

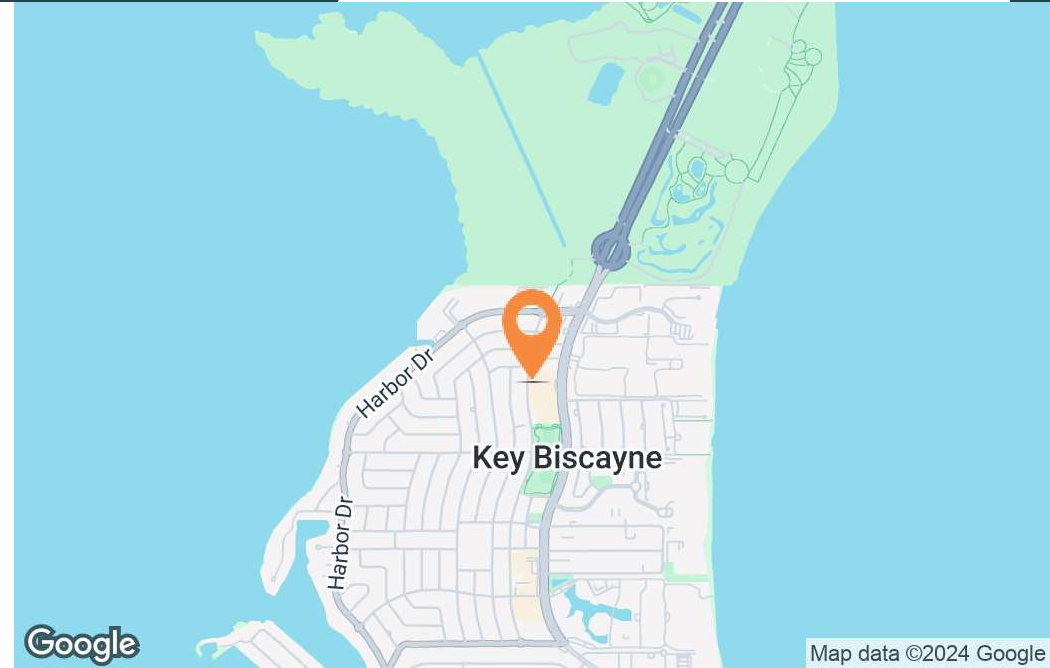
NNN RETAIL KEY BISCAYNE



RETAIL PROPERTY FOR SALE



260 CRANDON BLVD # 13



PROPERTY OVERVIEW

NNN investment retail condo located at the shopping center The Square in Key Biscayne. The plaza is comprised of a mix of restaurants and retailers making it the most prominent center in the Key.

PROPERTY HIGHLIGHTS

- **Sale Leaseback at closing**
- **Tenant:** Freddo Gelato (Master Franchisee for South FL.)
- Freddo is an international brand with over 200 locations worldwide.
- **Monthly Base Rent:** \$6,500/mo + NNN expenses
- **Term:** 10 year lease

SALE PRICE
\$1,450,000

SIZE
1,044 SF

NOI
\$78,000

CAP RATE
5.4%



FREDDO

With over 45 years' expertise in leading the sector of artisan gelato. Freddo is argentina's most renowned chain producing and marketing premium artisanal gelato. Not only does Freddo use the highest quality ingredients to make gelato, but it also combines tradition and innovation, which results in increased customer loyalty, as a market leader, Freddo keeps growing and expanding by ensuring its product quality, accredited with ISO 22000 specifications, the world's highest quality standards. Freddo has over 180 branches in 8 countries.



With a steadfast commitment since that pivotal year, our mission has been unwavering – to make the most exquisite gelato in the world, with the purity of the best natural ingredients. **Drawing inspiration from our Italian roots**, each phase of our meticulous cooking process is an homage, a celebration of tradition. This dedication infuses every creation with an artisanal essence, a hallmark of distinction that defines every single item we produce.

Freddo produces **MORE THAN 4 MILLIONS KILOS**

Freddo is the leading brand in artisanal ice cream in Argentina and Uruguay and is ready to be the favorite option of customers in the rest of the markets.

Every bite is an invitation to participate in an unparalleled experience, with brimming flavor and authenticity. We produce the **best gelato** for all over the world.

There are some differences between **GELATO** and **ICE CREAM**:

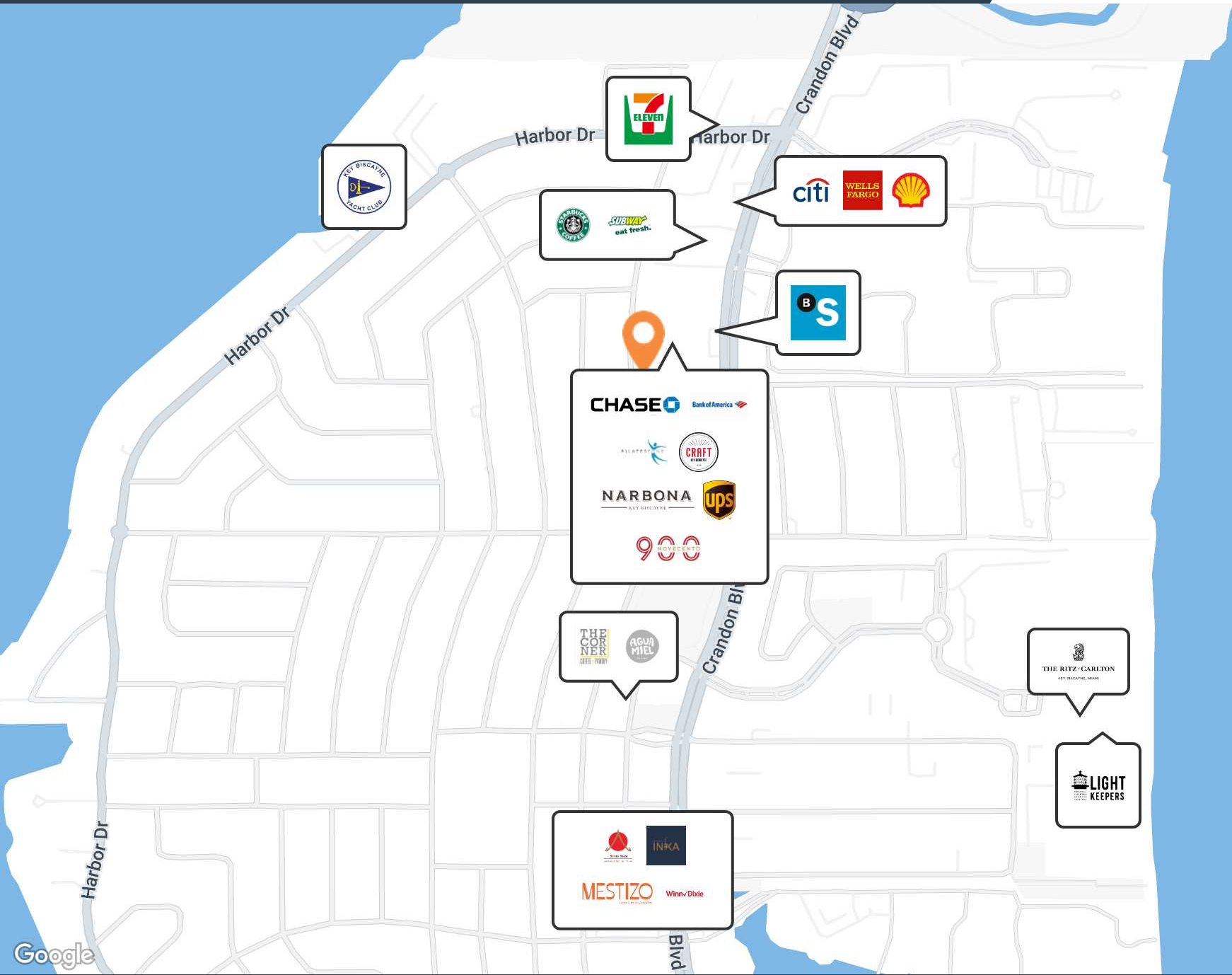
-  Gelato is **LOWER** in total **CALORIES** than ice cream
-  Gelato is **MADE WITH MILK** and not with cream
-  Gelato has 50% **LESS AIR** than ice cream
-  Gelato is kept and served at a **HIGHER TEMPERATURE**



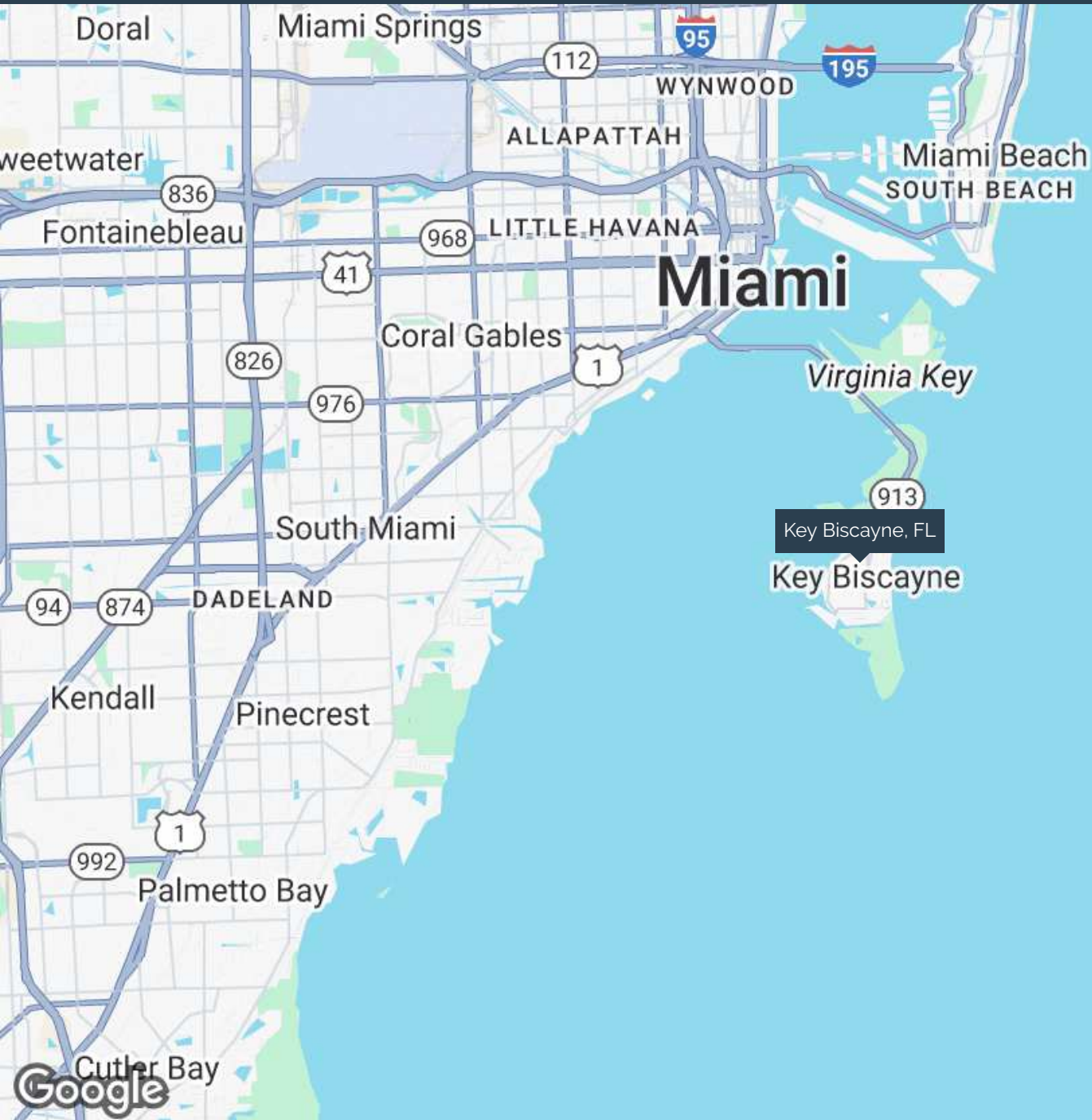








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Map data ©2024 Google



Crandon Park



Virginia Key



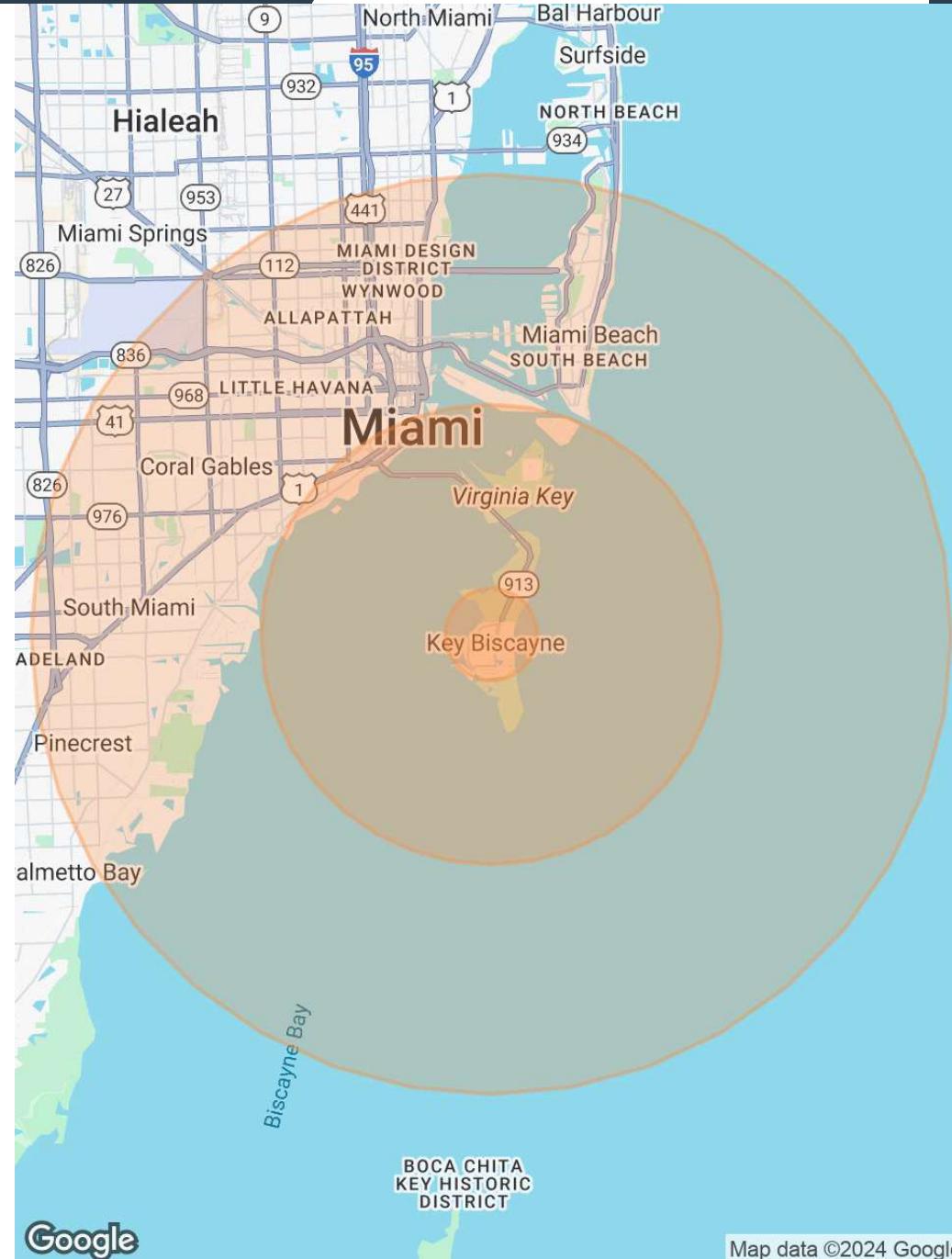
Nixon Beach Sandbar



Cape Florida State Park

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	12,294	42,817	648,672
Average Age	40.1	41.3	41.5
Average Age (Male)	37.5	41.4	40.3
Average Age (Female)	41.7	41.8	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,579	27,860	311,434
# of Persons per HH	1.9	1.5	2.1
Average HH Income	\$139,093	\$114,883	\$80,183
Average House Value	\$1,366,093	\$696,255	\$409,400
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	74.1%	63.2%	70.3%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	9,654	33,795	456,267
Total Population - Black	13	633	68,771
Total Population - Asian	27	635	11,281
Total Population - Hawaiian	7	25	214
Total Population - American Indian	0	141	1,436
Total Population - Other	225	1,122	31,591

2020 American Community Survey (ACS)



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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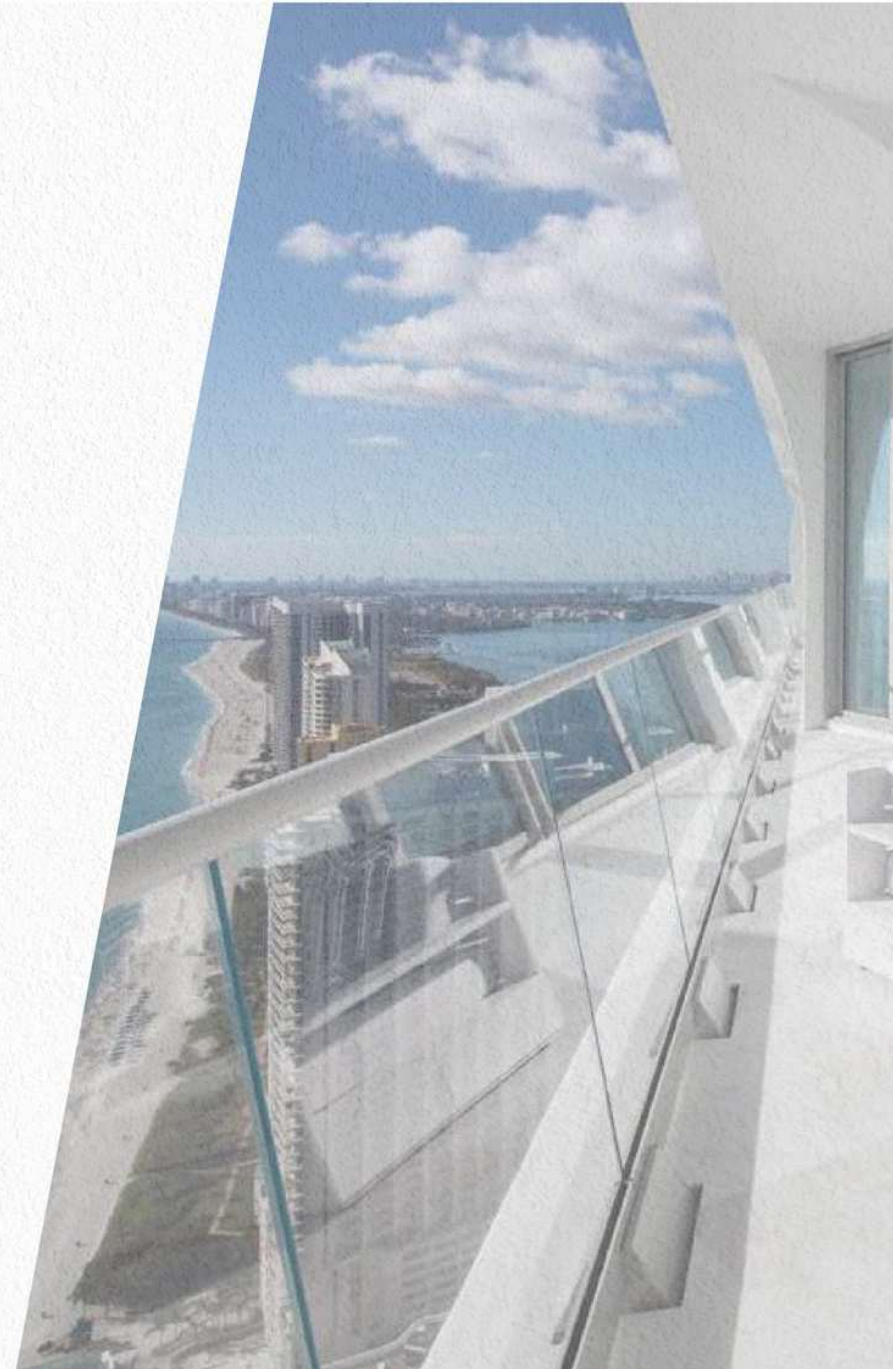
COMMERCIAL DIVISION OF FORTUNE

FORTUNE
INTERNATIONAL
GROUP

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FORTUNE
INTERNATIONAL
REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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.



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