

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



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



530 NE. 167th Street

**MIAMI** FLORIDA

ACTUAL SITE



## PRESENTED BY



### JAIME SALAZAR

Senior Associate  
National Net Lease

jaime.salazar@srsre.com  
D: 954.703.3602 | M: 786.768.7700  
200 SW First Avenue, Suite 970  
Fort Lauderdale, FL 33301  
FL License No. SL3452271

### PATRICK NUTT

Senior Managing Principal &  
Co-Head of National Net Lease

patrick.nutt@srsre.com  
D: 954.302.7365 | M: 703.434.2599  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. BK3120739

### WILLIAM WAMBLE

Executive Vice President & Principal  
National Net Lease

william.wamble@srsre.com  
D: 813.371.1079 | M: 813.434.8278  
1501 W. Cleveland Street, Suite 300  
Tampa, FL 33606  
FL License No. SL3257920



NATIONAL NET LEASE

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



**Mall 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
- WELLS FARGO
- EMPORE STATE BANK
- DUNKIN'

- DOLLAR TREE
- IHOP
- SMOOTHIE KING
- five BELOW

- LOWE'S
- Publix
- Marshalls
- five BELOW

UHealth SoLé Mia

- TARGET

- THE HOME DEPOT
- WHOLE FOODS MARKET
- TJ-maxx
- Office DEPOT
- OfficeMax
- ROSS DRESS FOR LESS
- five BELOW

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.

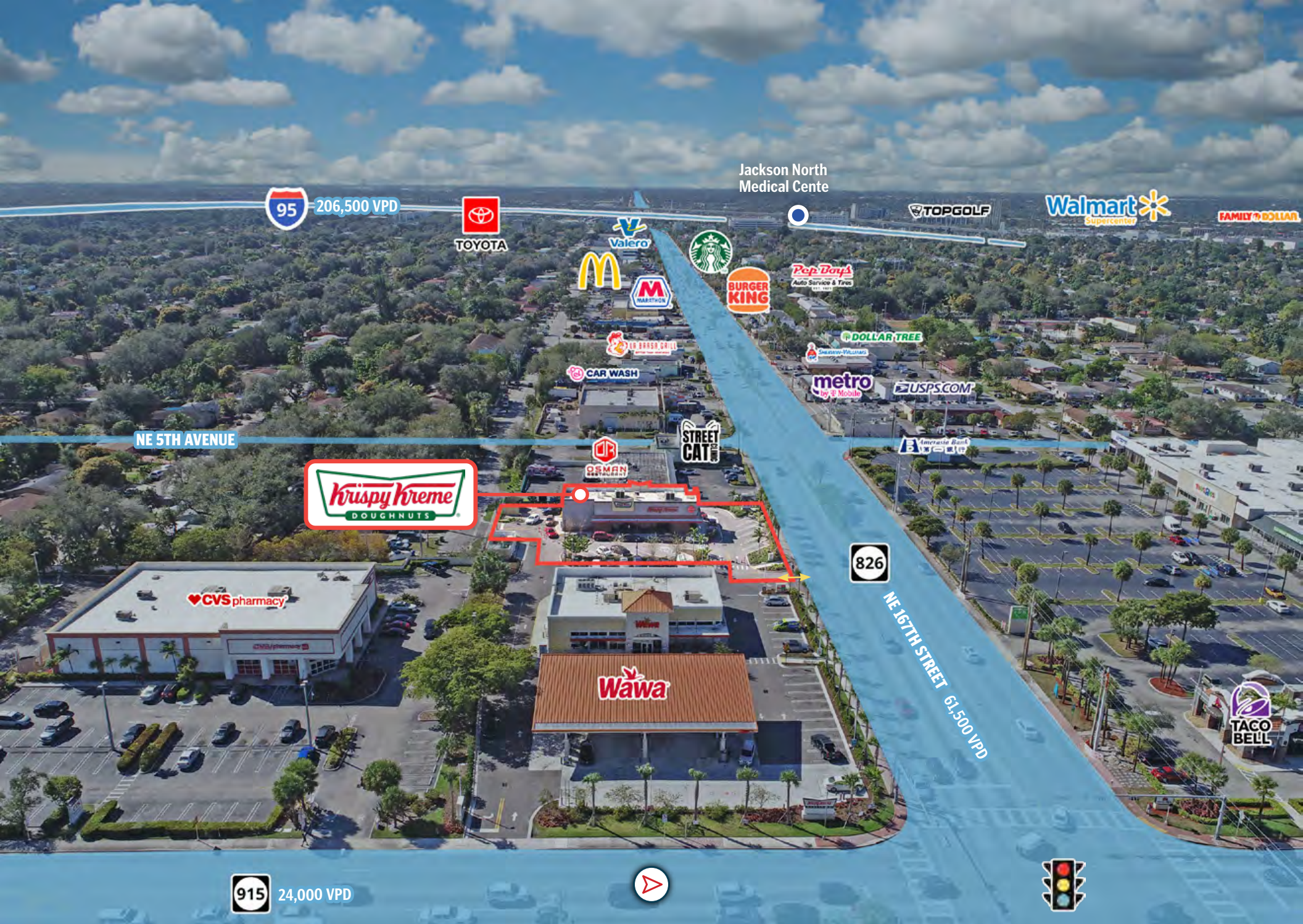
826

NE 167TH STREET 61,500 VPD

24,000 VPD

NE 5TH AVENUE





Jackson North Medical Centre

95 206,500 VPD



NE 5TH AVENUE



CVS pharmacy

Wawa

826

NE 16TH STREET 61,500 VPD



915 24,000 VPD



# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

## OFFERING

<b>Pricing</b>	\$6,390,000
<b>Net Operating Income</b>	\$309,900
<b>Cap Rate</b>	4.85%

## PROPERTY SPECIFICATIONS

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

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Krispy Kreme (Corporate Guaranty)	3,576	Jan. 2021	Jan. 2041	Current	-	\$25,750	\$309,000	4 (5-Year)
				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

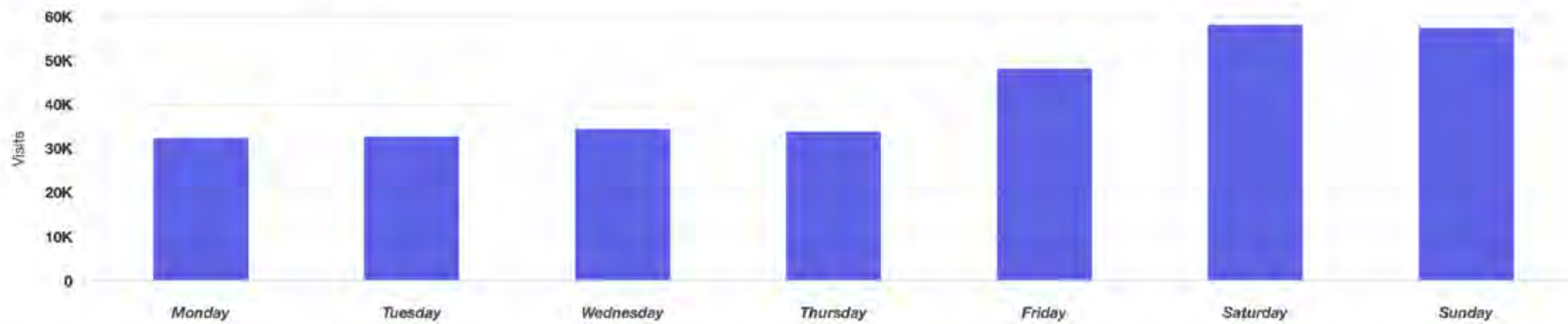
Benchmark:  
Chain: Krispy Kreme Doughnuts  
Metric: Visits



## 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



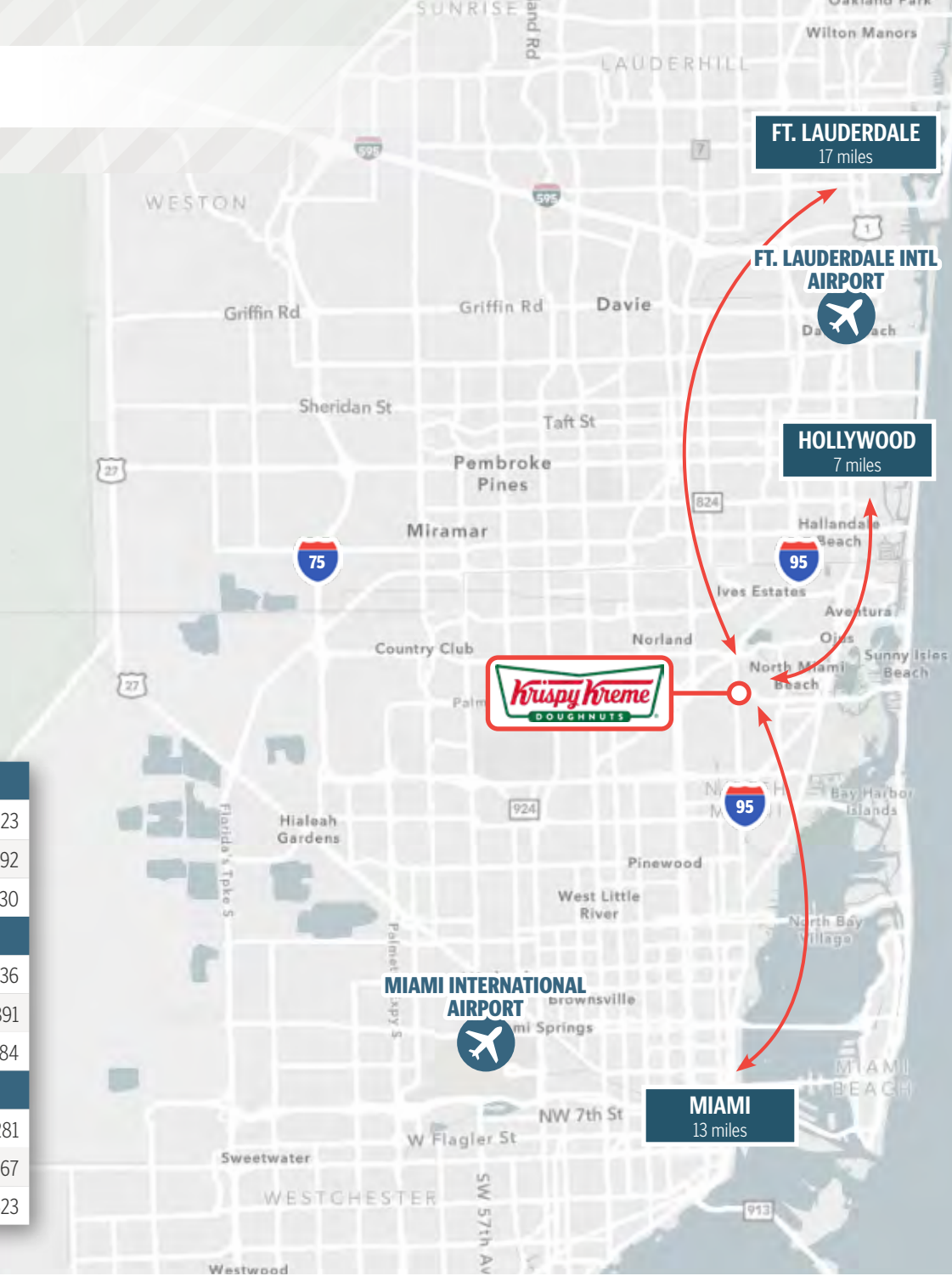
Year Built: 2019

## 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

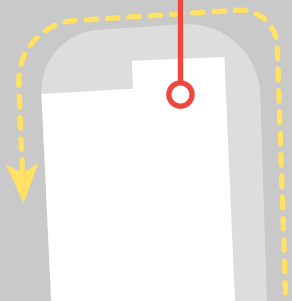
## 2025 Estimated Total Employees

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





NE 167TH STREET 61,500 VPD



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households &amp; Growth</b>			
2025 Estimated Households	6,632	72,407	185,543
2030 Projected Households	6,570	76,968	191,674
<b>Income</b>			
2025 Estimated Average Household Income	\$92,736	\$85,891	\$100,484
2025 Estimated Median Household Income	\$67,546	\$62,906	\$66,903
<b>Businesses &amp; Employees</b>			
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.

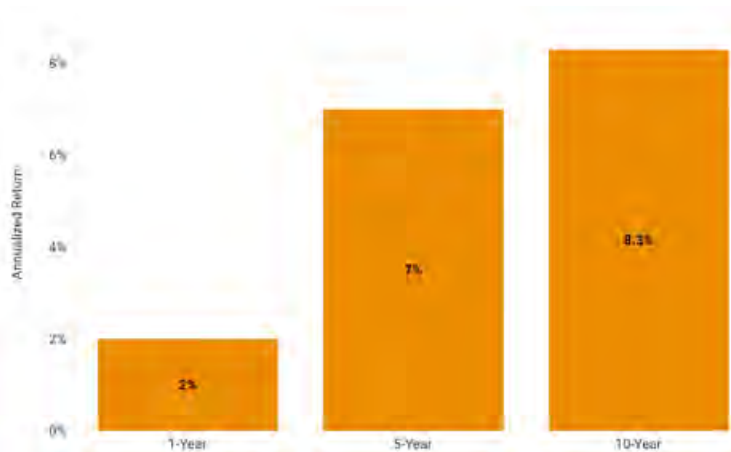
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach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



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CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2025



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