# NORTHWEST AERIAL

# COMMUNITY OVERVIEW




## DOMINANT LIFESTYLES: 2 MILE RADIUS

### 49% GENERATIONAL TIES


These suburban communities, prominent in California with presence in Florida and New York, feature large multigenerational families and diverse, often immigrant households. Many work in essential middle-income industries and live in older homes with above-average rents.

### 13% FAMILY FOUNDATIONS


Residents in this segment mostly live in Southern suburbs and often commute to nearby counties for work. Households are typically singles, couples without children, or multigenerational families with adult children at home.

### 10% FRESH AMBITIONS


These communities cluster in the Mid-Atlantic and Pacific regions, with large households of single parents, married or cohabiting couples, often supported by grandparents. About one-third are under 20, creating child dependency and largely low- to middle-income workers.

# DEMOGRAPHICS

## 2025

| RADIUS: | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| RESIDENTIAL POPULATION | 23,665 | 157,987 | 503,701 |
| DAYTIME POPULATION | 17,146 | 138,585 | 416,239 |
| AVERAGE HOUSEHOLD INCOME | $84,193 | $86,963 | $90,587 |
| NUMBER OF HOUSEHOLDS | 7,142 | 48,981 | 168,838 |
| MEDIAN AGE | 38.4 | 39.1 | 39.5 |

Data provided by Esri. The vintage of the data is 2025.

equity
Commercial Real Estate Solutions®

# MIAMI - FORT LAUDERDALE - WEST PALM BEACH MSA

The Miami–Fort Lauderdale–West Palm Beach MSA is the largest metropolitan region in Florida and the sixth-largest in the United States, encompassing more than 6.45 million residents. Located along the southeastern coast of Florida, the region, commonly referred to as South Florida or Greater Miami, includes Miami-Dade, Broward, and Palm Beach counties, the three most populous counties in the state.

Miami-Dade County alone recorded more than 2.7 million residents in the 2020 census, ranking among the largest counties nationally. The metropolitan area continues to demonstrate strong economic and demographic momentum. As of 2024–2025, the region ranks among the top ten U.S. metropolitan areas for population growth and recorded employment growth of approximately 2.5 percent in 2025. The housing market is also notable for its high share of all-cash real estate transactions, reflecting sustained domestic and international investment. Miami serves as the region's economic center.

**6.5M**
TOTAL MSA POPULATION
U.S. CENSUS (2024)

**6TH**
LARGEST MSA IN THE UNITED STATES
U.S. CENSUS (2024)

**#5**
HIGHEST MILLIONAIRE GROWTH WORLDWIDE
HENLEY & PARTNERS (2025)

**26TH**
MOST IMPORTANT GLOBAL FINANCE HUB
GLOBAL FINANCIAL CENTRES (2025)



equity
Commercial Real Estate Solutions®

# CONTACT US

**Anthony Bernabe**
**Senior Advisor**
(407) 634-2813 | abernabe@equity.net

**Jordan Characo (LEAD)**
**Investment Sales & Leasing Advisor**
(407) 421-2871 | jcharaco@equity.net

**Davis Gillie**
**Advisor**
(614) 334-7802 | dgillie@equity.net

equity
Commercial Real Estate Solutions®

189 S Orange Avenue,
Orlando, FL 32801

www.equity.net