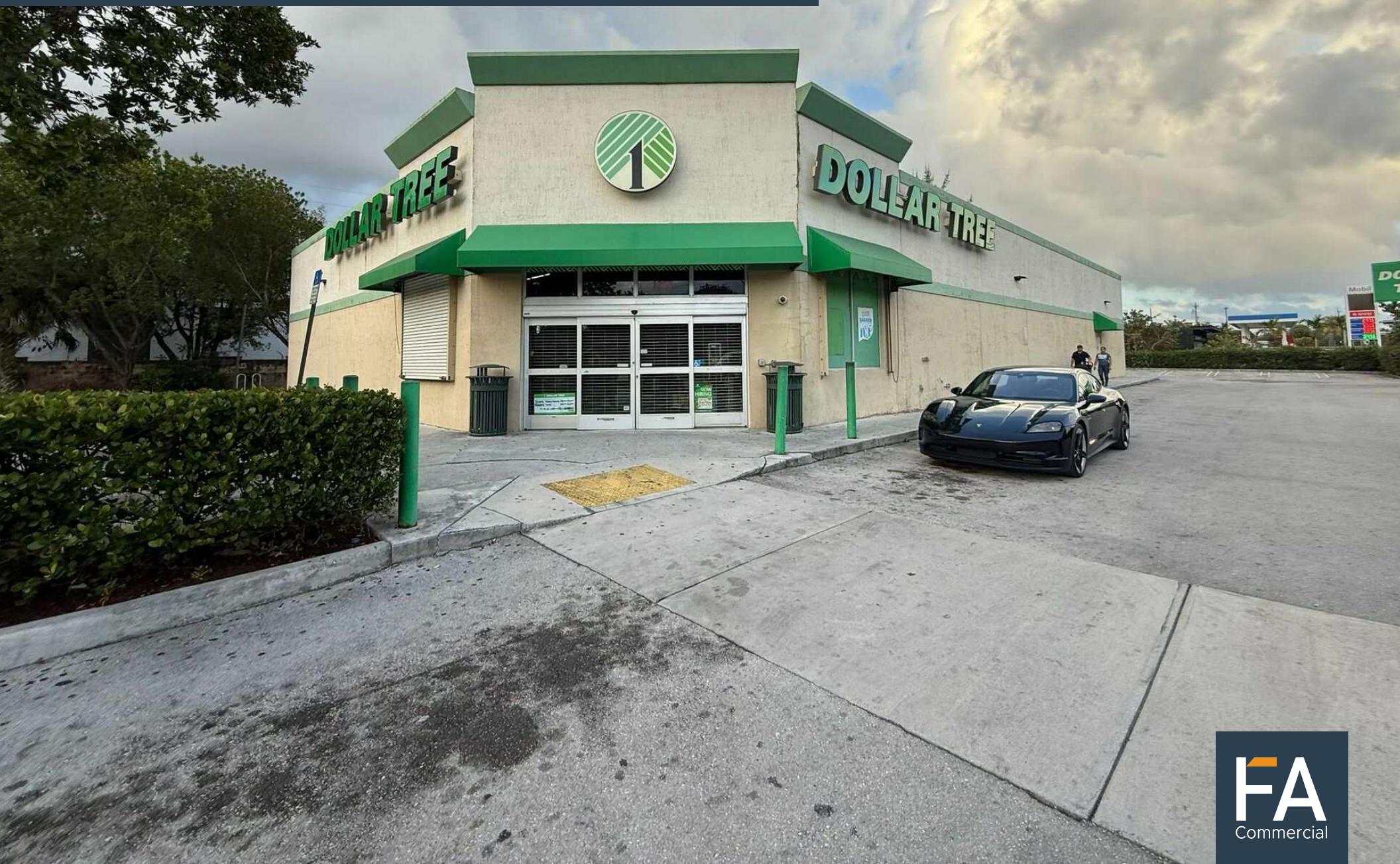


FOR SALE 1255 NORTHWEST 103RD STREET

VACANT RETAIL BUILDING



- + **SALE PRICE**
Subject
To Offer
- + **SIZE OF THE UNIT**
8,328 SF
- + **PRICE PER SF**
\$414
- + **NOI**
- + **CAP RATE**
-%

PROPERTY OVERVIEW

Introducing an exciting investment 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

- Former Tenant: Dollar Tree
- 120' x 70'
- High-visibility location
- BU-1A
- Lot Size: 1.04 AC
- Building Size: 8,328 SF

 YouTube

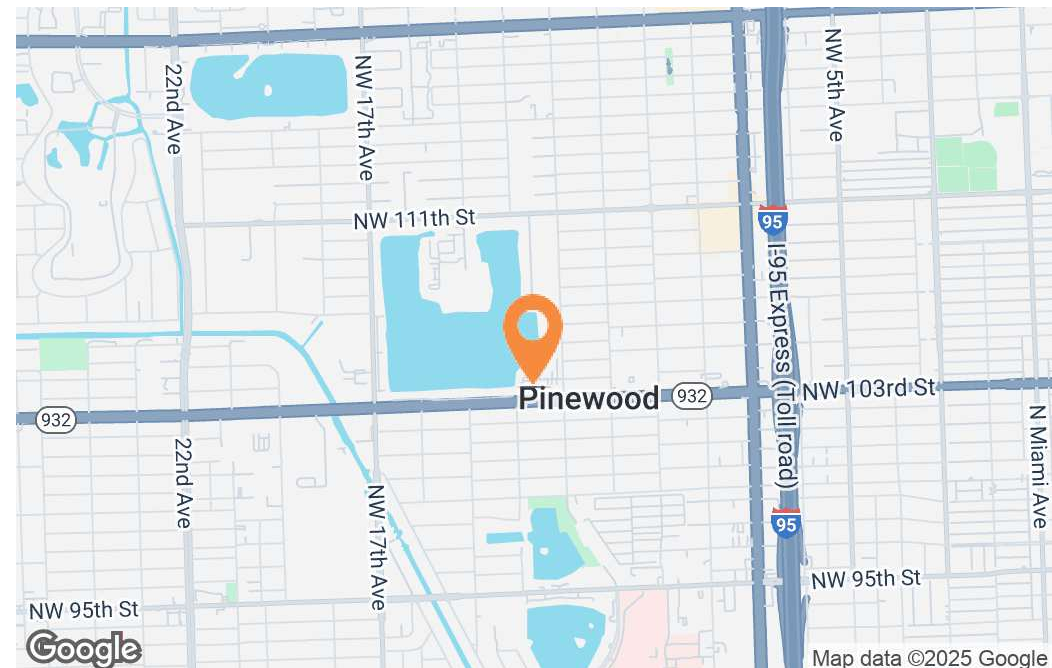


**WATCH OVERVIEW
PROPERTY VIDEO**

 Matterport®



**WALK 3D VIRTUAL
PROPERTY TOUR**



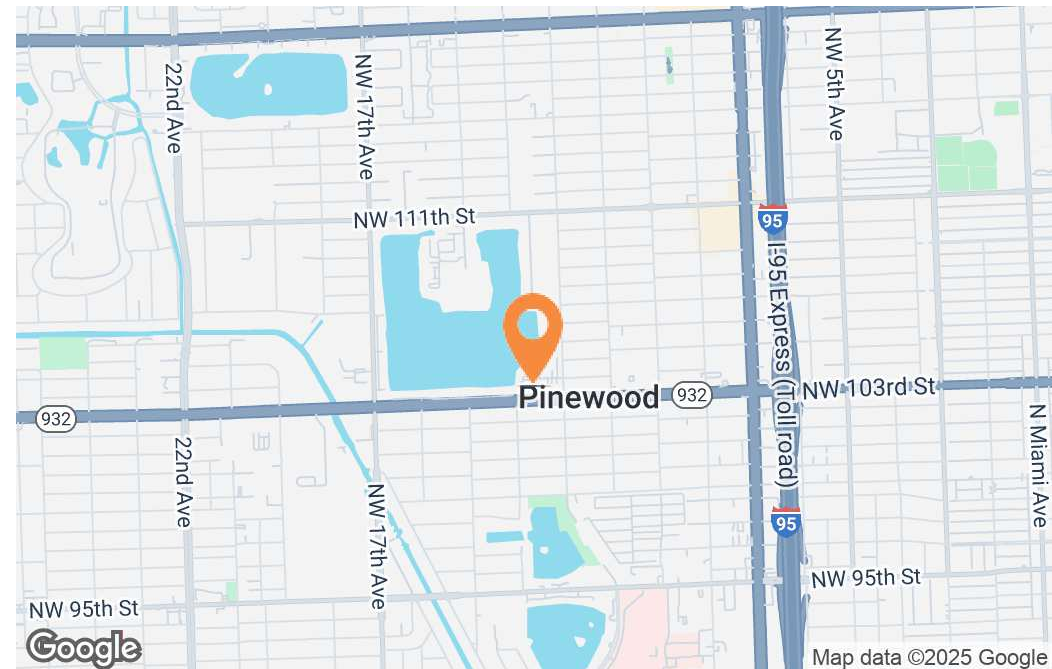
- + **LOT SIZE**
1.04 AC
- + **BUILDING SIZE**
8,328 SF

PROPERTY OVERVIEW

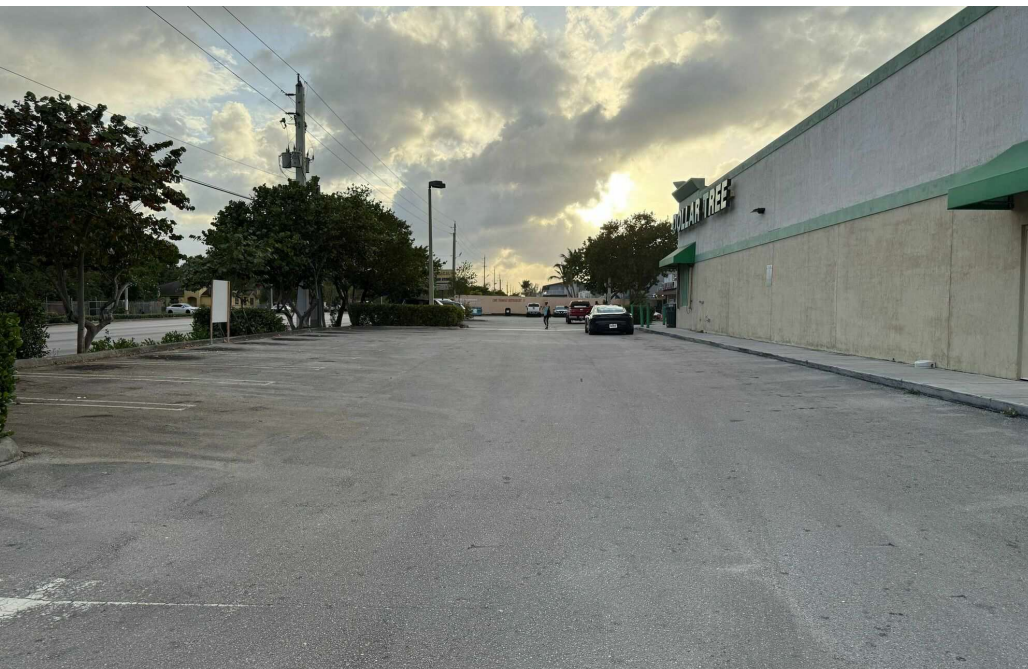
Introducing an exciting investment opportunity in the heart of Miami, FL – a prime 8,328 SF retail property featuring a prominent 120' x 70' footprint. This spacious building offers a robust foundation for a savvy retail investor seeking a high-traffic, high-visibility location. With a strategic position 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.

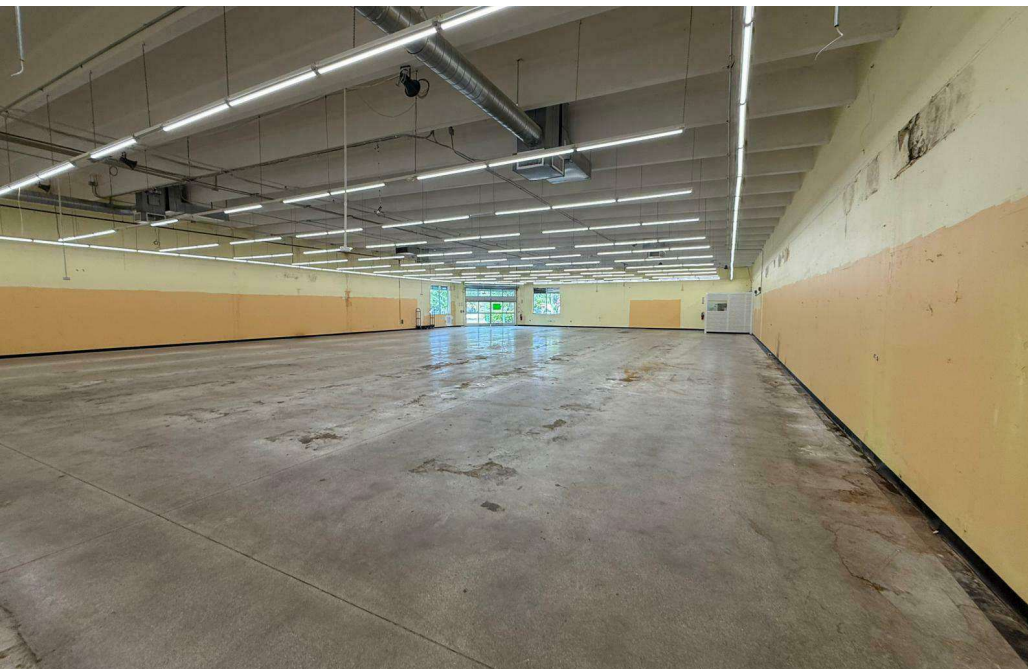
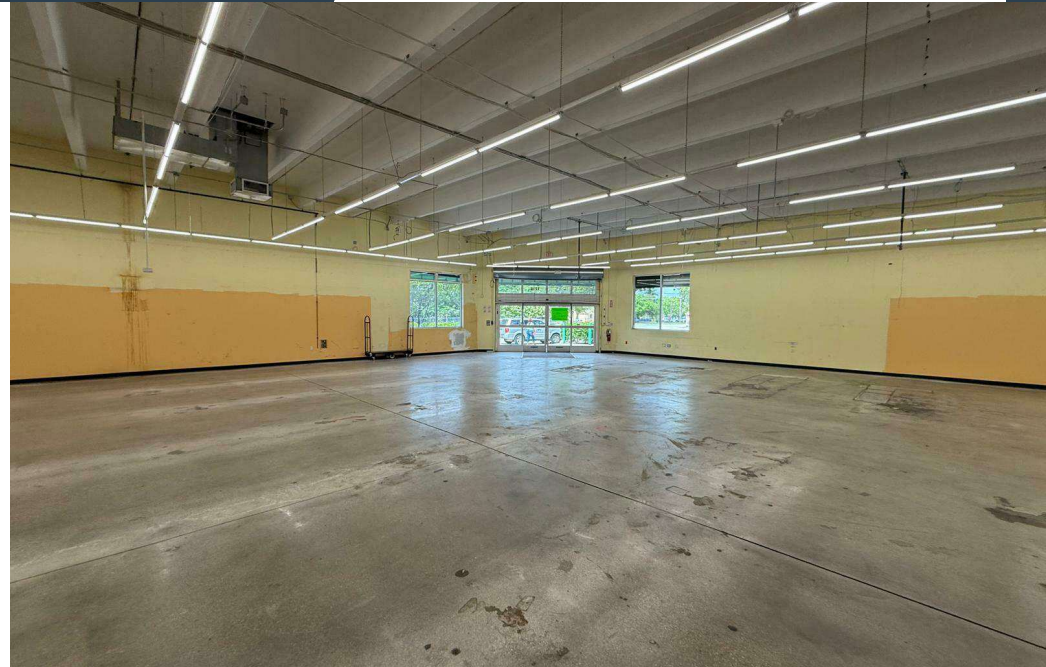
PROPERTY HIGHLIGHTS

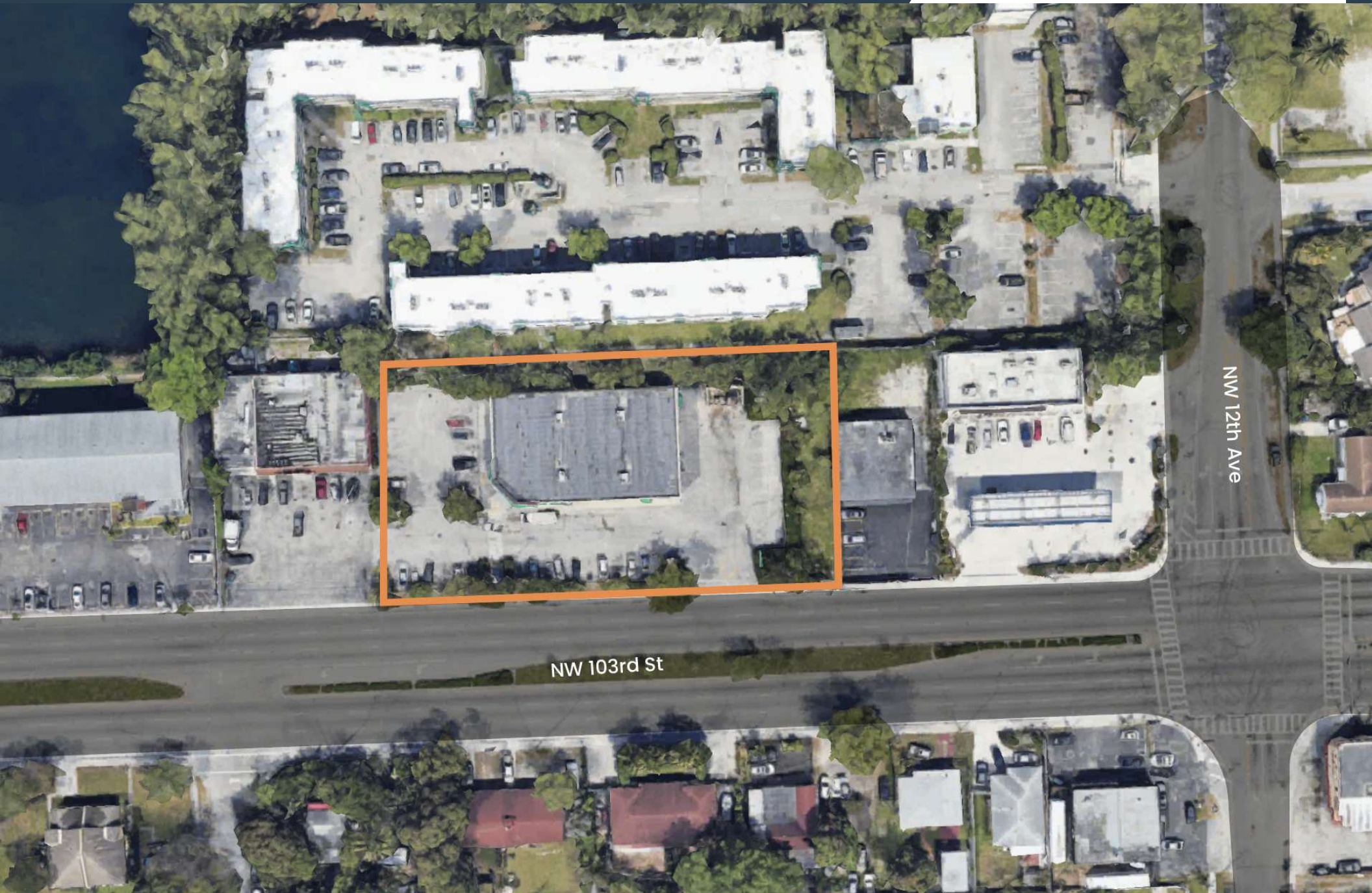
- Former Tenant: Dollar Tree
- 120' x 70'
- High-visibility location
- Zoning: BU-1A
- Lot Size: 1.04 AC
- Building Size: 8,328 SF
- Very easy access. A few blocks from I-95, next to a Mobile gas station



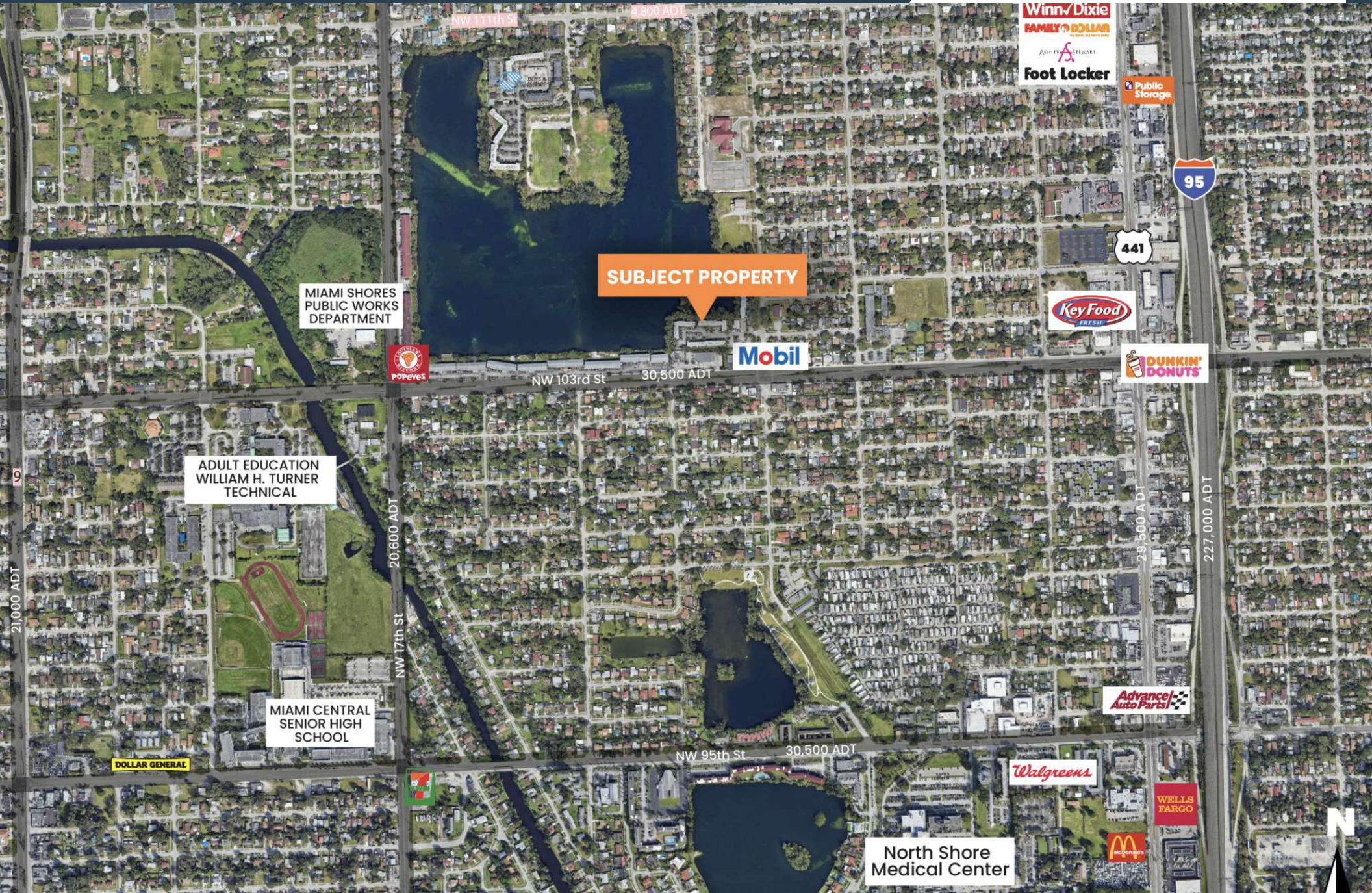


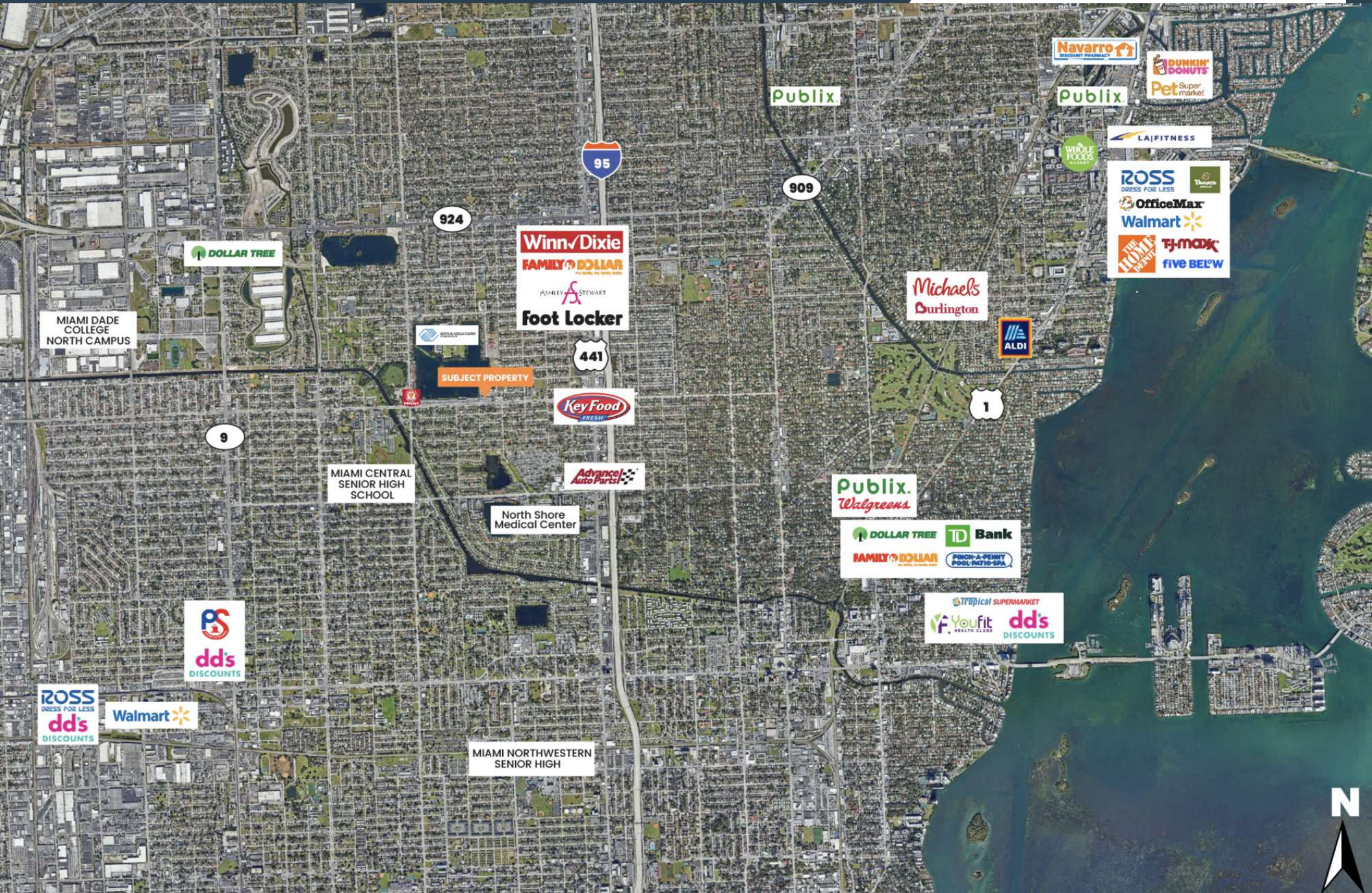


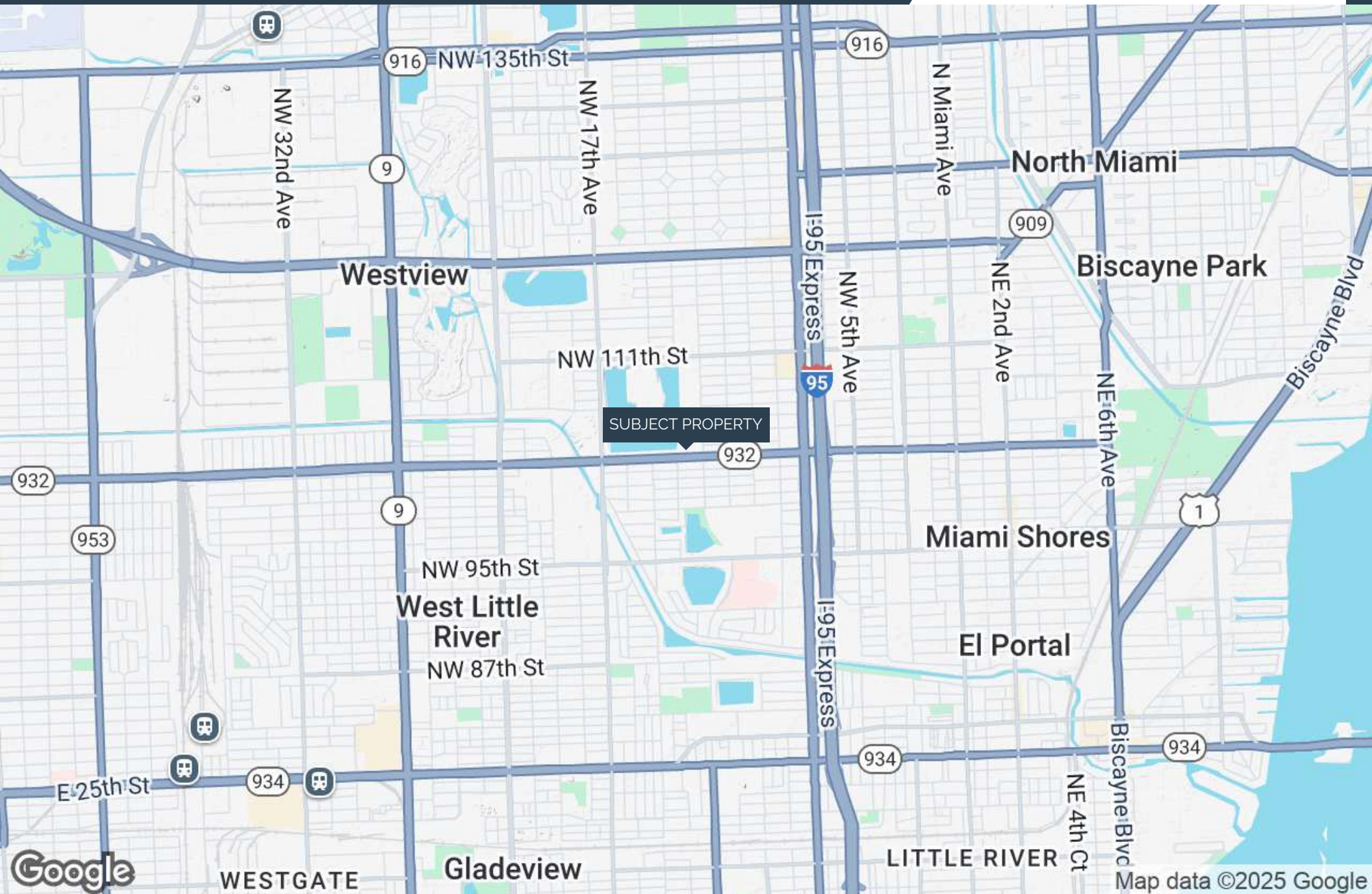






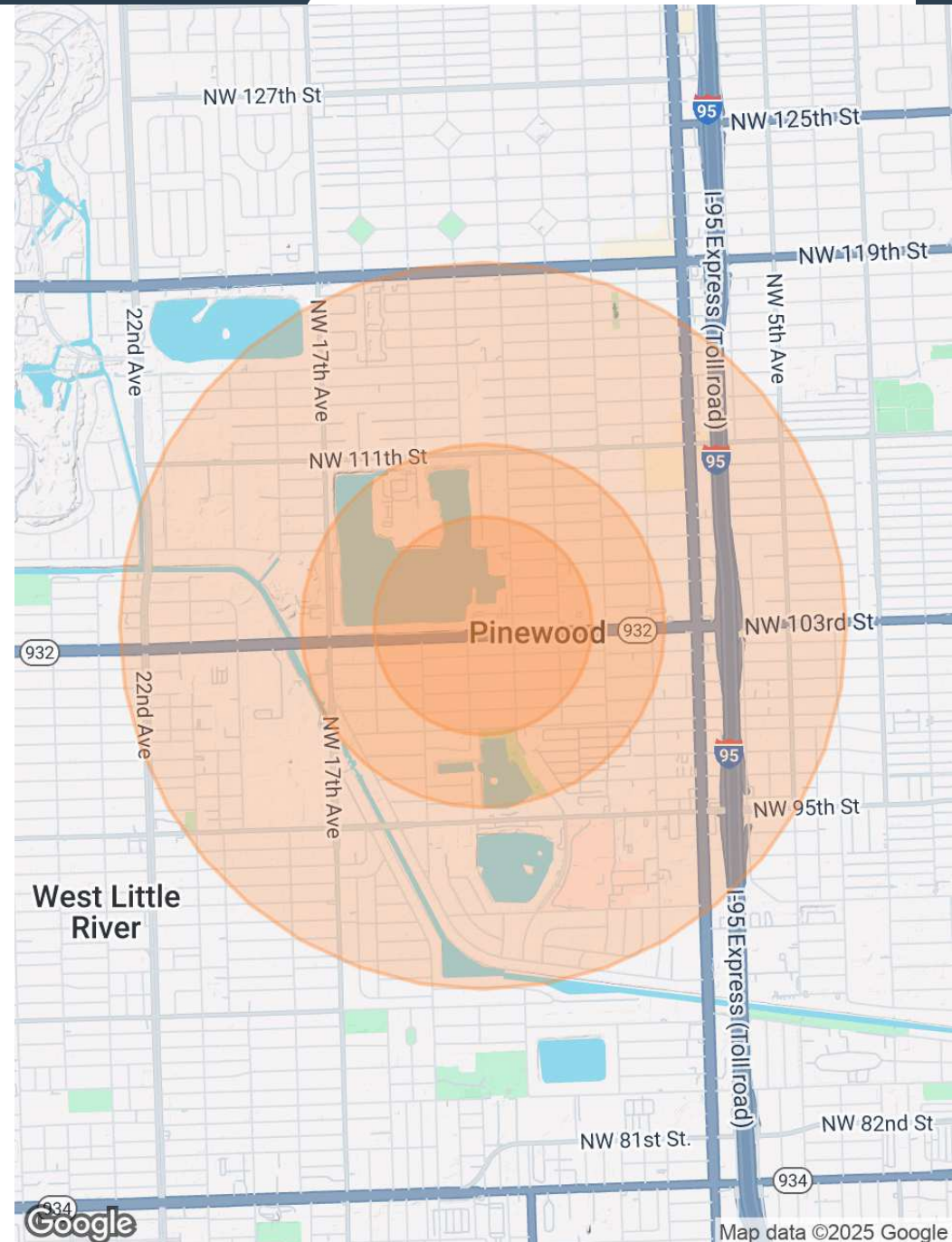






POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,741	6,959	24,515
Average Age	38	38	40
Average Age (Male)	36	37	39
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	907	2,293	7,942
# of Persons per HH	3	3	3.1
Average HH Income	\$59,192	\$57,628	\$62,087
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**.





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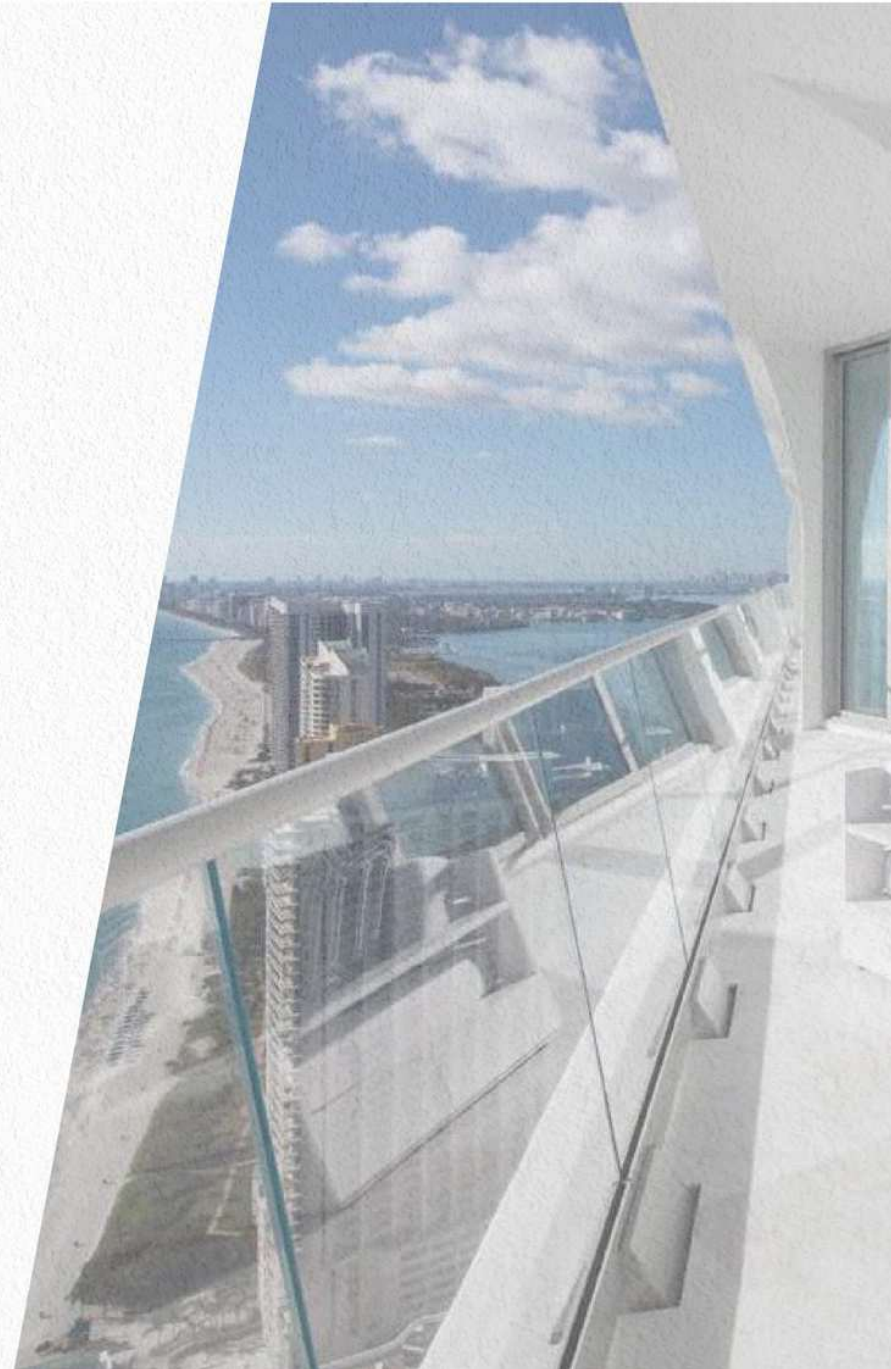
COMMERCIAL DIVISION OF FORTUNE

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: Missoni 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.



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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:

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