

EXCLUSIVE OPPORTUNITY

Marcus & Millichap
THE SANDELIN GROUP

DORAL SHOPS & PROFESSIONAL CENTER

3655 NW 107th Ave, Doral, FL 33178



HIGHLIGHTS:

- ▶ 100% Fully Leased Neighborhood Center w/ NNN Leases
- ▶ Leases Feature 3% Annual Rent Increases - Provides Solid Rent Growth
- ▶ Stable Cash Flow – 55% of Tenants Have Been in Place for 10+ Years
- ▶ Very Few Tenant Renewal Options – Allows for Future Landlord Flexibility
- ▶ Affluent Surrounding Neighborhood - \$113,000+ AHHI Within 2 Mile Radius
- ▶ Across Street From Bridge Point Doral – 2.6M SF of Class A Industrial GLA
- ▶ Very Busy Center – Anchored by Neighboring Nicklaus Children's Hospital
- ▶ Dense Infill – Population of 38,000+ Within 2 Miles of Subject & Population of 1,340,000+ Within 10 Miles of Subject - 100,000 Daytime Population

Price:	\$10,645,000
CAP Rate:	5.78%
Leases:	NNN
Year Built/Reno:	2004/2024
Building GLA:	15,314 SF
Lot Size:	0.78 Acres
Parking:	172 Spaces

EXCLUSIVELY LISTED BY: THE SANDELIN GROUP

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