

# FOR SALE | VACANT RETAIL BUILDING



RETAIL PROPERTY FOR SALE & LEASE



1255 NORTHWEST 103RD STREET

- + **SIZE OF THE UNIT**  
8,328 SF
- + **LOT SIZE**  
1.04 AC
- + **PARKING SPACES**  
40
- + **LEASE TYPE**  
NNN

## 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.

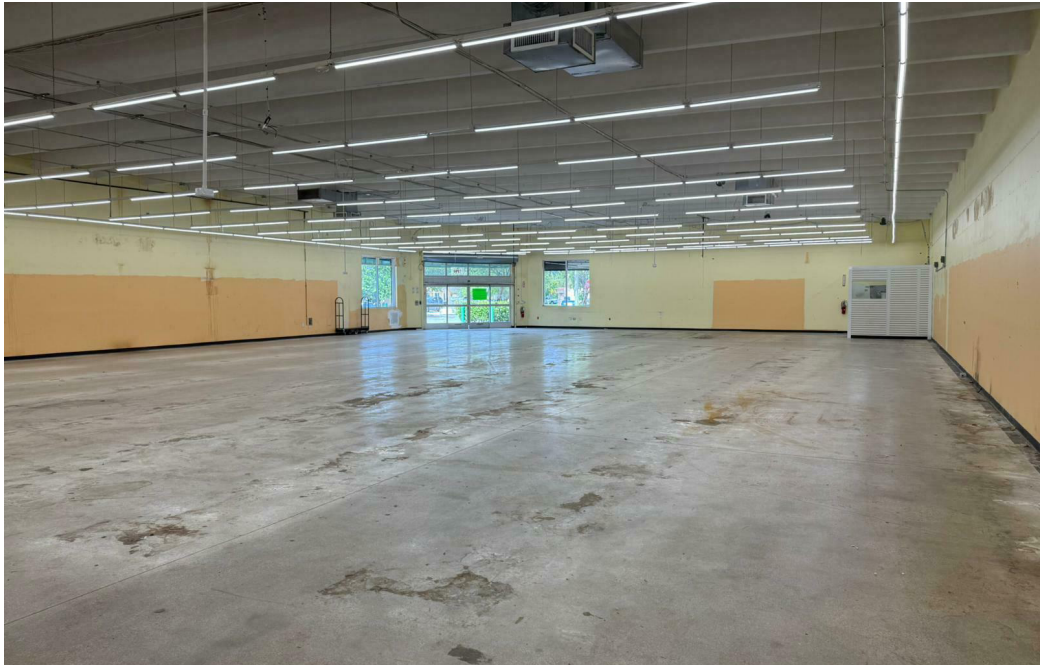
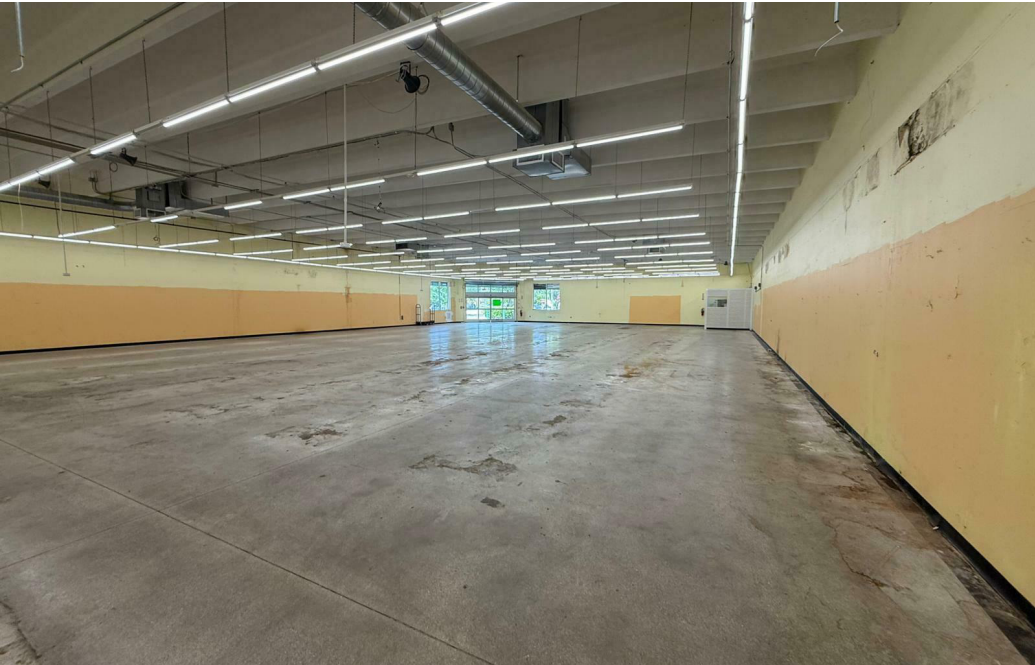
## PROPERTY HIGHLIGHTS

- 120' x 70'
- High-visibility location
- BU-1A
- Vacant space, owner can lease back for 2 years
- The building has an 18-foot height from slab to slab and 16 feet from slab to ceiling.







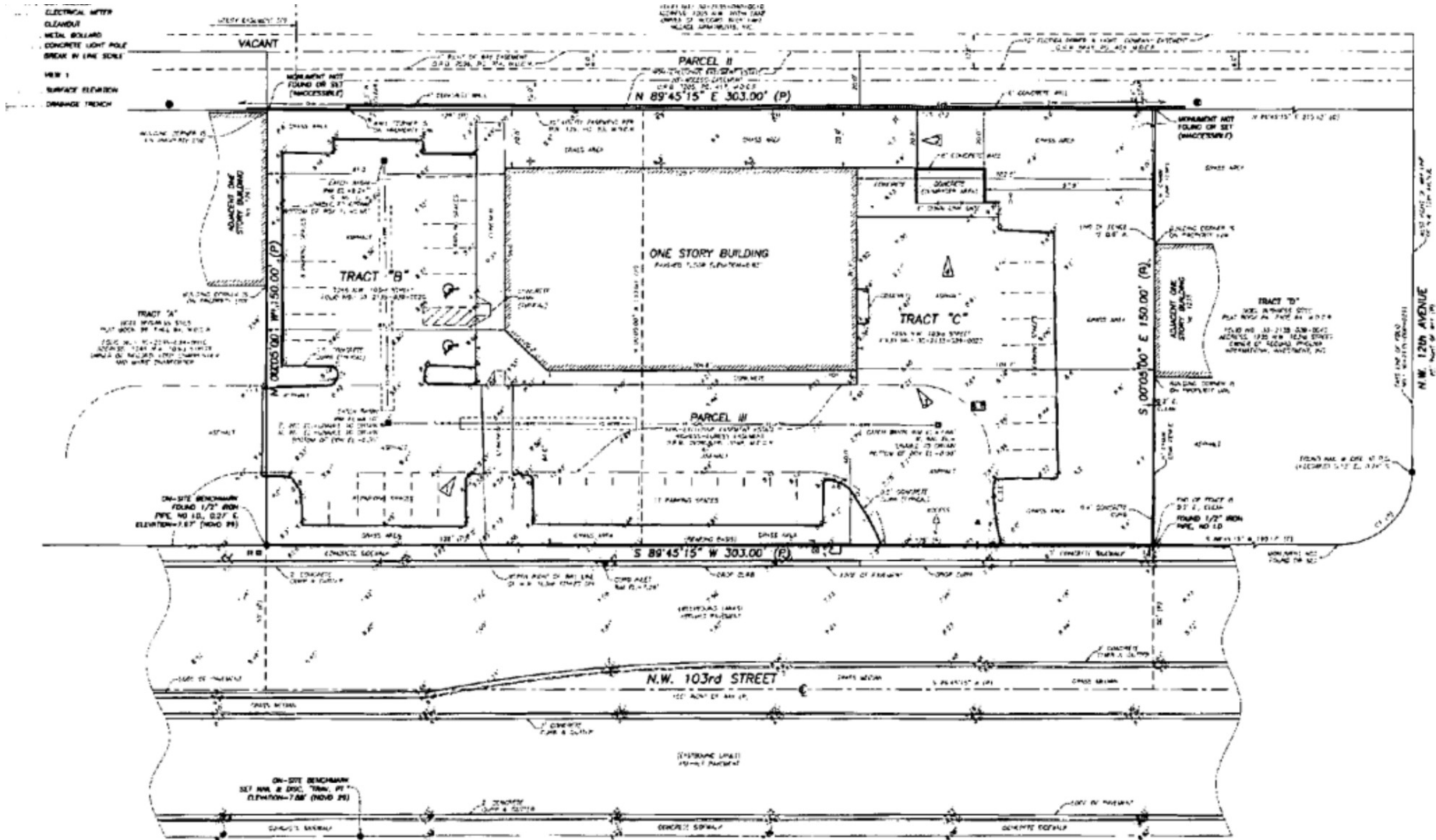






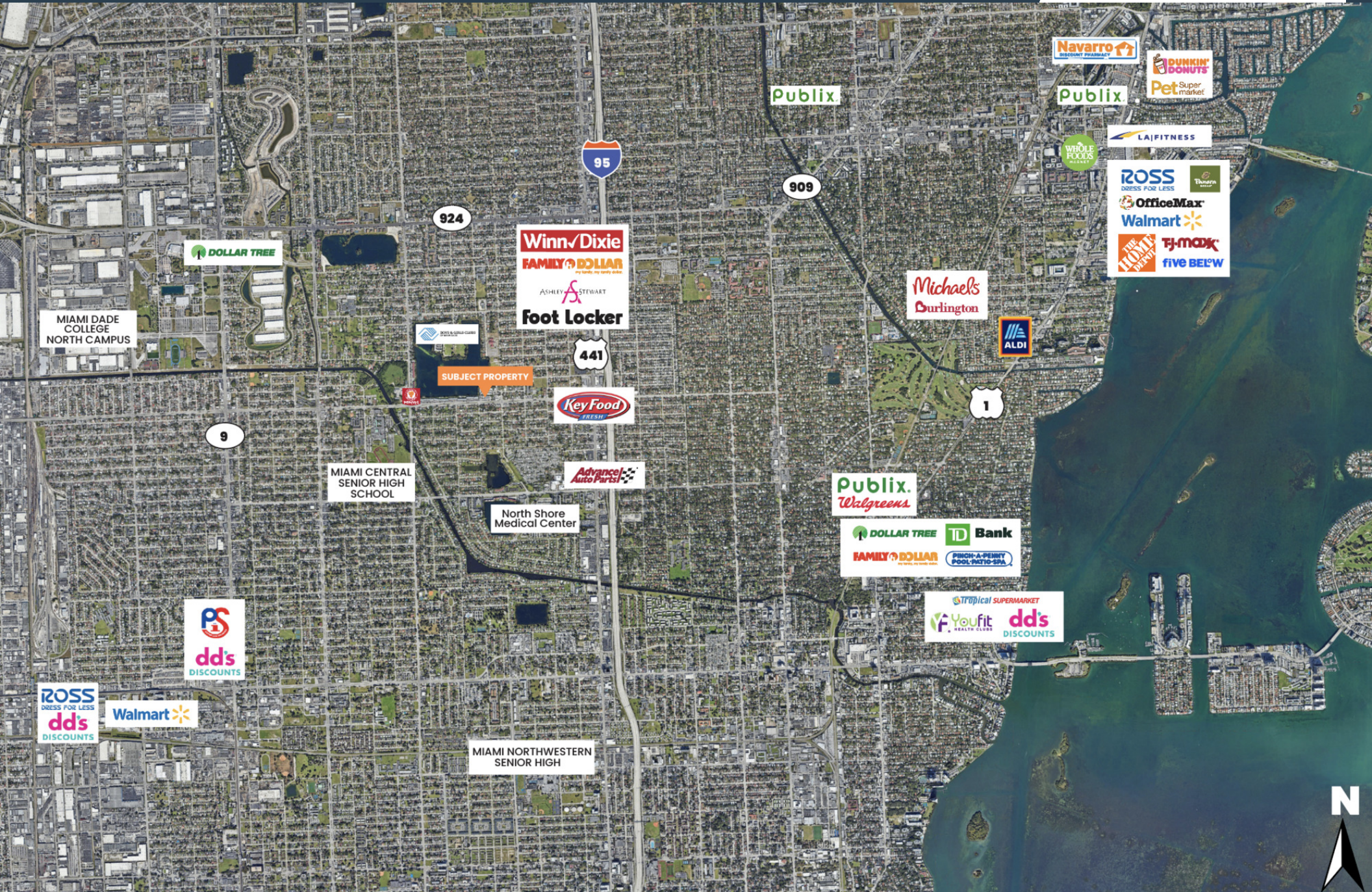
SUBJECT PROPERTY

30,500 ADT









MIAMI DADE COLLEGE NORTH CAMPUS

DOLLAR TREE

Winn-Dixie  
FAMILY DOLLAR  
ASHLEY STEWART  
Foot Locker

SUBJECT PROPERTY

Key Food

MIAMI CENTRAL SENIOR HIGH SCHOOL

Advance Auto Parts

North Shore Medical Center

Michaels  
Burlington

ALDI

Publix  
Walgreens

DOLLAR TREE TD Bank  
FAMILY DOLLAR PINCH-A-PENNY POOL PARTY SPA

Tropical SUPERMARKET  
Youfit HEALTH CLUB dds DISCOUNTS

ROSS DRESS FOR LESS  
dds DISCOUNTS  
Walmart

MIAMI NORTHWESTERN SENIOR HIGH

Navarro DISCOUNT PHARMACY

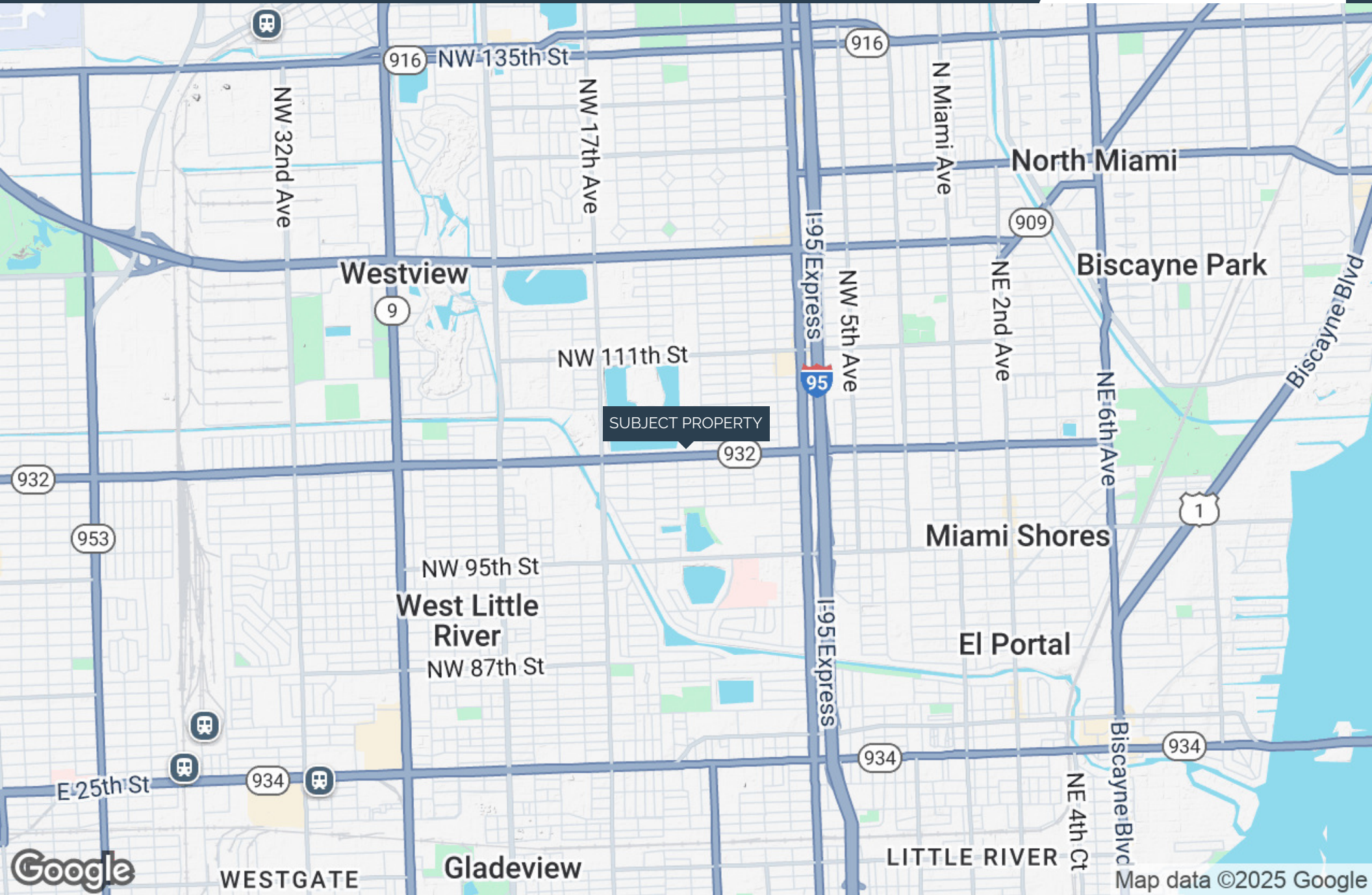
DUNKIN' DONUTS  
Pet Super market

Publix

LA FITNESS

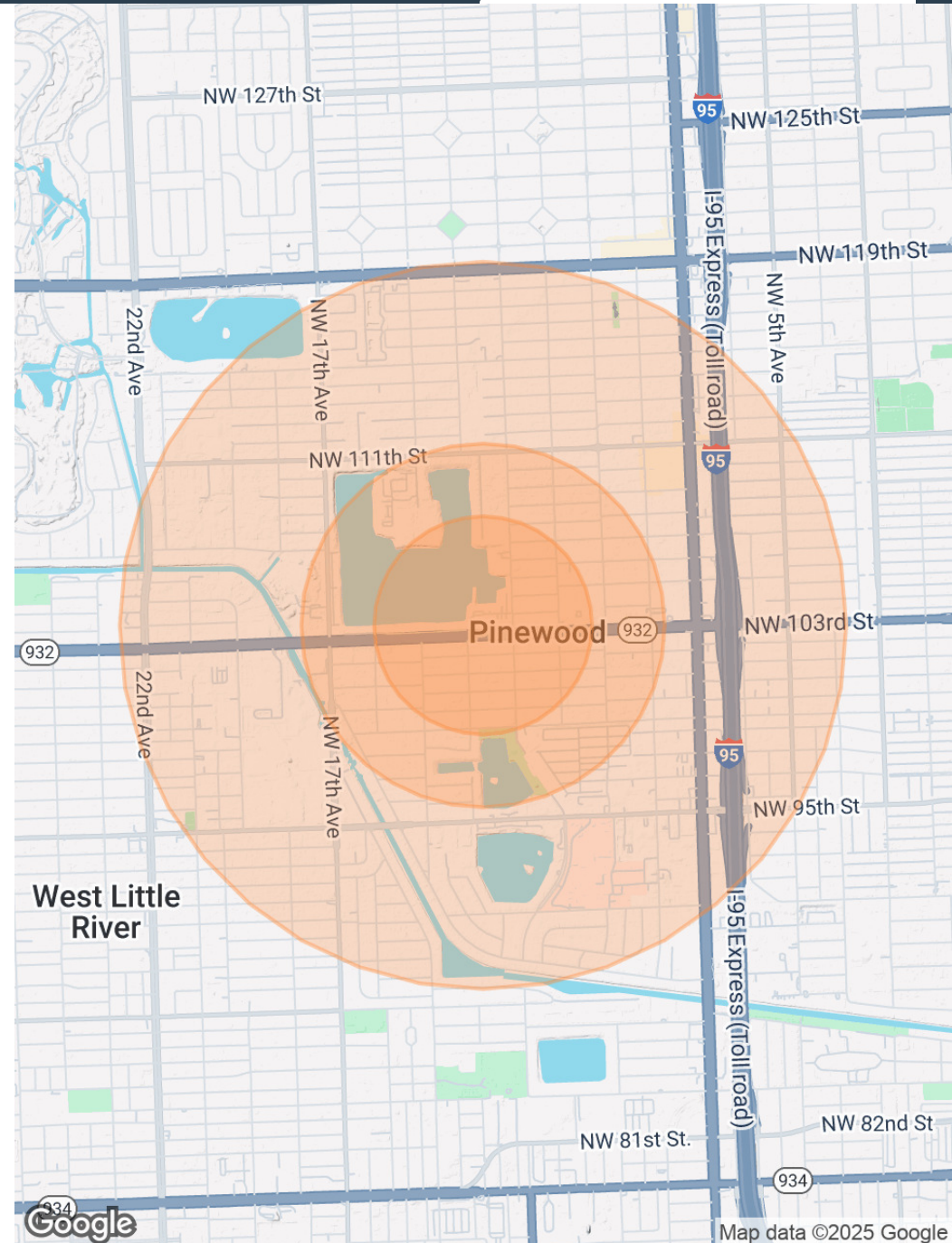
ROSS DRESS FOR LESS  
OfficeMax  
Walmart  
THE HOME DEPOT  
TJ-MAXX  
five BELOW

WHOLE FOODS MARKET



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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INTERNATIONAL  
— GROUP —

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**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.



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