

# VACANT RETAIL BUILDING



RETAIL PROPERTY



1255 NORTHWEST 103RD STREET



- + **SIZE OF THE UNIT**  
8,328 SF
- + **LOT SIZE**  
1.04 AC
- + **PARKING SPACES**  
40
- + **LEASE TYPE**  
Gross

### PROPERTY OVERVIEW

Introducing an exciting opportunity in the heart of Miami, FL – a prime 8,328 SF retail property featuring a prominent 120' x 70' footprint. This spacious building offers a robust foundation for a savvy retail investor seeking a high-traffic, high-visibility location. With a strategic position in the thriving Miami area, this property presents an unparalleled chance to secure a valuable asset with strong tenant stability. Don't miss out on this lucrative opportunity to add a solid, income-producing asset to your portfolio in a dynamic retail market.

### PROPERTY HIGHLIGHTS

- 120' x 70'
- High-visibility location
- BU-1A
- Vacant space, owner can lease back for 2 years
- The building has an 18-foot height from slab to slab and 16 feet from slab to ceiling.



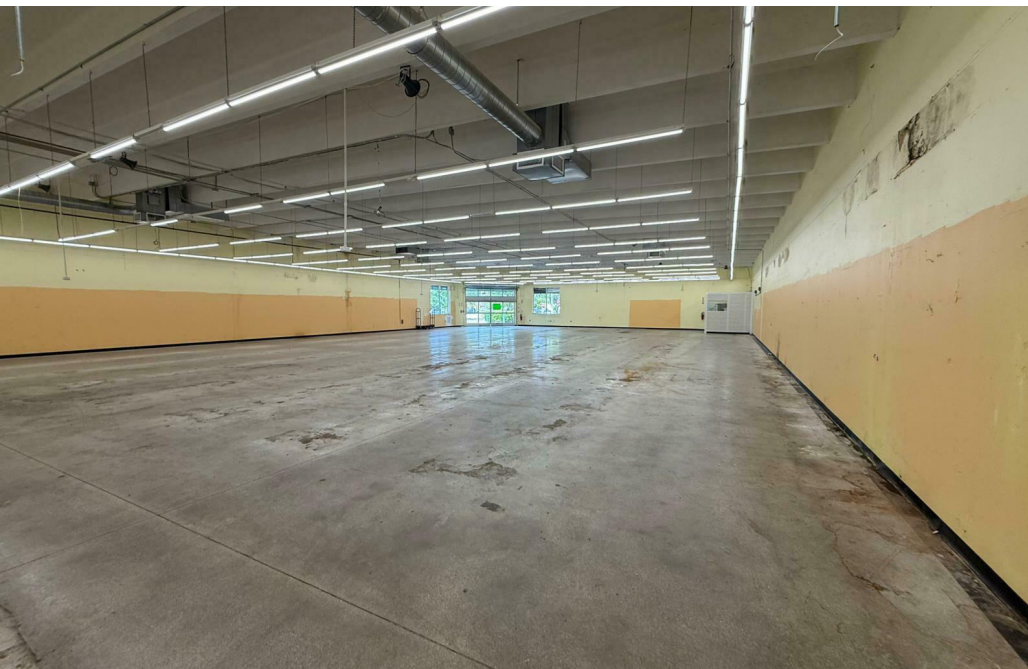












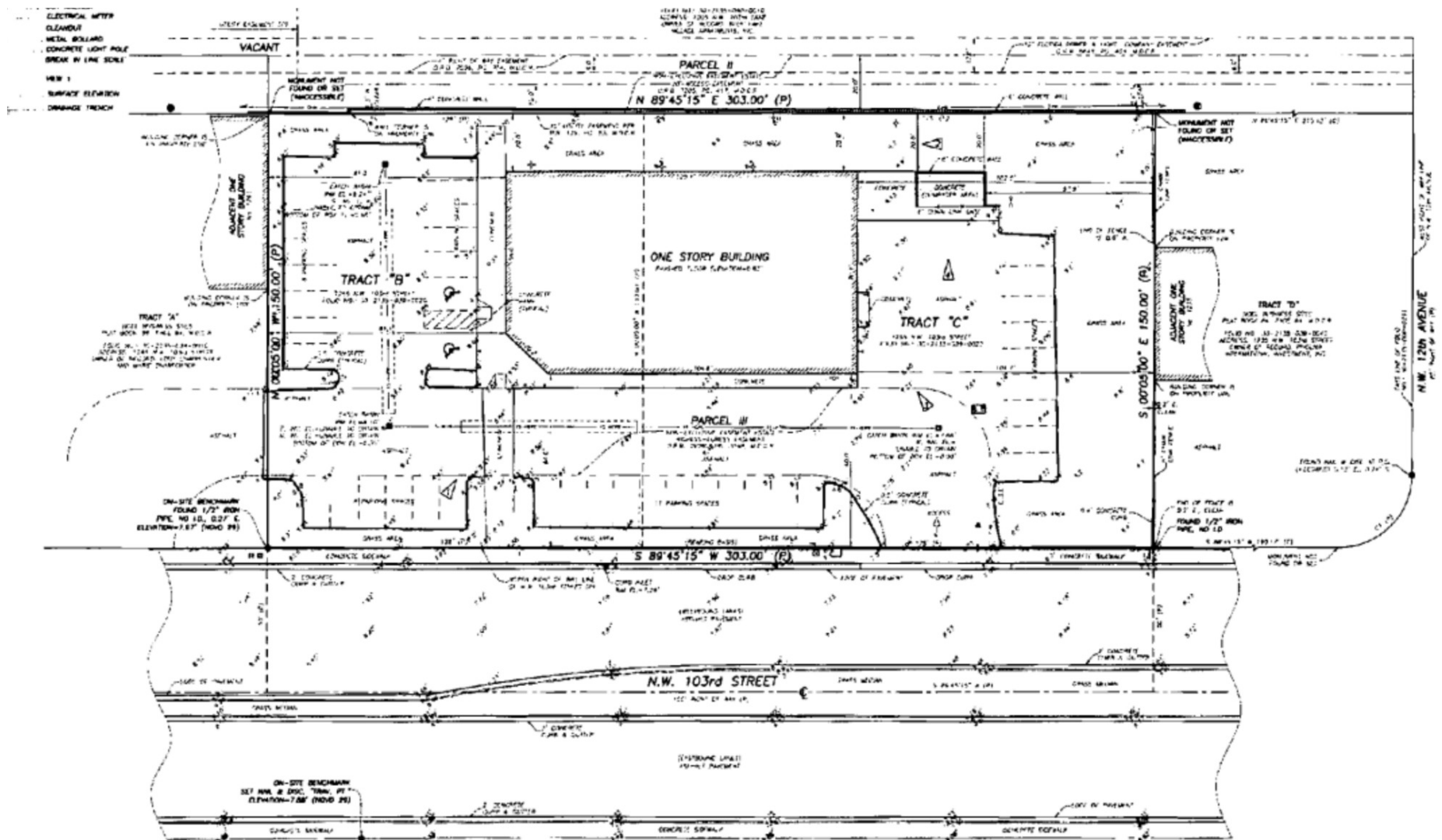








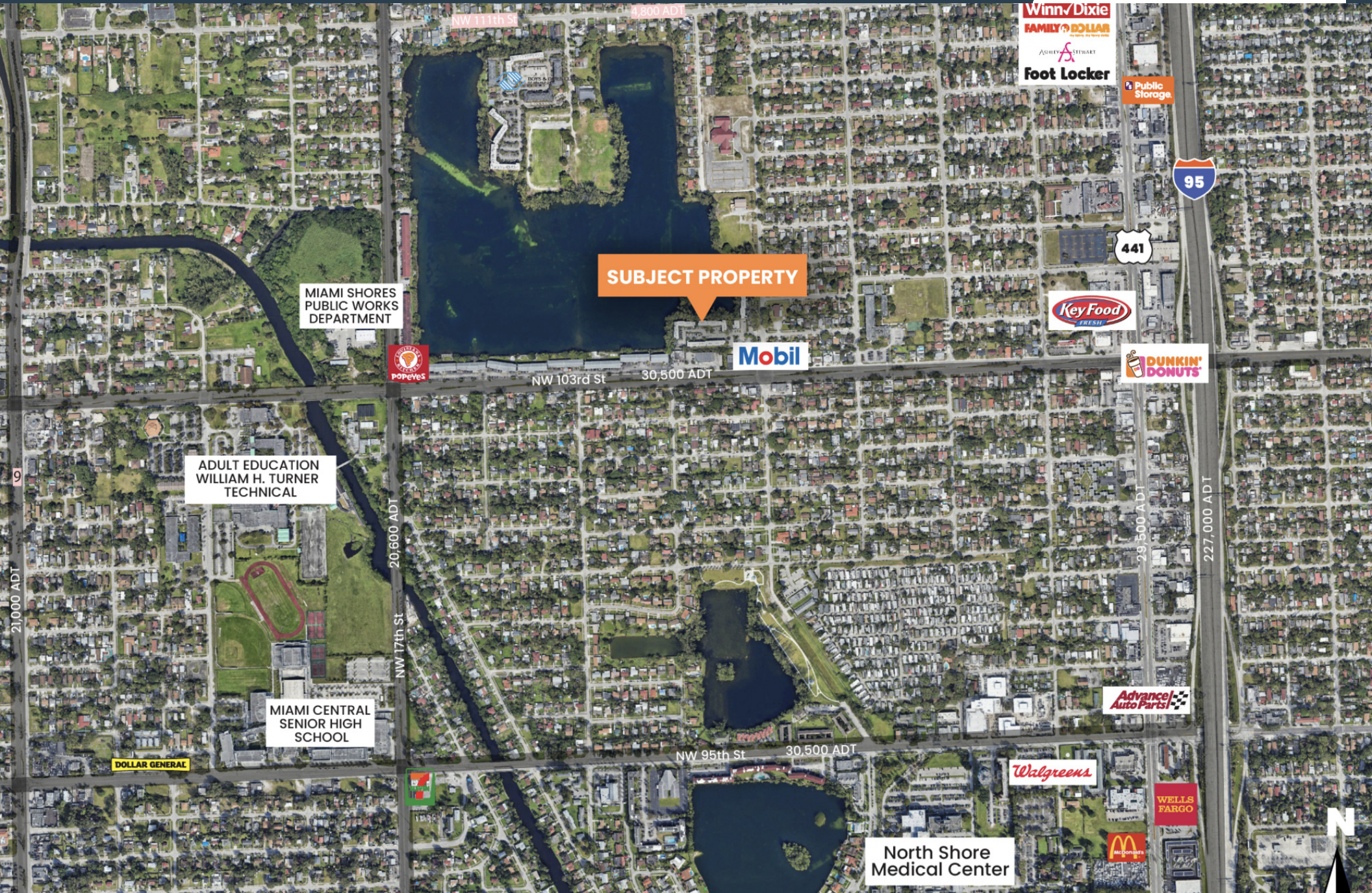




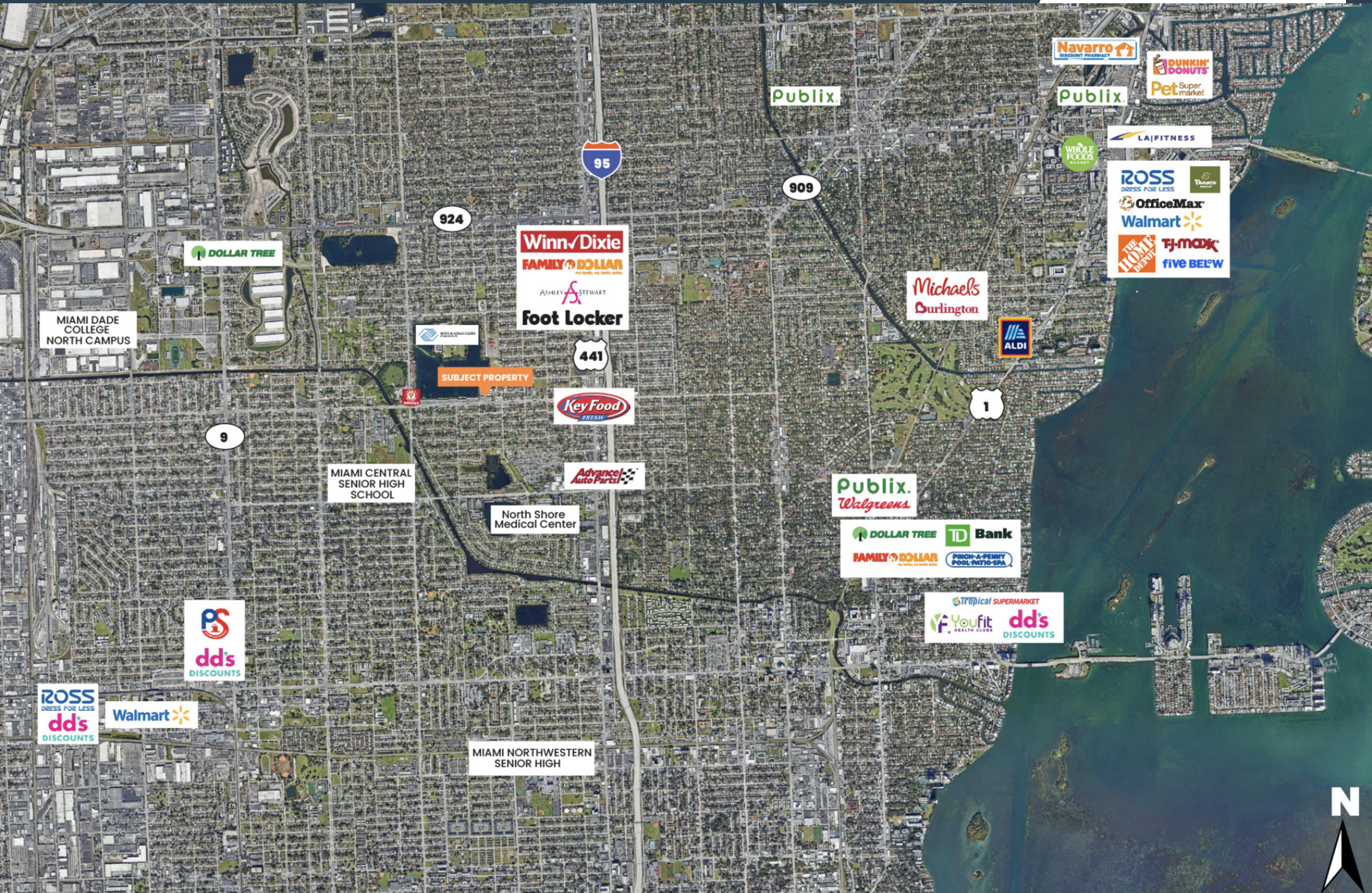




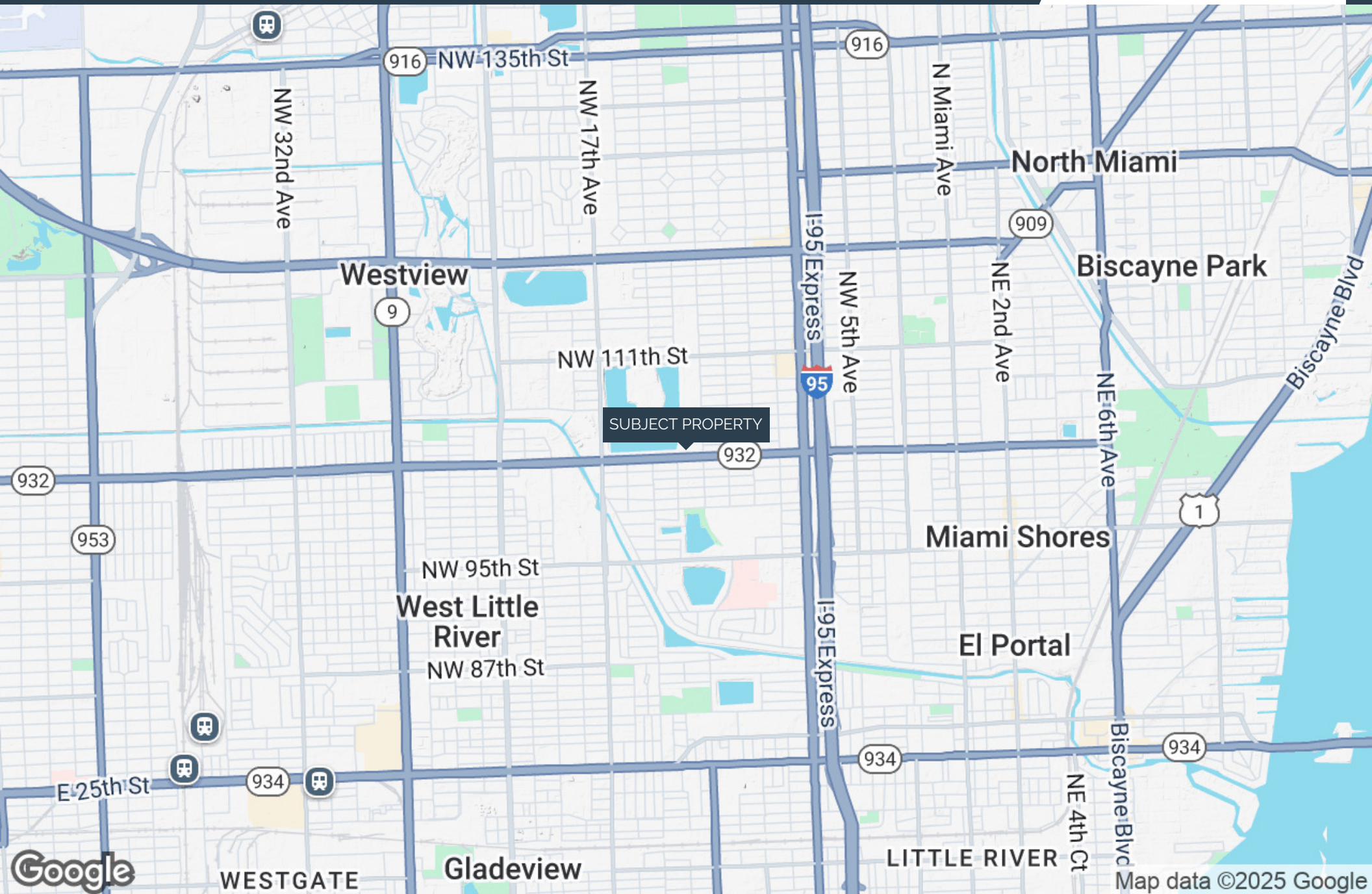








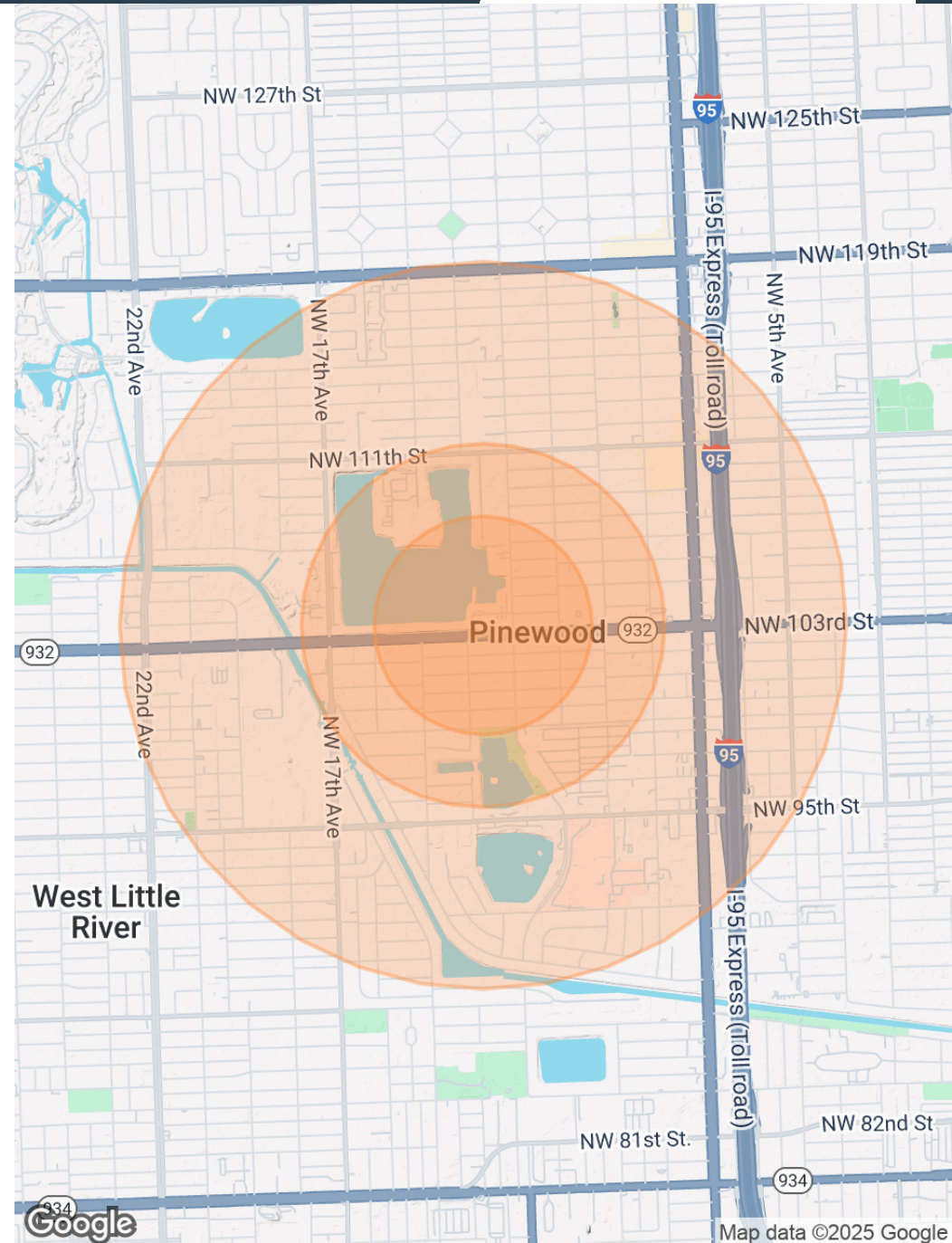






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,741	6,959	24,515
Average Age	38	38	40
Average Age (Male)	36	37	39
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	907	2,293	7,942
# of Persons per HH	3	3	3.1
Average HH Income	\$59,192	\$57,628	\$62,087
Average House Value	\$367,825	\$361,559	\$358,437
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	35.4%	32.9%	34.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	308	695	2,545
Total Population - Black	1,682	4,462	15,308
Total Population - Asian	4	12	55
Total Population - Hawaiian	0	1	3
Total Population - American Indian	8	26	124
Total Population - Other	245	582	2,157

Demographics data derived from AlphaMap





## 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**.







**FABIO FAERMAN, CCIM, MBA**  
Broker Associate  
[fff@facommercial.com](mailto:fff@facommercial.com)  
+1 786 262 9966



**SEBASTIAN FAERMAN**  
Sales Associate  
[sf@facommercial.com](mailto:sf@facommercial.com)  
+1 786 262 3771



## COMMERCIAL DIVISION OF FORTUNE

### FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

### 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: Misoni 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.





**CONFIDENTIALITY & DISCLAIMER**

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.


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:*

FABIO FAERMAN, CCIM

 786.262.9966

 [info@facommercial.com](mailto:info@facommercial.com)

**FA**  
Commercial

