SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

Brand New 10-Year Lease | Outparcel to Publix (93rd Percentile Nationwide Per Placer.ai)

$153K+ AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

15701 SW. 152nd Street

MIAMI FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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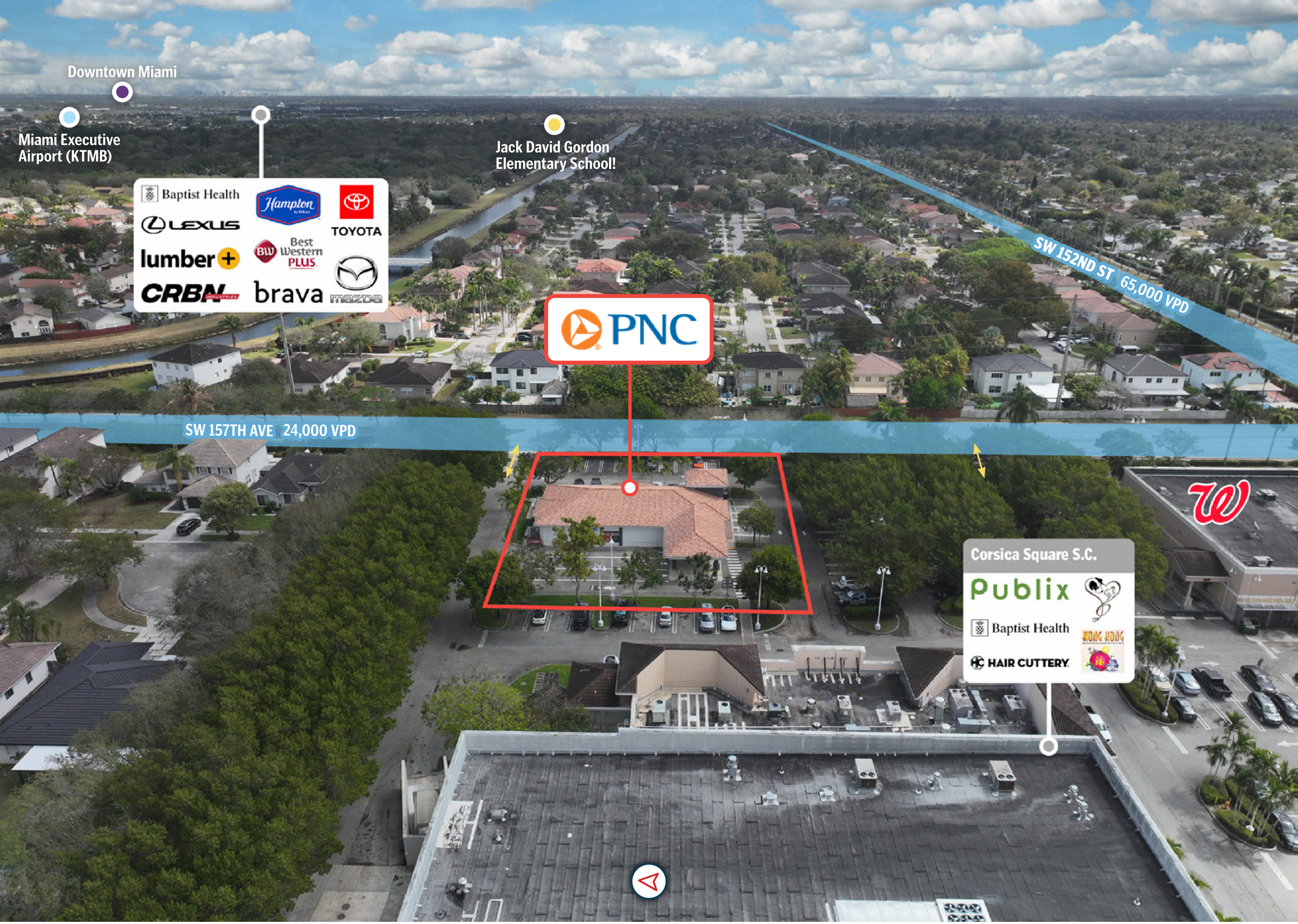
SRS CAPITAL MARKETS

NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739


Corsica Square S.C.
Publix
Baptist Health
HAIR CUTTERY
PNC
SW 152ND ST 65,000 VPD
SW 157TH AVE 24,000 VPD


Downtown Miami
Miami Executive Airport (KTMB)
Jack David Gordon Elementary School!
Baptist Health
Hampton
TOYOTA
LEXUS
Best Western PLUS
lumber+
CRBN
brava
mazda
PNC
SW 152ND ST 65,000 VPD
SW 157TH AVE 24,000 VPD
Corsica Square S.C.
Publix
Baptist Health
HAIR CUTTERY

SITE OVERVIEW

OFFERING SUMMARY

2,300
LOCATIONS NATIONALLY

$20.8B
TOTAL REVENUE

S&P: A
CREDIT RATING

OFFERING

Pricing	$3,294,000
Net Operating Income	$140,000
Cap Rate	4.25%

PROPERTY SPECIFICATIONS

Property Address	15701 SW. 152nd Street, Miami, Florida 33196
Rentable Area	5,439 SF
Land Area	0.63 AC
Year Built	2026
Tenant	PNC Bank
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	3/2/2026
Lease Expiration	3/31/2036

CLICK HERE FOR A FINANCING QUOTE

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		LEASE TERM				RENTAL RATES		
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
PNC Bank	5,439	3/2/2026	3/31/2036	Current	-	$11,667	$140,000	4 (5-Year)
(Corporate Guaranty)				3/1/2031	10%	$12,833	$154,000	
						10% Increase Beg. of Each Option		

Brand New 10-Year Lease | Scheduled Rental Increases | Options to Extend | Strong Brand

- The tenant just recently signed a brand new 10-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option, growing NOI and hedging inflation
- PNC Financial Services Group (PNC) entered 2026 as one of the strongest performers in the U.S. banking sector and with its FirstBank acquisition on January 5, 2026, the bank has significantly expanded its footprint, particularly in growth markets like Texas, California, and Florida

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Near Signalized, Hard Corner Intersection | Dense Retail Corridor | Part of Corsica Square Shopping Center | Miami Executive Airport

- The subject property is located near the signalized, hard corner intersection of SW 152nd St and SW 157th Ave which combined average 89,000 VPD
- The site is part of Corsica Square, a 60,000+ SF shopping center that is anchored by a Publix (93rd Percentile Nationwide per Placer.AI)
- The PNC is located in a dense retail corridor, with numerous nearby national/credit tenants including McDonald's, Walgreens, CVS, Advance Auto Parts, Taco Bell, Wendy's and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- Miami Executive Airport is located roughly 5 miles from the subject property
- The asset has excellent visibility and multiple points of ingress/egress

Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 240,000 residents and 67,000 employees support the trade area, providing a direct consumer base from which to draw
- Affluent average household income of $153,783 in 1-mile trade area

PROPERTY PHOTOS

PROPERTY PHOTOS

BRAND PROFILE

PNC BANK

pn.com
Company Type: Subsidiary
Locations: 2,300+
Parent: The PNC Financial Services Group, Inc.
2025 Employees: 53,859
2025 Revenue: $20.81 Billion
2025 Net Income: $5.89 Billion
2025 Assets: $560.04 Billion
2025 Equity: $54.43 Billion
Credit Rating: S&P: A

PNC Financial Services Group (PNC) entered 2026 as one of the strongest performers in the U.S. banking sector. Following the completion of its FirstBank acquisition on January 5, 2026, the bank has significantly expanded its footprint, particularly in growth markets like Texas, California, and Florida.

PNC is one of the largest diversified financial services institutions in the United States, organized around its customers and communities for strong relationships and local delivery of retail and business banking including a full range of lending products; specialized services for corporations and government entities, including corporate banking, real estate finance and asset-based lending; wealth management and asset management. Their are more than 2,300 locations and approximately 60,000 PNC and Partner ATMs Coast to Coast. PNC is currently executing a massive $1 billion branch expansion plan to open 300 new locations over the next five years, with 50–60 new branches slated for 2026 alone.

REPRESENTATIVE PHOTO

LOCATION

Miami, Florida
Miami-Dade County

PARKING

There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 5.50 stalls per 1,000 SF of leasable area.

ACCESS

SW. 152nd Street: 1 Access Point

PARCEL

Parcel Number: 30-5920-000-0021
Acres: 0.63
Square Feet: 27,441

TRAFFIC COUNTS

SW. 152nd Street: 65,000 VPD
Newton Road/SW. 157th Avenue: 24,000 VPD
Lindgreen Road/State Highway 825: 42,000 VPD

CONSTRUCTION

Year Built: 2026

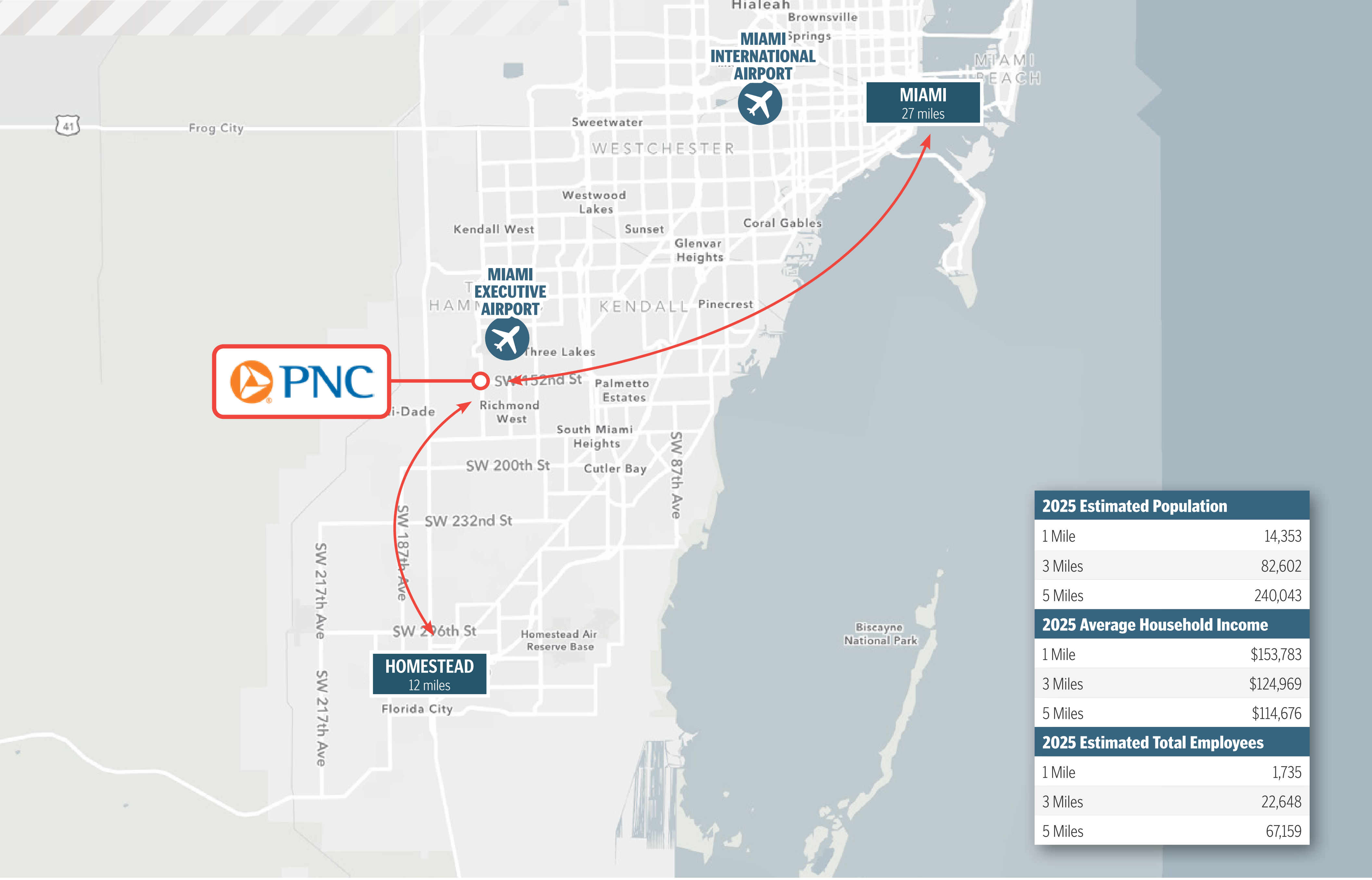
IMPROVEMENTS

There is approximately 5,439 SF of existing building area

ZONING

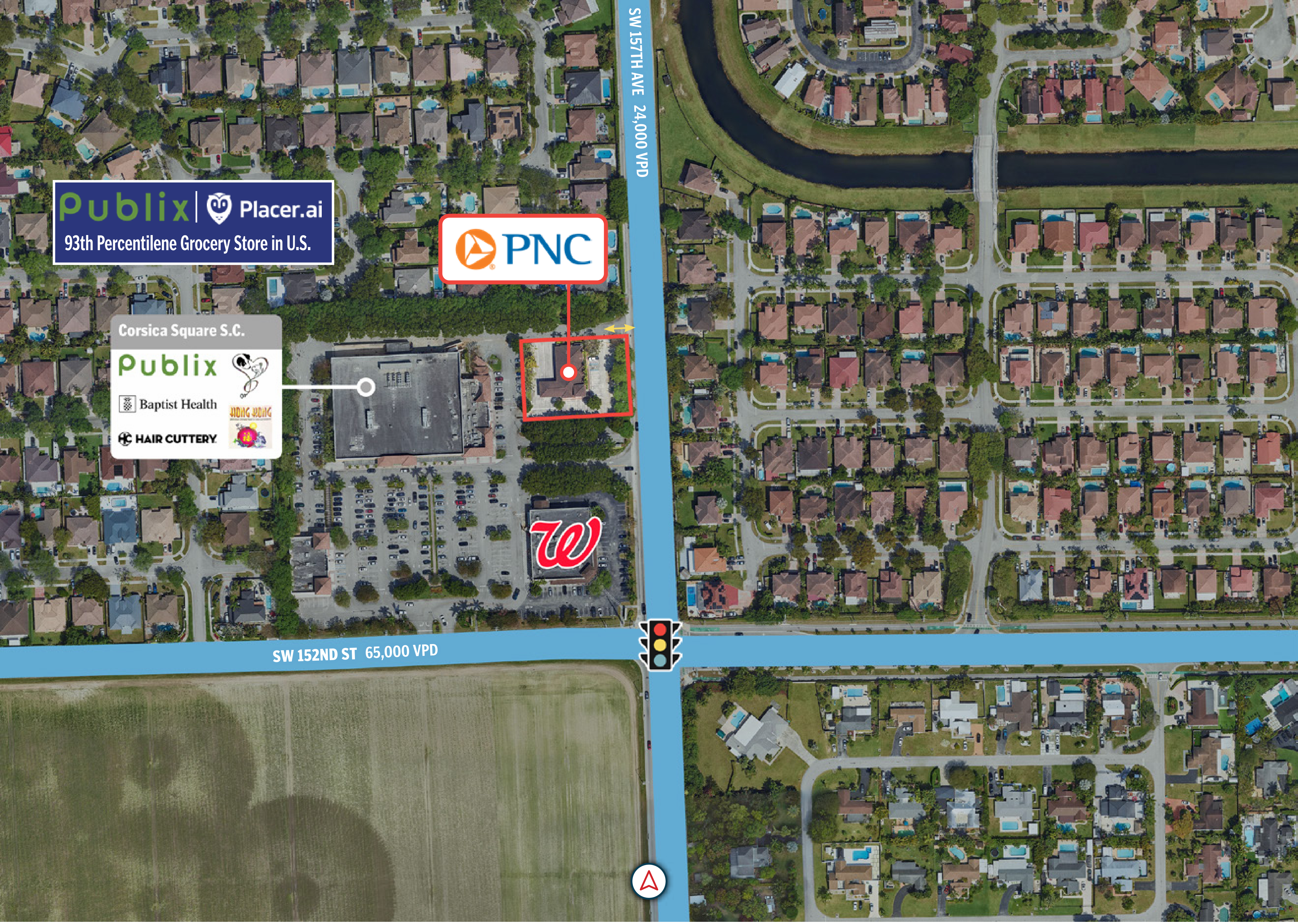
General Commercial

LOCATION MAP



2025 Estimated Population	
1 Mile	14,353
3 Miles	82,602
5 Miles	240,043
2025 Average Household Income	
1 Mile	$153,783
3 Miles	$124,969
5 Miles	$114,676
2025 Estimated Total Employees	
1 Mile	1,735
3 Miles	22,648
5 Miles	67,159

SRS


Publix | Placer.ai
93th Percentilene Grocery Store in U.S.
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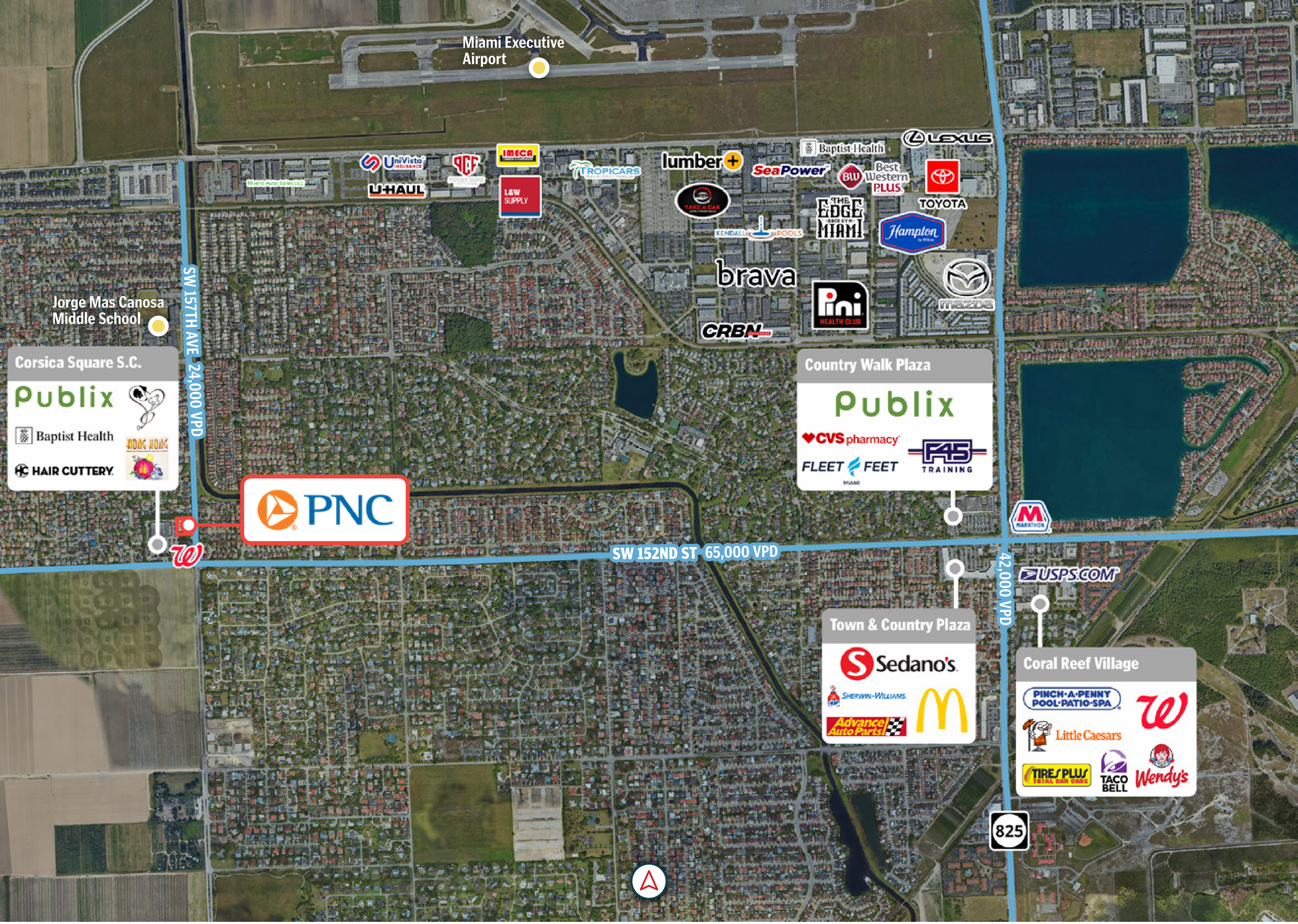
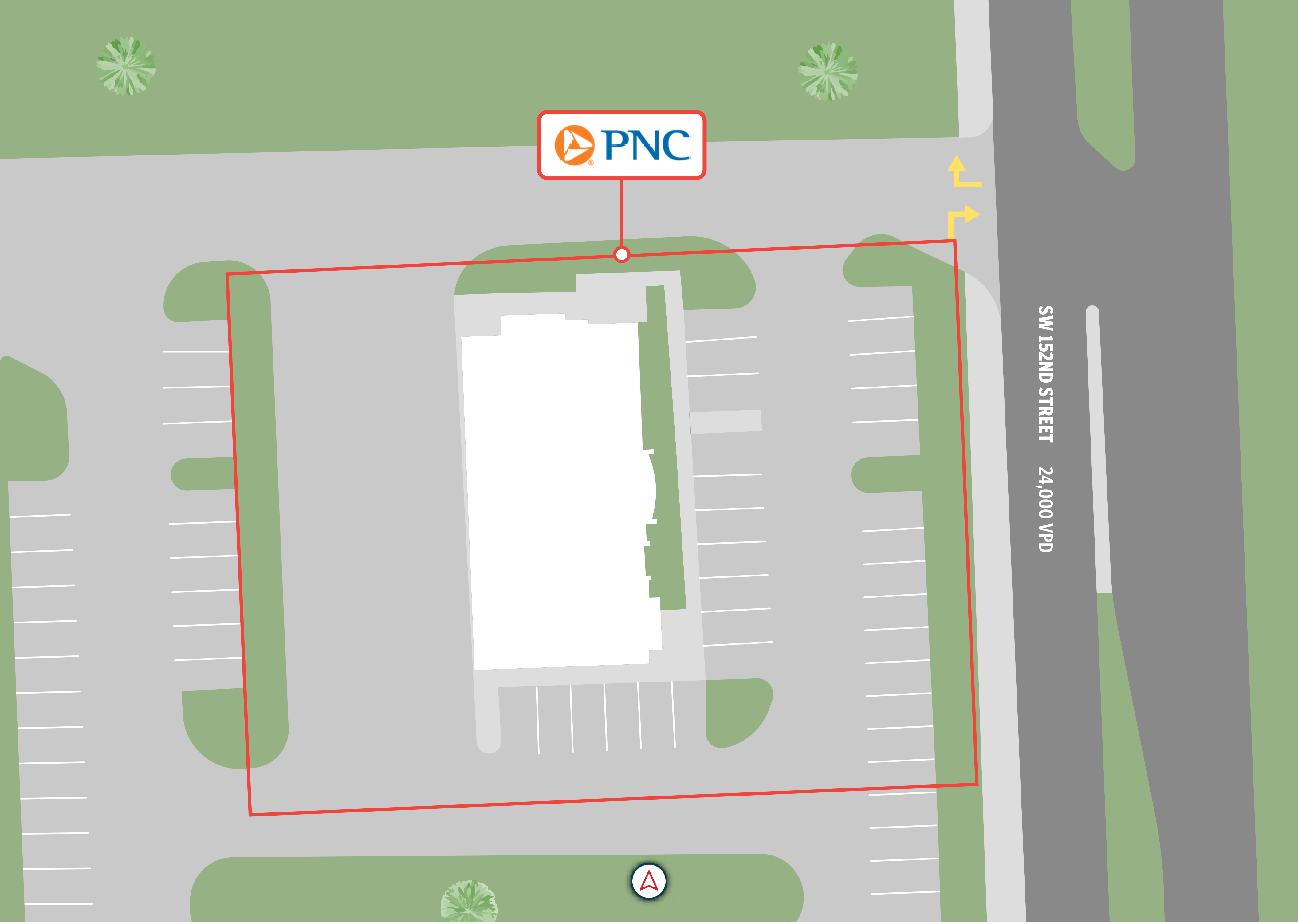
SRS



Miami Executive Airport
Jorge Mas Canosa Middle School
SW 157TH AVE 24,000 VPD
SW 152ND ST 65,000 VPD
42,000 VPD
825
Corsica Square S.C.
Publix
Baptist Health
HAIR CUTTERY
PNC
Country Walk Plaza
Publix
CVS pharmacy
FLEET FEET
F45 TRAINING
Town & Country Plaza
Sedano's
Sherwin-Williams
Advance Auto Parts
Coral Reef Village
PINCH-A-PENNY POOL·PATIO·SPA
Little Caesars
TIRES PLUS
TACO BELL
Wendy's
USPS.COM
UniVista
U-HAUL
IMECA
L&W SUPPLY
TROPICARS
lumber
SeaPower
Baptist Health
Best Western PLUS
LEXUS
TOYOTA
KENDALL POOLS
THE EDGE MIAMI
Hampton
brava
Pini HEALTH CLUB
CRBN
mazda


PNC
SW 152ND STREET
24,000 VPD

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,353	82,602	240,043
2030 Projected Population	14,427	82,076	239,064
2025 Median Age	41.5	40.8	42.0
Households & Growth			
2025 Estimated Households	4,385	25,928	79,297
2030 Projected Households	4,455	26,051	79,837
Income			
2025 Estimated Average Household Income	$153,783	$124,969	$114,676
2025 Estimated Median Household Income	$135,473	$106,371	$94,007
Businesses & Employees			
2025 Estimated Total Businesses	247	3,747	9,276
2025 Estimated Total Employees	1,735	22,648	67,159

MIAMI, FLORIDA

Miami is the cultural, economic and financial center of South Florida. Miami is the seat of Miami-Dade County, the most populous county in Florida and it is the 2nd largest city in Florida with a population of 465,603 as of July 1, 2025.

Miami is a major center, and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. The Miami Metropolitan Area is by far the largest urban economy in Florida and the 9th largest in the United States.

Greater Downtown Miami has one of the largest concentrations of international banks in the United States and is home to many large national and international companies. The Civic Center is a major center for hospitals, research institutes, medical centers, and biotechnology industries. For more than two decades, the Port of Miami, known as the “Cruise Capital of the World”, has been the number one cruise passenger port in the world. It accommodates some of the world’s largest cruise ships and operations and is the busiest port in both passenger traffic and cruise lines.

Tourism is one of the city’s largest private-sector industries. Some of the most popular tourist destinations in Miami include the beaches, South Beach, Lincoln Road, Bayside Marketplace and Downtown Miami. The Art Deco District in South Beach is reputed as one of the most glamorous in the world for its nightclubs, beaches, historical buildings, and shopping. Annual events such as the Sony Ericsson Open, Art Basel, Winter Music Conference, South Beach Wine & Food Festival, and Mercedes-Benz Fashion Week Miami attract millions to the metropolis every year.

#2 MIAMI

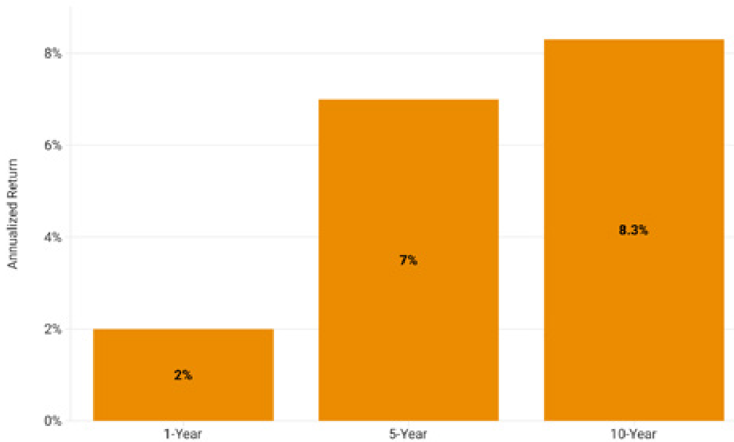
Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.

Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned −5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

Read Full Article Here

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THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

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