

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



30+ Year Operating History | 15 Years Remaining | Scheduled Rental Increases | Dense Retail Corridor



530 NE. 167th Street

MIAMI FLORIDA

ACTUAL SITE



SRS

CAPITAL
MARKETS

PRESENTED BY



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NATIONAL NET LEASE

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



Mail at 163rd Street

THE HOME DEPOT

Walmart Supercenter

ROSS DRESS FOR LESS

planet fitness

Wendy's

KFC

Domino's Pizza

POPEYES

Biscayne Commons

Publix

petco

LEXUS

Audi

St. Shopping Center

Publix

ELEV8TION FITNESS

ALDI

EATBOX

WELLS FARGO

DUNKIN'

LOWE'S

Publix

Marshalls

five BELOW

COSTCO WHOLESALE

UHealth SoLé Mia

TARGET

THE HOME DEPOT

WHOLE FOODS MARKET

TJ-maxx

Office DEPOT

OfficeMax

ROSS DRESS FOR LESS

five BELOW



MIAMI GRILL

Wawa

915

WAGS

NEXT Dental

MERCY

24,000 VPD

AutoZone

CVS pharmacy

Krispy Kreme DOUGHNUTS

YALYA

OSMAN

STREET CAT

826

NE 167TH STREET 61,500 VPD

NE 5TH AVENUE

Amerasia Bank



This Krispy Kreme is the only location in Miami, Florida, and also functions as a regional distribution hub, with multiple delivery trucks servicing the surrounding area daily. Data indicates that approximately 10–20% of store sales are driven by Wawa customers, demonstrating strong tenant synergy.

The property is located on one of Miami's busiest thoroughfares, just off I-95, with traffic counts exceeding 200,000 vehicles per day. This location ranks among Krispy Kreme's top-performing stores nationwide, generating over \$6 million annually in credit card transactions alone. This translates to an effective rent-to-sales ratio of approximately 5%; when factoring in cash and other transactions, the ratio is estimated to be closer to 4% (Contact Agent).

Krispy Kreme has maintained long-term occupancy at this site and has been a cornerstone of the retail corridor, which has grown significantly over time. Further enhancing the area's outlook is a \$150 million redevelopment of the 163rd Street Mall currently underway nearby.





OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

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OFFERING

Pricing	\$6,594,000
Net Operating Income	\$309,900
Cap Rate	4.70%

PROPERTY SPECIFICATIONS

Property Address	530 NE 167th Street Miami, Florida 33162
Rentable Area	3,576 SF
Land Area	0.58 AC
Year Built	2019
Tenant	Krispy Kreme
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	15 Years
Increases	10% Every 5 Years; 8% Beg of Each Option
Options	4 (5-Year)
Rent Commencement	January 18th, 2021
Lease Expiration	January 17th, 2041
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Krispy Kreme	3,576	Jan. 2021	Jan. 2041	Current	-	\$25,750	\$309,000	4 (5-Year)
(Corporate Guaranty)				Jan 2031	10%	\$28,325	\$339,900	
				Jan 2036	10%	\$31,158	\$373,890	
8% Increase Beg. of Each Option								

15 Years Remaining | Corporate Guaranteed | Options to Extend | Scheduled Rental Increases | Rent to Sales Under 5%

- The tenant currently has 15 years remaining on their initial lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- This is the only Krispy Kreme in Miami; the tenant has been located in this area for over 30 years and recently signed a 20-year lease in 2019
- The location functions as a production center that distributes fresh doughnuts daily to surrounding locations like grocery stores, gas stations, and other retailers alike
- The lease features 10% rental increases every 5 years, then 8% increases at beginning of each option, growing NOI and hedging against inflation
- **Rent to Sales Under 5% (Contact Agents)**

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

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

- More than 508,000 residents and 189,000 employees support the trade area
- Affluent average household income of \$100,484

Dense Retail Corridor | Strong National/Credit Tenant Presence | Nearby Schools & Jackson North Medical

- The site is ideally situated in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Walmart Supercenter, Publix, Aldi, Five Below, Starbucks, Marshall's, and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site
- The asset is in close proximity to Gertrude K Edelman Elementary School (506 students), Oak Grove Elementary School (508 students) and Jackson North Medical Center (382 beds), further increasing traffic to the site
- Krispy Kreme ranks in the 80th percentile nationally and 90th percentile in Florida and is **the most visited** location within 30 mile radius according to placer.ai

Near Signalized, Hard Corner Intersection | Florida Turnpike | Interstate 95 | Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of NE 167th St and NE 6th Ave, which combined average 85,500 VPD
- The site benefits from nearby direct on/off ramp access to the Florida Turnpike and Interstate 95, which combined average 230,500 vehicles passing by daily

TOP PERFORMING STORE (PLACER.AI)

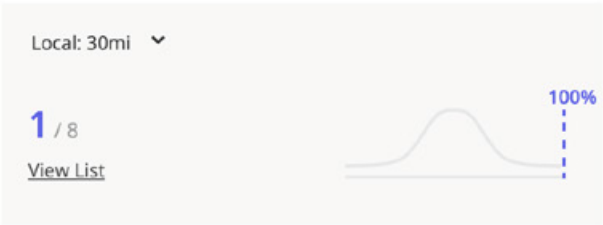
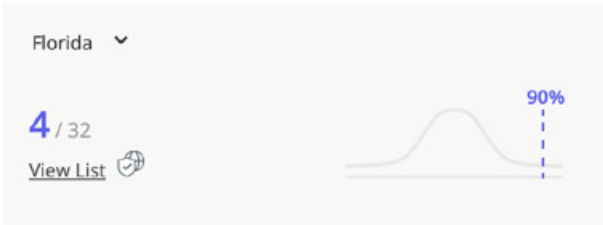
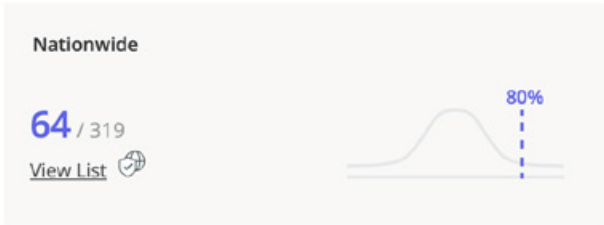


Ranking Overview



Krispy Kreme Doughnuts
NE 167th St, Miami, FL

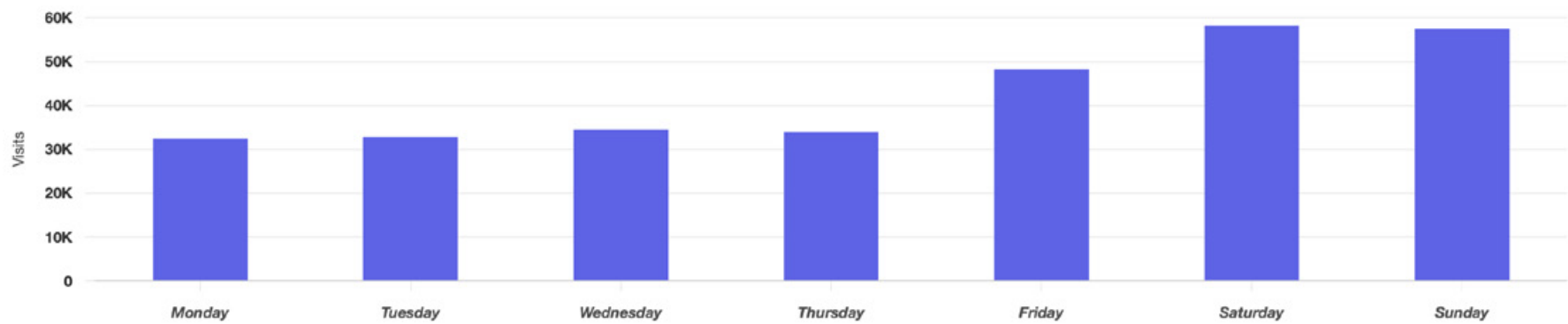
Benchmark:
Chain: Krispy Kreme Doughnuts
Metric: Visits



Daily Visits

Krispy Kreme Doughnuts
NE 167th St, Miami, FL

Metric:
Visits





Miami-Dade mall owner plans retail expansion with pickleball courts

By Brian Bandell

The group that acquired the Mall at 163rd Street near North Miami Beach last year has filed plans for a major renovation and expansion. The mall would have more retail spaces, a more modern façade and new internal uses, including an entertainment complex with pickleball courts. The developers, through affiliate 163rd Street Mall 26 LLC, filed a pre-application with Miami-Dade County officials for the 24.1-acre property at 1421 N.E. 163rd St.

In the new proposal, the developers would add 21,424 square feet of new retail to the mall. It would consist of five new retail spaces, including two outparcels buildings. The site plan shows about 150,000 square feet over three levels being converted to an “amusement center” with four indoor pickleball courts. The new food court would total 20,000 square feet. The developer would also enhance the façade of the mall and reconfigure the parking lot.

Source: BizJournals
Read Full Article [HERE](#)



N. Miami Mall to Kick Off \$150M Transformation

By: Mike Boyd

The Mall at 163rd Street in North Miami Beach is getting a makeover and will add space. The mall owners, a group of five investors, purchased the mall last year for \$46 million. They expect to invest \$150 million in renovating the 373,000-square-foot mall, which was built in 1957. The investment group comprises Taillard Capital Partners, YS 26 Capital, Tuesday Properties, Ark Ventures, and Strategic Capital Alliance.

The South Florida Business Journal reports that the new proposal would add 21,424 square feet of new retail to the mall, consisting of five new retail spaces. The site plan shows about 150,000 square feet over three levels being converted to an “amusement center” with four indoor pickleball courts. The new food court would total 20,000 square feet.

The owners of the 163rd Street Mall are working with local architect Design Tech International Associates. Katz & Associates is handling leasing at the Mall at 163rd Street.

Source: Florida & Golf Coast
Read Full Article [HERE](#)

PROPERTY PHOTOS





KRISPY KREME

krispykreme.com

Company Type: Public (Nasdaq: DNUT)

Locations: 352

2024 Employees: 21,000

2024 Revenue: \$1.67 Billion

2024 Net Income: \$3.10 Million

2024 Assets: \$3.07 Billion

2024 Equity: \$1.13 Billion

Headquartered in Charlotte, N.C., Krispy Kreme is one of the most beloved and well-known sweet treat brands in the world. Their iconic Original Glazed® doughnut is universally recognized for its hot-off-the-line, melt-in-customers-mouth experience. Krispy Kreme operates in more than 40 countries through its unique network of fresh doughnut shops, partnerships with leading retailers, and a rapidly growing digital business. Their purpose of touching and enhancing lives through the joy that is Krispy Kreme guides how they operate every day and is reflected in the love they have for their people, their communities, and the planet.

Source: businesswire.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Miami, Florida
Miami-Dade County

ACCESS



NE. 167th Street/State Highway 826: 1 Access Point
NE. 6th Avenue/State Highway 915: 1 Access Point

TRAFFIC COUNTS



NE. 167th Street/State Highway 826: 61,500 VPD
NE. 6th Avenue/State Highway 915: 24,000 VPD
Interstate 95: 175,000 VPD

IMPROVEMENTS



There is approximately 3,576 SF of existing building area

PARKING



There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 1.66 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 30-2218-047-0010
Acres: 0.58
Square Feet: 25,265

CONSTRUCTION



Year Built: 2019

ZONING



Commercial

LOCATION MAP

2025 Estimated Population

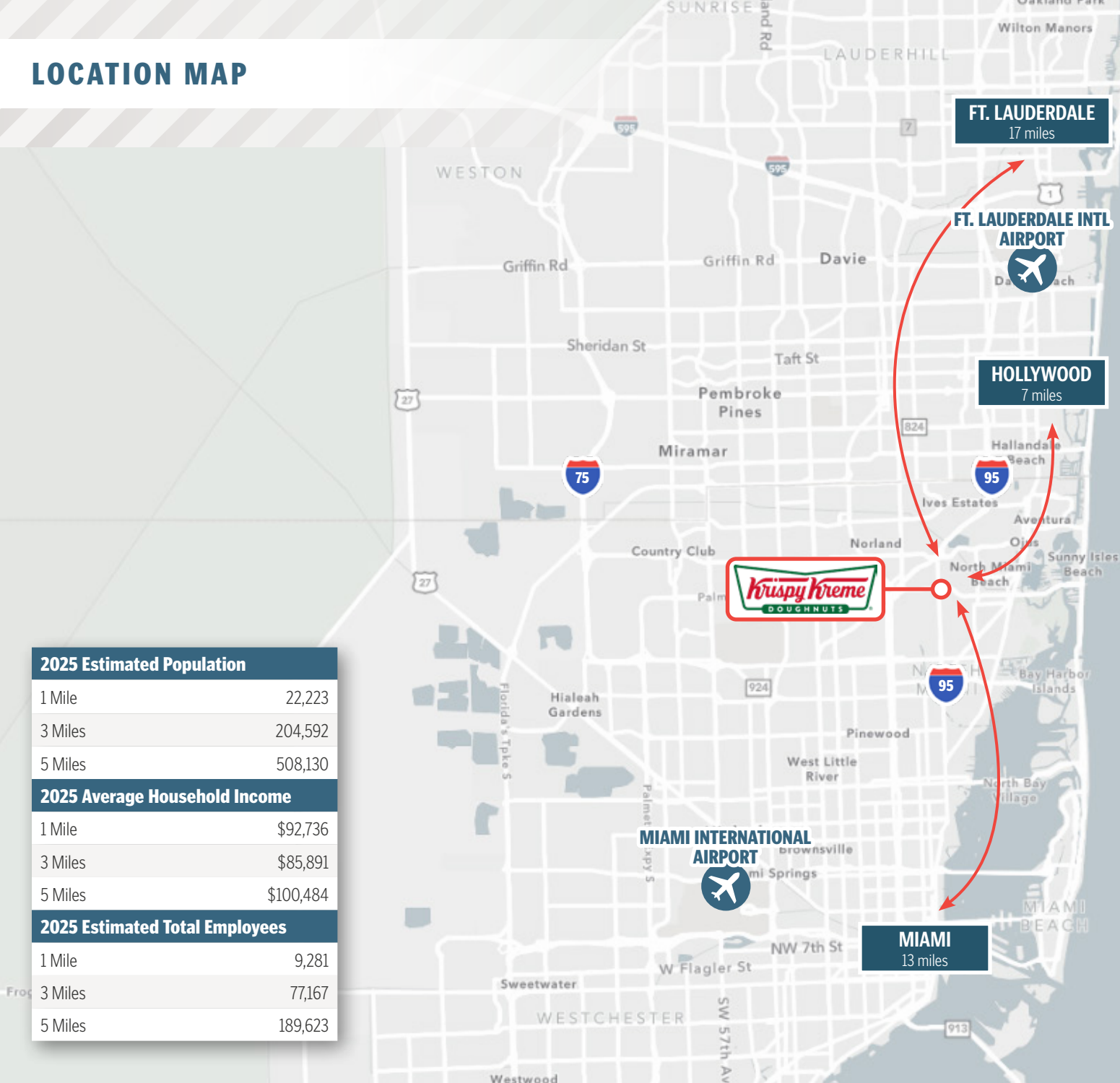
1 Mile	22,223
3 Miles	204,592
5 Miles	508,130

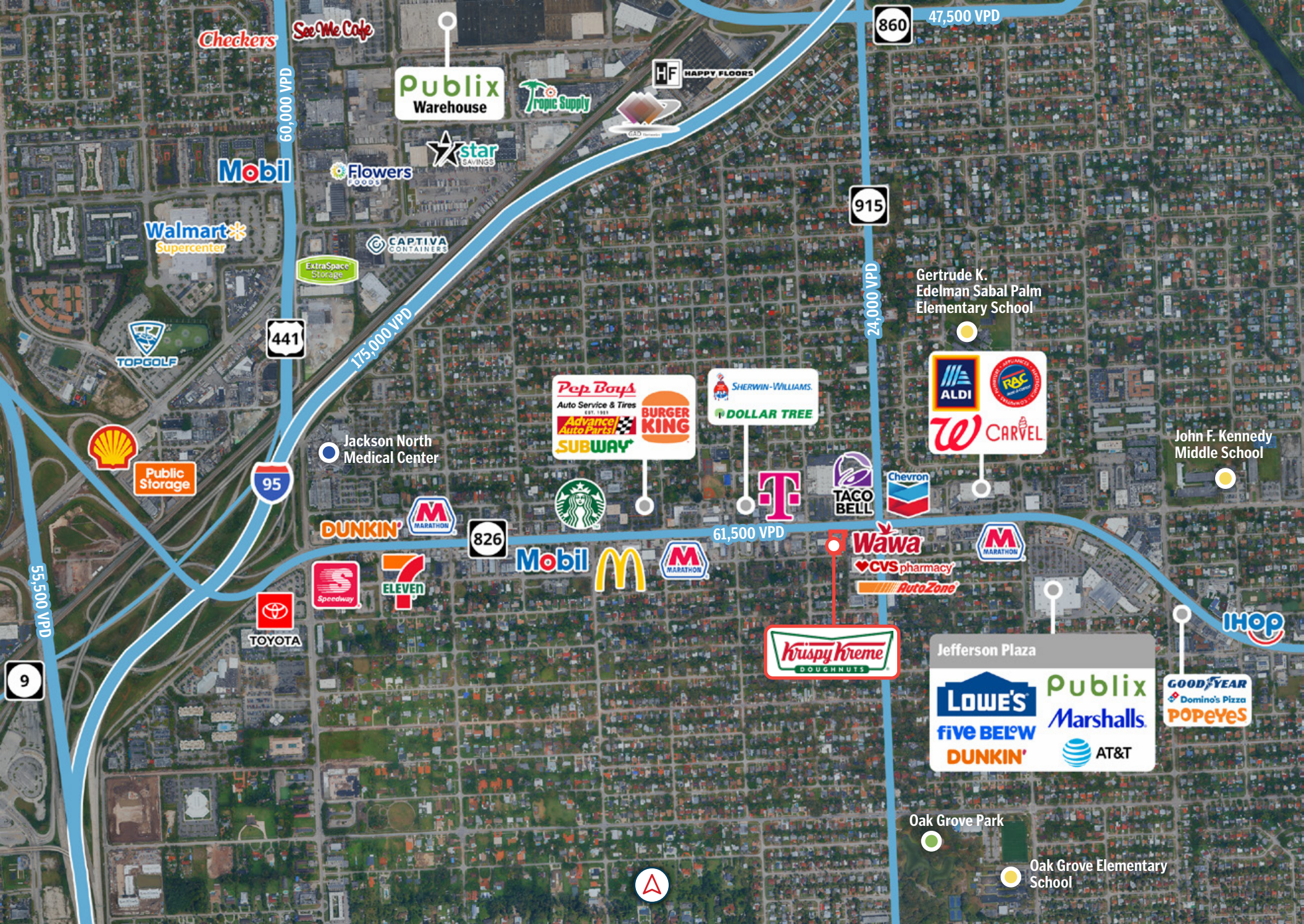
2025 Average Household Income

1 Mile	\$92,736
3 Miles	\$85,891
5 Miles	\$100,484

2025 Estimated Total Employees

1 Mile	9,281
3 Miles	77,167
5 Miles	189,623







NE 167TH STREET 61,500 VPD



Wawa



♥ **CVS** pharmacy

AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	22,223	204,592	508,130
2030 Projected Population	21,783	214,630	519,047
2025 Median Age	38.1	39.9	40.9
Households & Growth			
2025 Estimated Households	6,632	72,407	185,543
2030 Projected Households	6,570	76,968	191,674
Income			
2025 Estimated Average Household Income	\$92,736	\$85,891	\$100,484
2025 Estimated Median Household Income	\$67,546	\$62,906	\$66,903
Businesses & Employees			
2025 Estimated Total Businesses	1,247	11,184	28,139
2025 Estimated Total Employees	9,281	77,167	189,623



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. The City of Miami is the 2nd largest city in Florida with a population of 465,603 as of July 1, 2025. Miami's metro area is the second-most populous metropolis in the south-eastern United States and fourth-largest urban area in the U.S. Miami has the third tallest skyline in the United States with over 300 high-rises, 80 of which stand taller than 400 feet.

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. Metropolitan Miami is also a major tourism hub in the southeastern U.S. for international visitors, ranking number two in the country after New York City.

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.



#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.

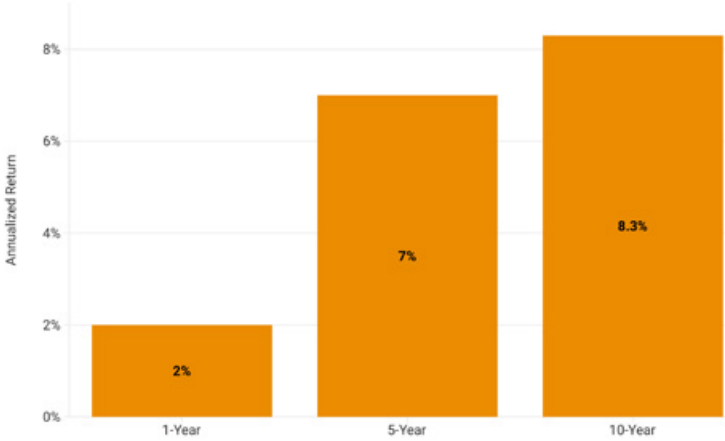
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach 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](#)



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



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