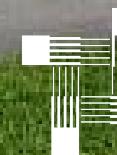


AUTOZONE

13525 SW 288th Street | Homestead, FL
OFFERING MEMORANDUM



PRIME NNN GROUND LEASE INVESTMENT!



CHARLES WAYNE
PROPERTIES, INC.

AutoZone

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Exclusively Marketed by:

Sam Nasrallah

Charles Wayne Properties
Net Lease Specialist
(321) 427-5437
nnnman@aol.com

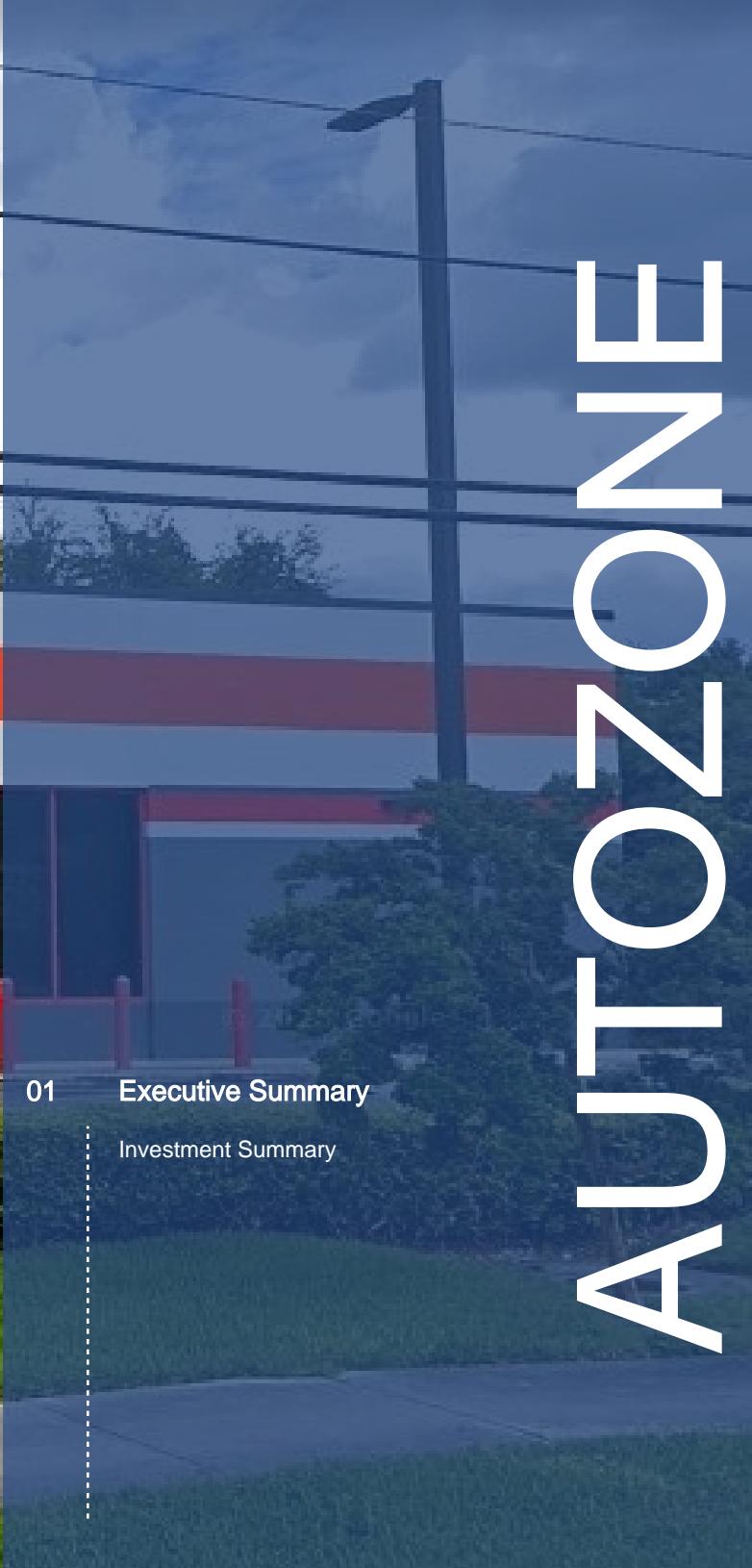
Sandra Nasrallah

Charles Wayne Properties
(321) 626-7667
netleasesandra@gmail.com



2210 Front Street Ste 102A, MELBOURNE, FL 32901

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



OFFERING SUMMARY

ADDRESS	13525 SW 288th Street Homestead FL 33033
COUNTY	Miami-Dade
BUILDING SF	8,016 SF
GLA (SF)	7,381
LAND ACRES	1.04
LAND SF	45,150 SF
YEAR BUILT	2020
OWNERSHIP TYPE	Ground Lease

FINANCIAL SUMMARY

PRICE	\$2,005,000
PRICE PSF	\$271.64

Investment Highlights

- Charles Wayne Properties is pleased to present this fantastic absolute NNN ground lease investment opportunity, a superbly located AutoZone in Homestead, Florida.
- There are 8 years remaining on the lease (Expiration Feb 28th, 2034), which features four 5-year options and 10% rent increases every 5 years. The lease features also a corporate guaranty from AutoZone, Inc, the parent company.
- Current Rent: \$90,200.04
Years 11-15: \$99,195.96
Option 1: \$109,142.04
Option 2: \$120,056.16
Option 3: \$132,061.80
Option 4: \$145,268.04



AUTOZONE

02

Location

- Location Summary
- Local Business Map
- Locator Map
- Aerial View Map

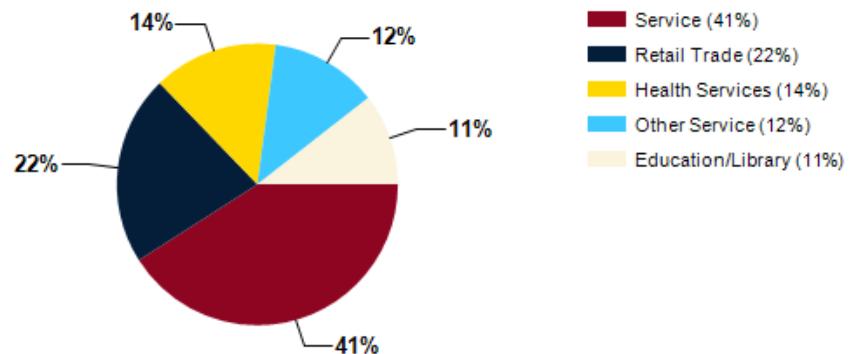
Area Highlights

- Homestead is a major city within Miami-Dade county in Florida and an essential agricultural area. Miami is only 30 miles north of Homestead, home to a major international airport and one of the country's most vibrant and culturally rich cities
- High Growth Market: Homestead is part of South Miami-Dade's incredible growing population that was 300,000 residents in 1990 but now over 530,000 today.
- Main attractions in this area are Miami-Dade College's Homestead Campus, the Homestead Air Reserve Base, the Homestead-Miami Speedway, Everglades National Park, and Biscayne National Park.
- The subject property is located just minutes away from the Air Reserve Base, which employs approximately 3,000 people.
- Excellent Retail Corridor and Income-Tax Free State

Tenant Summary

- AutoZone is an American retailer of aftermarket automotive parts and accessories, the largest in the United States
- There are 7,657 AutoZone locations as of 2025, employing a total of around 130,000 people
- Top Producer: AutoZone generated \$18.9B in revenue in 2025, topping both O'Reilly Auto Parts and Advance Auto Parts, who ended the year with \$16.7B and \$9.09B, respectively.

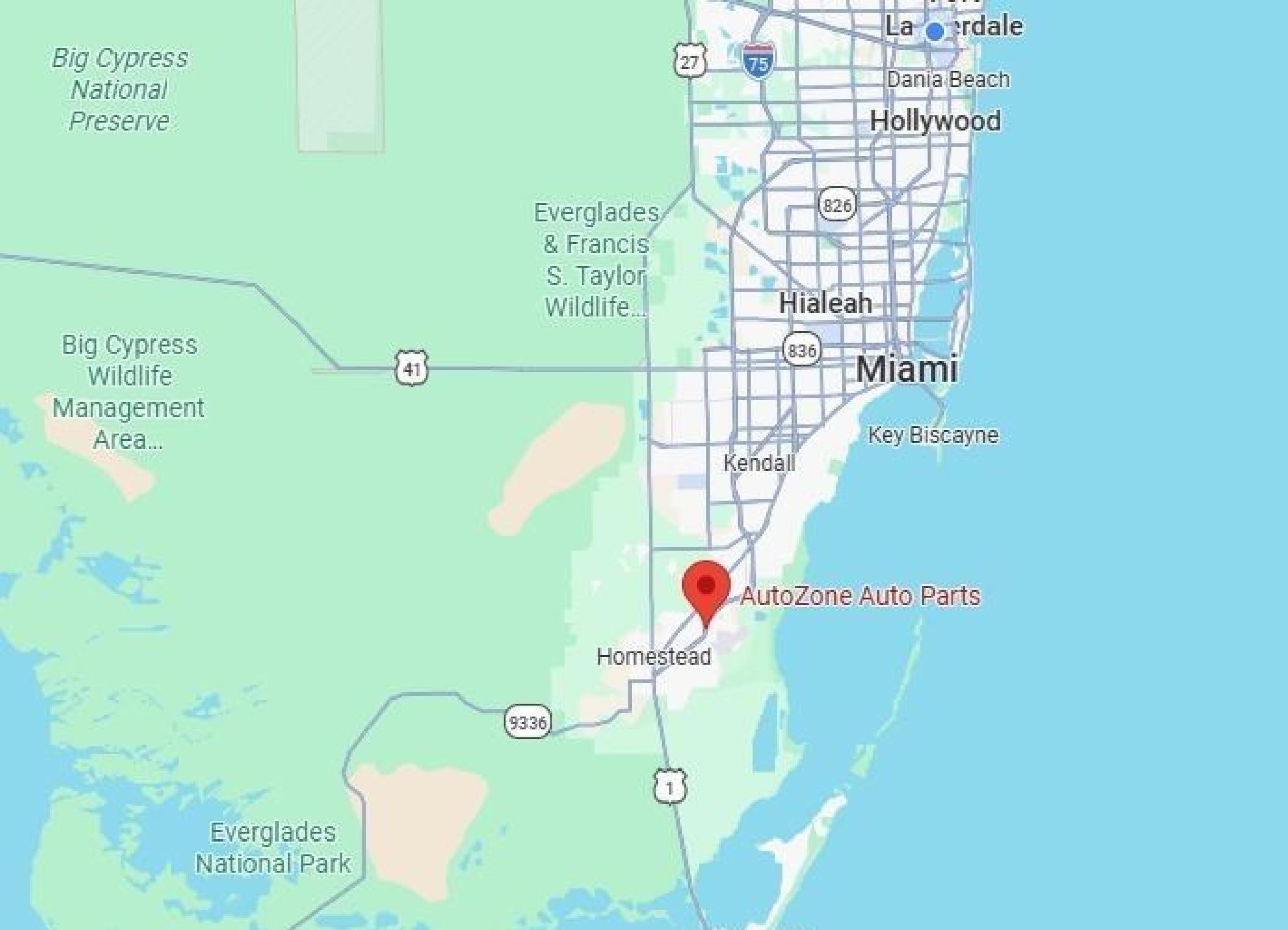
Major Industries by Employee Count

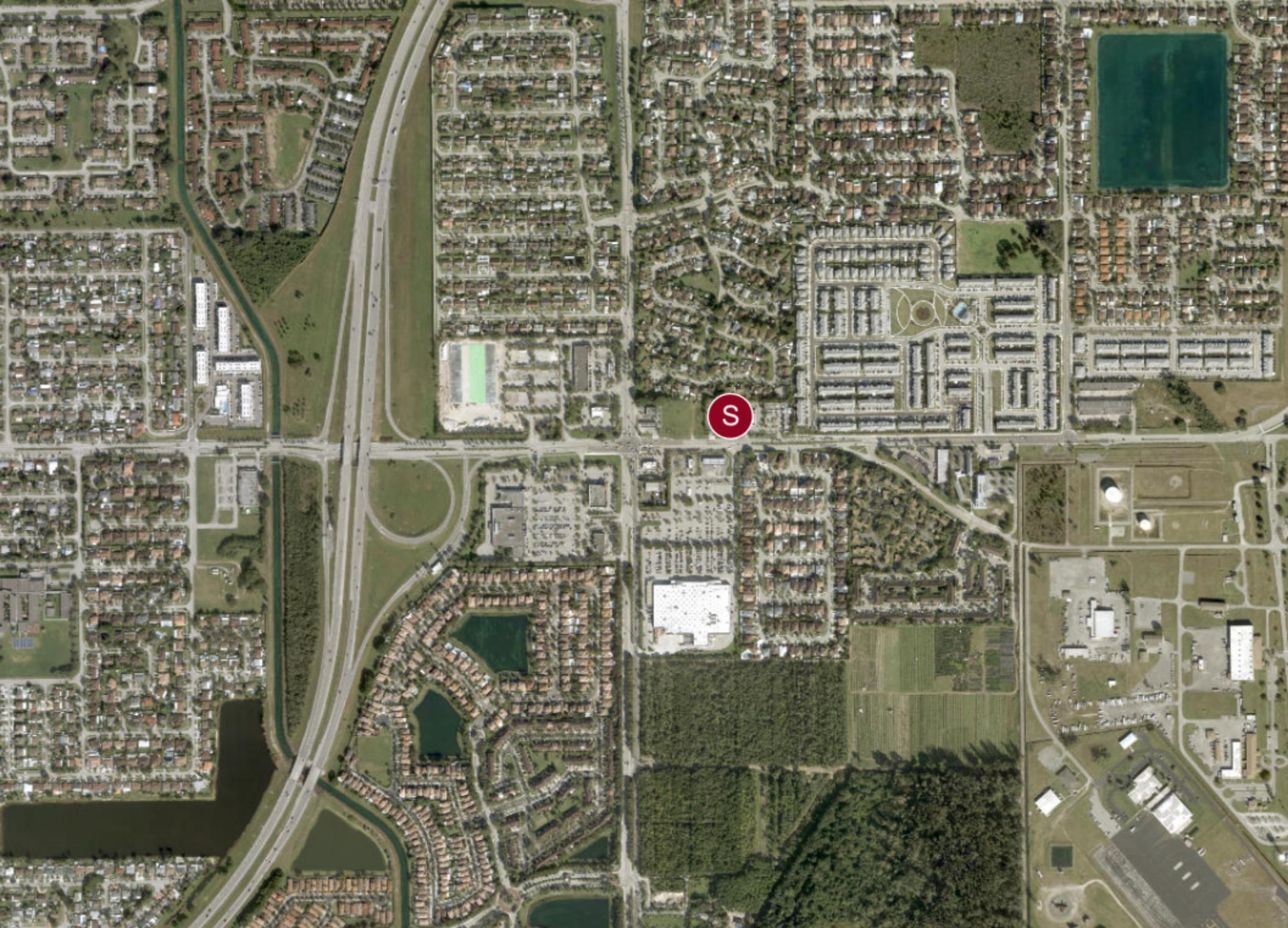


Largest Employers

Miami-Dade County Public Schools	33,477
Miami-Dade County	25,502
U.S. Federal Government	19,200
Florida State Government	17,100
University of Miami	12,818
Baptist Health South Florida	11,353
American Airlines	11,031
Jackson Health System	9,800







AUTOZONE

03 Property Description

Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	8,016
LAND SF	45,150
GLA (SF)	7,381
LAND ACRES	1.04
YEAR BUILT	2020
ZONING TYPE	Commercial
NUMBER OF STORIES	1
TRAFFIC COUNTS	Combined 40,000

MECHANICAL

HVAC	25 units
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TENANT INFORMATION

MAJOR TENANT/S	AutoZone
LEASE TYPE	NNN Ground Lease



AUTOZONE

04

Demographics

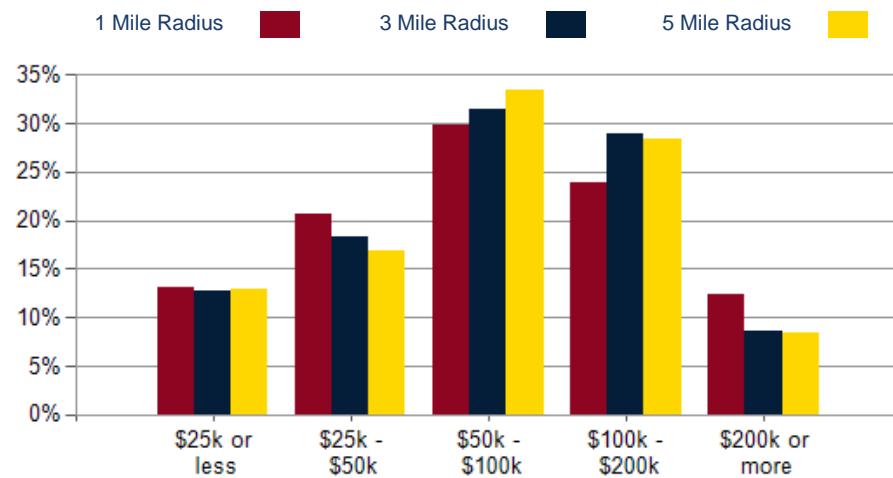
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,479	45,833	81,256
2010 Population	11,113	69,583	132,368
2026 Population	19,060	106,933	205,920
2031 Population	19,401	111,065	213,457
2026 African American	3,412	18,552	35,245
2026 American Indian	88	566	1,683
2026 Asian	310	1,621	3,008
2026 Hispanic	13,923	76,763	145,237
2026 Other Race	2,789	15,688	30,477
2026 White	4,824	28,862	57,119
2026 Multiracial	7,627	41,610	78,308
2026-2031: Population: Growth Rate	1.80%	3.80%	3.60%

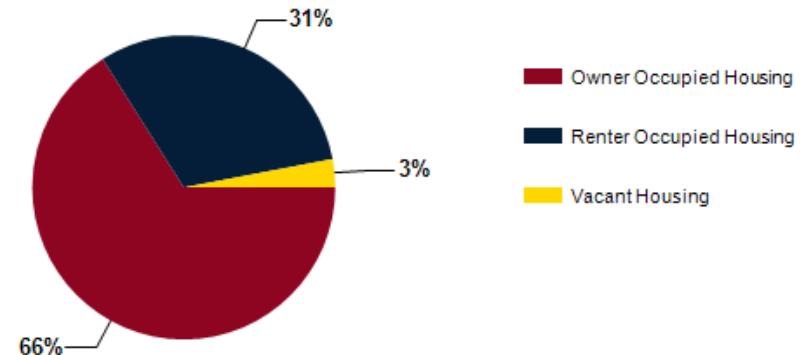
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	381	2,186	4,469
\$15,000-\$24,999	335	2,018	3,725
\$25,000-\$34,999	493	2,731	4,319
\$35,000-\$49,999	633	3,288	6,348
\$50,000-\$74,999	881	5,960	11,837
\$75,000-\$99,999	745	4,412	9,248
\$100,000-\$149,999	1,074	6,928	12,585
\$150,000-\$199,999	226	2,565	5,335
\$200,000 or greater	673	2,855	5,329
Median HH Income	\$74,925	\$76,236	\$76,828
Average HH Income	\$102,843	\$96,580	\$97,129



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

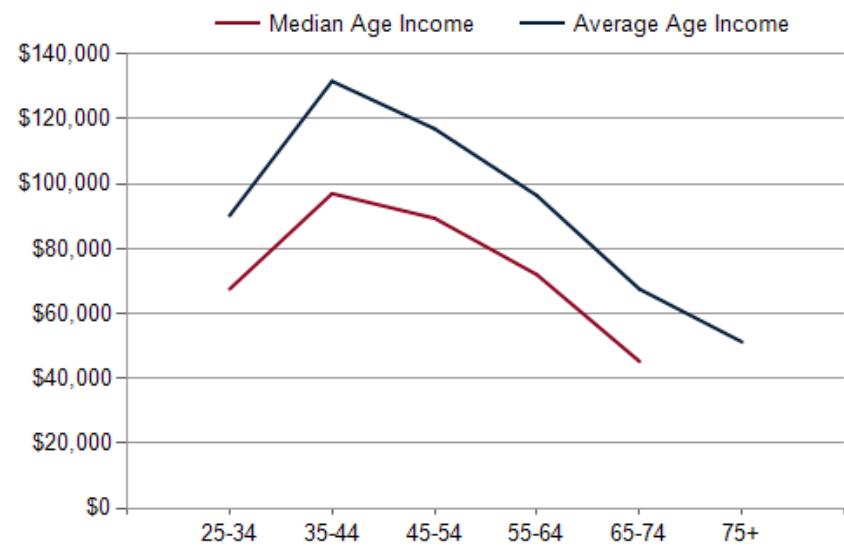
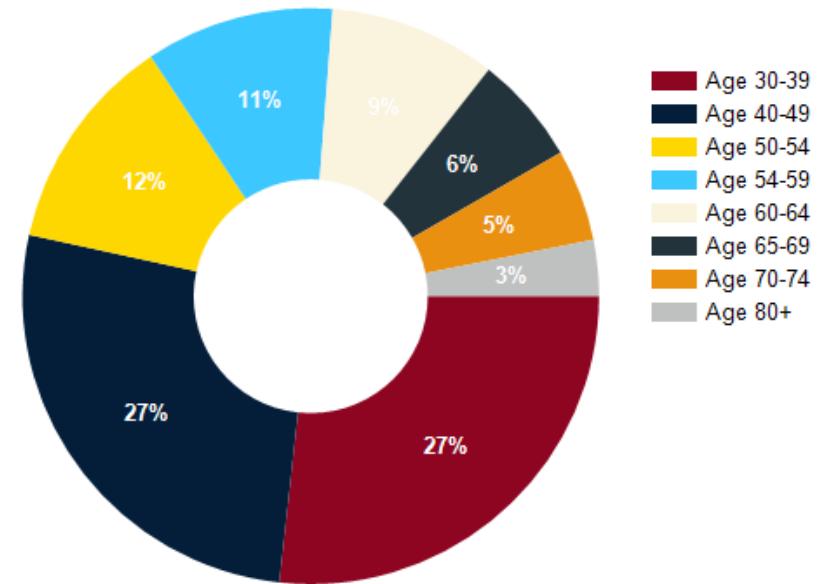


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,362	7,668	14,539
2026 Population Age 35-39	1,387	7,872	14,964
2026 Population Age 40-44	1,404	7,702	14,834
2026 Population Age 45-49	1,338	7,053	13,697
2026 Population Age 50-54	1,256	7,006	13,545
2026 Population Age 55-59	1,087	6,154	11,708
2026 Population Age 60-64	964	5,608	10,693
2026 Population Age 65-69	627	3,944	7,811
2026 Population Age 70-74	531	3,281	6,331
2026 Population Age 75-79	323	2,355	4,619
2026 Population Age 80-84	201	1,323	2,704
2026 Population Age 85+	174	1,152	2,330
2026 Population Age 18+	14,054	79,841	154,317
2026 Median Age	34	35	35
2031 Median Age	35	36	36

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,547	\$74,233	\$76,032
Average Household Income 25-34	\$90,197	\$90,542	\$92,257
Median Household Income 35-44	\$97,001	\$90,494	\$88,022
Average Household Income 35-44	\$131,644	\$112,892	\$111,215
Median Household Income 45-54	\$89,406	\$88,503	\$89,049
Average Household Income 45-54	\$117,000	\$107,109	\$109,335
Median Household Income 55-64	\$71,957	\$78,662	\$79,289
Average Household Income 55-64	\$96,347	\$97,698	\$99,102
Median Household Income 65-74	\$45,231	\$53,137	\$55,814
Average Household Income 65-74	\$67,533	\$75,962	\$78,319
Average Household Income 75+	\$51,255	\$62,478	\$61,513

Population By Age



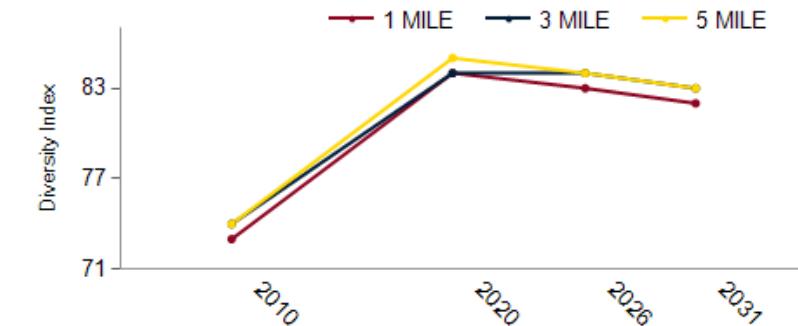
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	82	83	83
Diversity Index (current year)	83	84	84
Diversity Index (2020)	84	84	85
Diversity Index (2010)	73	74	74

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	10%	10%	10%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	42%	42%	41%
Multiracial	23%	23%	22%
Other Race	8%	9%	9%
White	15%	16%	16%

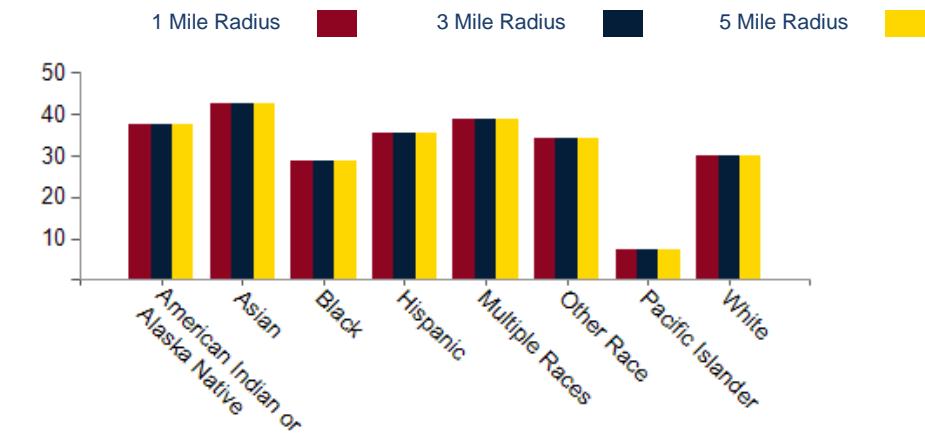
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	37	32
Median Asian Age	43	41	40
Median Black Age	29	30	30
Median Hispanic Age	35	36	36
Median Multiple Races Age	39	39	39
Median Other Race Age	34	34	34
Median Pacific Islander Age	8	23	37
Median White Age	30	32	33

2026 MEDIAN AGE BY RACE



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nnnman@aol.com

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