



ACTUAL PHOTO

 6601 S DIXIE HWY, MIAMI, FL 33143

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale this absolute net-leased TD Bank located at 6601 S Dixie Highway in Miami, Florida. Positioned along the highly trafficked U.S. Highway 1 corridor, the property benefits from excellent visibility, exceptional access, and is located just minutes from Downtown Miami. The subject property features a 3,500-square-foot freestanding building with multiple drive-thru lanes and is situated on a 0.60-acre parcel with ample dedicated parking.

Strategically located at the hard signalized intersection of SW 67th Street and U.S. Highway 1, the property enjoys strong exposure to over 88,569 vehicles per day along one of the region's most vital commercial corridors. U.S. 1 runs the length of the state and is characterized by a diverse mix of national and regional retailers, robust consumer traffic, and proximity to a dense collection of residential neighborhoods.

The TD Bank is situated within a dense and affluent market, with over 100,000 full-time residents within a three-mile radius and an average household income exceeding \$150,000. It also sits in one of Miami-Dade's most dynamic and high-performing retail corridors. Just steps away is the Dadeland North Metrorail Station, which serves more than 1.5 million riders annually and enhances both pedestrian and commuter traffic. The property is also directly adjacent to Dadeland Station, a prominent power center anchored by Best Buy, Target, Michaels, and other national retailers, positioning the asset within a well-established and heavily visited retail destination. Less than a mile south lies Dadeland Mall, one of South Florida's premier regional malls with over 1.4 million square feet of retail space and millions of annual visitors.

The surrounding area is densely developed with a strong mix of residential and commercial uses. Notable nearby multifamily communities include The Palmer Dadeland, AMLI Joya, AMLI Dadeland, Colonnade at Dadeland, Granada Dadeland, and others—collectively delivering more than 2,000 residential units within walking distance. The site is also in close proximity to South Miami Hospital, a full-service Baptist Health facility with over 230 beds. Additionally, the property offers convenient access to multiple major highway systems, including the Palmetto Expressway (SR 826), U.S. Highway 1 (South Dixie Highway), and Snapper Creek Expressway (SR 878), providing outstanding regional connectivity. The area will also benefit from the planned redevelopment of Sunset Place into a large-scale, mixed-use project featuring residential, hotel, and retail components. This confluence of density, national tenancy, transit and highway access, and future development makes the South Dixie/US-1 corridor one of the most resilient and desirable retail submarkets in South Florida.

TD Bank entered into a brand-new 20-year absolute net ground lease in 2013, with the initial term extending through October 31, 2033. The lease includes four five-year renewal options and features 10% rental increases every five years throughout the base and option periods. The lease is structured as an absolute NNN ground lease with zero landlord responsibilities and is corporately guaranteed by TD Bank, one of the largest financial institutions in North America.

INVESTMENT HIGHLIGHTS

- Corporate Guarantee | "AA-" Credit Rating by S&P
- Absolute NNN Lease | Zero Landlord Responsibility
- Very Strong Deposits | Exceeding \$189,000,000 Annually
- Hard Corner Signalized Intersection with Great Visibility | 88,569 VPD
- Incredible Location | Strong Intrinsic Value
- Within One of Miami Dade's Most Dynamic & High-Performing Retail Corridors
- Strategically Located Along US Highway 1 | Major Statewide Thoroughfare
- Steps Away from Dadeland Station | Prominent Power Center Anchored by Best Buy, Target, Michaels, and more
- Proximity to South Miami Hospital | Full-Service Baptist Health Facility w. 230+ Beds
- Dense and Affluent Market | AHHI Exceeds \$150,000 in 3-Mile Radius
- Near Dadeland Mall | One of South Florida's Premier Regional Malls – 1.4M SF of Retail and Millions of Annual Visitors
- Steps Away from Dadeland North Metrorail Station | 1.5+ Million Riders Annually
- Proximity to Plethora of Residential Communities | 2,000 Units Within Walking Distance
- Excellent Accessibility to Major Highways Including US-1, Palmetto Expressway (SR 826), and Snapper Creek Expressway (SR 878)
- Located Minutes from Downtown Miami

THE OFFERING

TD Bank
 6601 S Dixie Highway
 Miami, Florida 33143



PROPERTY DETAILS

Lot Size	26,136 SF (0.60 Acres)
Rentable Square Feet	2,960 SF
Price/SF	\$3,106.76
Year Built	2018

FINANCIAL OVERVIEW

List Price	\$9,196,000
Down Payment	100% / \$9,196,000
Cap Rate	5.00%
Type of Ownership	Ground Lease

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
06/01/2022 - 05/31/2027 (Current)	\$38,317	\$459,800
06/01/2027 - 10/31/2033	\$42,148	\$505,780
OPTION 1	\$46,363	\$556,358
OPTION 2	\$50,999	\$611,994
OPTION 3	\$56,099	\$673,193
OPTION 4	\$61,709	\$740,512
Base Rent (\$155.34 /SF)		\$459,800
Net Operating Income		\$459,800.00
TOTAL ANNUAL RETURN	CAP 5.00%	\$459,800

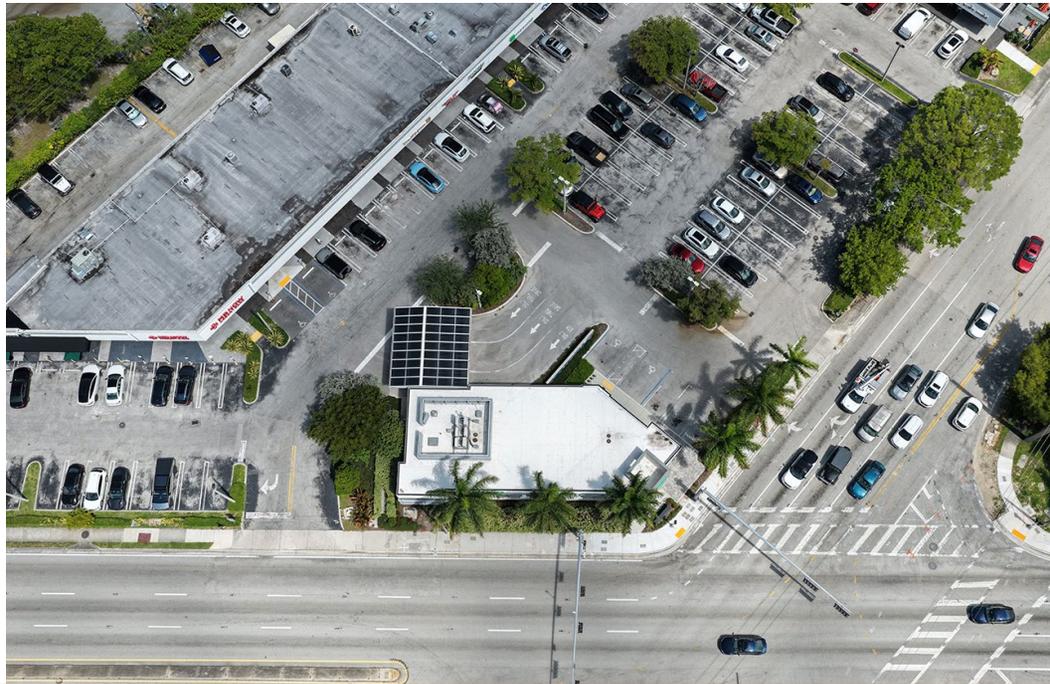
LEASE ABSTRACT

Tenant Trade Name	TD Bank
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	10/01/2013
Rent Commencement Date	10/01/2013
Expiration Date of Base Term	10/31/2033
Increases	10% Every 5 Years
Options	Four 5-Year Options
Term Remaining on Lease	8+ Years
Property Type	Net Leased Bank
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	No





PROPERTY PHOTOS





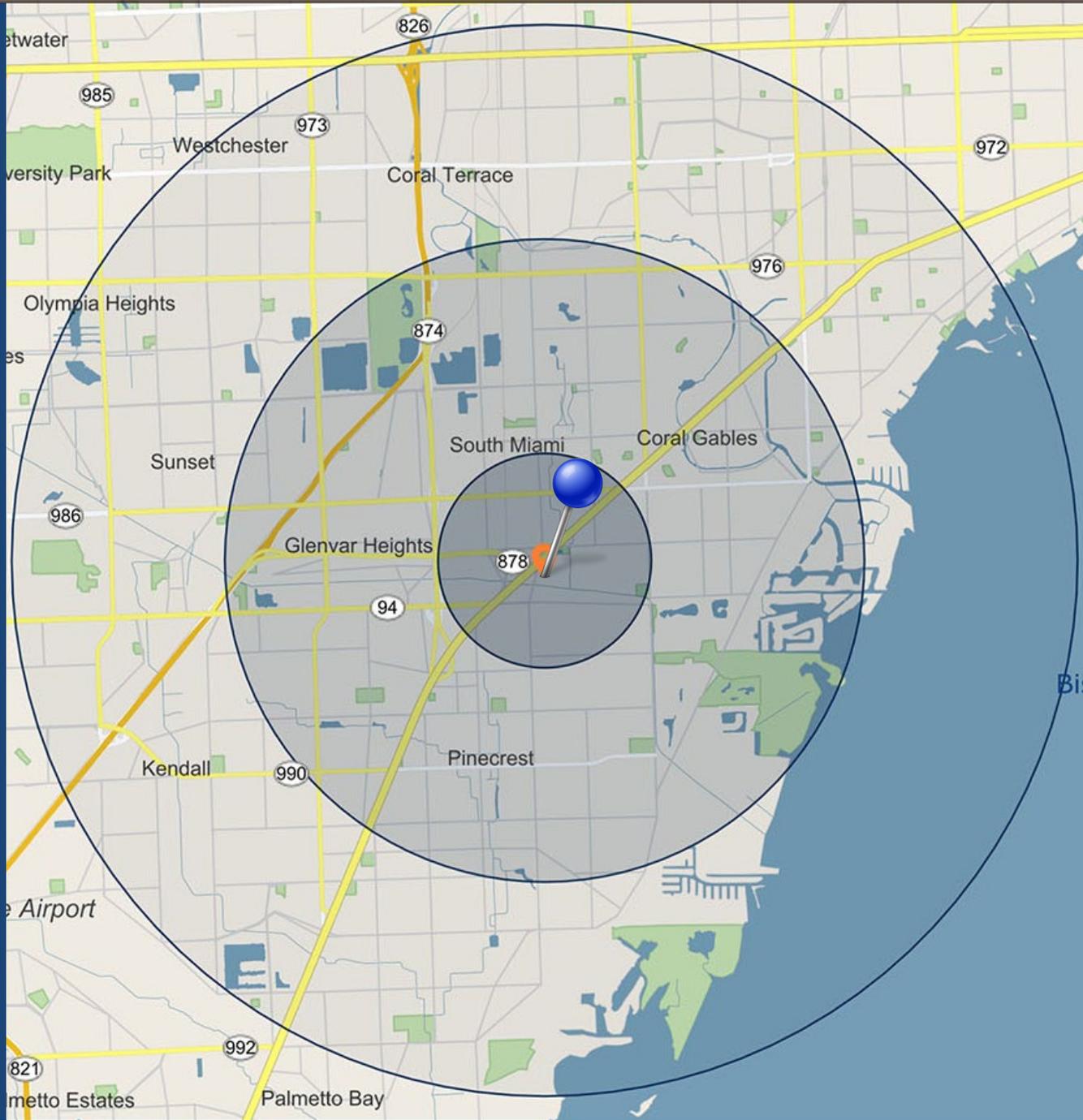
PROPERTY PHOTOS





TD Bank, America's Most Convenient Bank, is one of the 10 largest banks in the U.S., providing more than 9 million customers with a full range of retail, small business and commercial banking products and services at more than 1,200 convenient locations throughout the Northeast, Mid-Atlantic, Metro D.C., the Carolinas and Florida. In addition, TD Bank and its subsidiaries offer customized private banking and wealth management services through TD Wealth®, and vehicle financing and dealer commercial services through TD Auto Finance.

Name	TD Bank
HQ	Cherry Hill, New Jersey
Founded	1852
Parent	Toronto-Dominion Bank
Number of Locations	1,301+
Number of Employees	26,000+
Website	www.tdbank.com



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	17,716	104,196	313,013
2024 Estimate			
Total Population	17,477	102,851	310,129
2020 Census			
Total Population	17,213	101,607	307,202
2010 Census			
Total Population	13,868	95,274	295,707
Daytime Population			
2024 Estimate	24,845	169,922	397,649
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	8,268	40,543	119,752
2024 Estimate			
Total Households	8,145	39,945	118,107
Average (Mean) Household Size	2.2	2.5	2.6
2020 Census			
Total Households	7,977	39,119	115,845
2010 Census			
Total Households	6,321	35,630	107,915
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	18.7%	26.4%	20.6%
\$150,000-\$199,999	7.5%	9.8%	10.6%
\$100,000-\$149,999	14.9%	15.7%	16.9%
\$75,000-\$99,999	13.9%	10.8%	11.8%
\$50,000-\$74,999	14.1%	11.0%	12.8%
\$35,000-\$49,999	8.2%	6.9%	7.8%
\$25,000-\$34,999	6.4%	5.9%	6.2%
\$15,000-\$24,999	7.1%	4.9%	5.5%
Under \$15,000	9.2%	8.5%	7.9%
Average Household Income	\$128,910	\$150,966	\$133,875
Median Household Income	\$69,511	\$80,953	\$76,258
Per Capita Income	\$55,956	\$57,068	\$50,425

GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 310,129. The population has changed by 4.88 percent since 2010. It is estimated that the population in your area will be 313,013 five years from now, which represents a change of 0.9 percent from the current year. The current population is 52.1 percent male and 47.9 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,955 people per square mile.



HOUSEHOLDS

There are currently 118,107 households in your selected geography. The number of households has changed by 9.44 percent since 2010. It is estimated that the number of households in your area will be 119,752 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2024, the median household income for your selected geography is \$111,213, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 90.32 percent since 2010. It is estimated that the median household income in your area will be \$125,680 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is \$50,425, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$133,875, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 160,589 people in your selected area were employed. The 2010 Census revealed that 69 percent of employees are in white-collar occupations in this geography, and 14.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 1.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$730,337 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 70,467.00 owner-occupied housing units and 37,450.00 renteroccupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 46.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 9.4 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.7 percent in the selected area compared with the 19.7 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

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