

For Sale

O'Reilly AUTO PARTS

# Single-Tenant Net Lease Investment Opportunity

4100 North University Drive, Cooper City, FL 33024

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# Property Summary

Single-Tenant Net Lease Investment Opportunity • For Sale



## PROPERTY DESCRIPTION

CMV Commercial – The Martinez Team is pleased to present the opportunity to acquire a single-tenant net leased investment property located in Cooper City, Florida, one of Broward County's most established and affluent residential communities.

Strategically positioned along North University Drive, a major north-south commercial corridor, the property benefits from exceptional visibility, strong daily traffic counts, and direct access to surrounding residential neighborhoods, schools, and regional retail destinations. The site is located within a highly desirable South Florida trade area known for its strong demographics, limited vacancy, and long-term retail demand.

The asset is leased to an established tenant under a triple net (NNN) lease structure, providing investors with stable and predictable cash flow while minimizing landlord responsibilities. The lease structure offers an attractive passive investment opportunity supported by a well-located real estate asset in a supply-constrained market.

The surrounding corridor is anchored by a strong mix of national and regional retailers, residential communities, educational institutions, and neighborhood-serving commercial uses that drive consistent consumer traffic throughout the day. Cooper City continues to be recognized as one of Broward County's premier residential communities due to its strong household incomes, quality schools, and central accessibility.

Conveniently located near Stirling Road, Sheridan Street, Florida's Turnpike, and Interstate 595, the property offers excellent regional connectivity throughout Broward and Miami-Dade Counties.

With its premier corridor location, strong underlying real estate fundamentals, and passive income characteristics, 4100 N University Drive represents an attractive opportunity for investors seeking stable cash flow and long-term value within the South Florida market.



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## INVESTMENT HIGHLIGHTS

- Single-Tenant Net Leased Investment Opportunity
- Triple Net (NNN) Lease Structure
- Located along highly trafficked North University Drive
- Positioned within affluent and established Cooper City trade area
- Strong visibility and accessibility
- Surrounded by dense residential communities and national retailers
- Convenient access to Florida's Turnpike and I-595
- Passive investment opportunity with limited landlord responsibilities
- Strong South Florida demographics and long-term market fundamentals
- Excellent opportunity for 1031 exchange and private investors

## OFFERING SUMMARY

|                            |   |
|----------------------------|---|
| Sale Price:                | \$3,500,000   |
| Lot Size:                  | 61,147 SF   |
| Building Size:             | 7,998 SF  |
| CAP Rate:                  | 5.0%  |
| 20-year initial lease term | Fixed rate first 10 years<br>Fixed rate for years 11-15 and then years 16-20. |
|                            | Four (4) lease options to extend with Five (5) years each                     |
|                            | All Triple Net expenses are paid by the tenant.                               |
|                            | Lease began 2019 and property was built the same year.                        |



# Retail NNN Property Analysis

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| <b>Assumptions/Values</b>                      |             |
|--|-------------|
| <b>Purchase Price</b>                          | \$3,500,000 |
| <b>Annual Operating Income</b>                 | \$174,390   |
| <b>Annual Operating Expenses</b>               | \$0         |
| <b>Down Payment (as a % of purchase price)</b> | 30%         |
| <b>Annual Loan Payments</b>                    | \$0         |
| <b>Down Payment (in dollars)</b>               | \$1,050,000 |
| <b>Annual Net Operating Income</b>             | \$174,390   |
| <b>Annual Cash Flow</b>                        | \$174,390   |
| <b>Capitalization Rate</b>                     | 5.0%        |
| <b>Cash On Cash Return</b>                     | 16.6%       |
| <b>Gross Rent Multiplier</b>                   | 20.1        |

# Demographics Map & Report

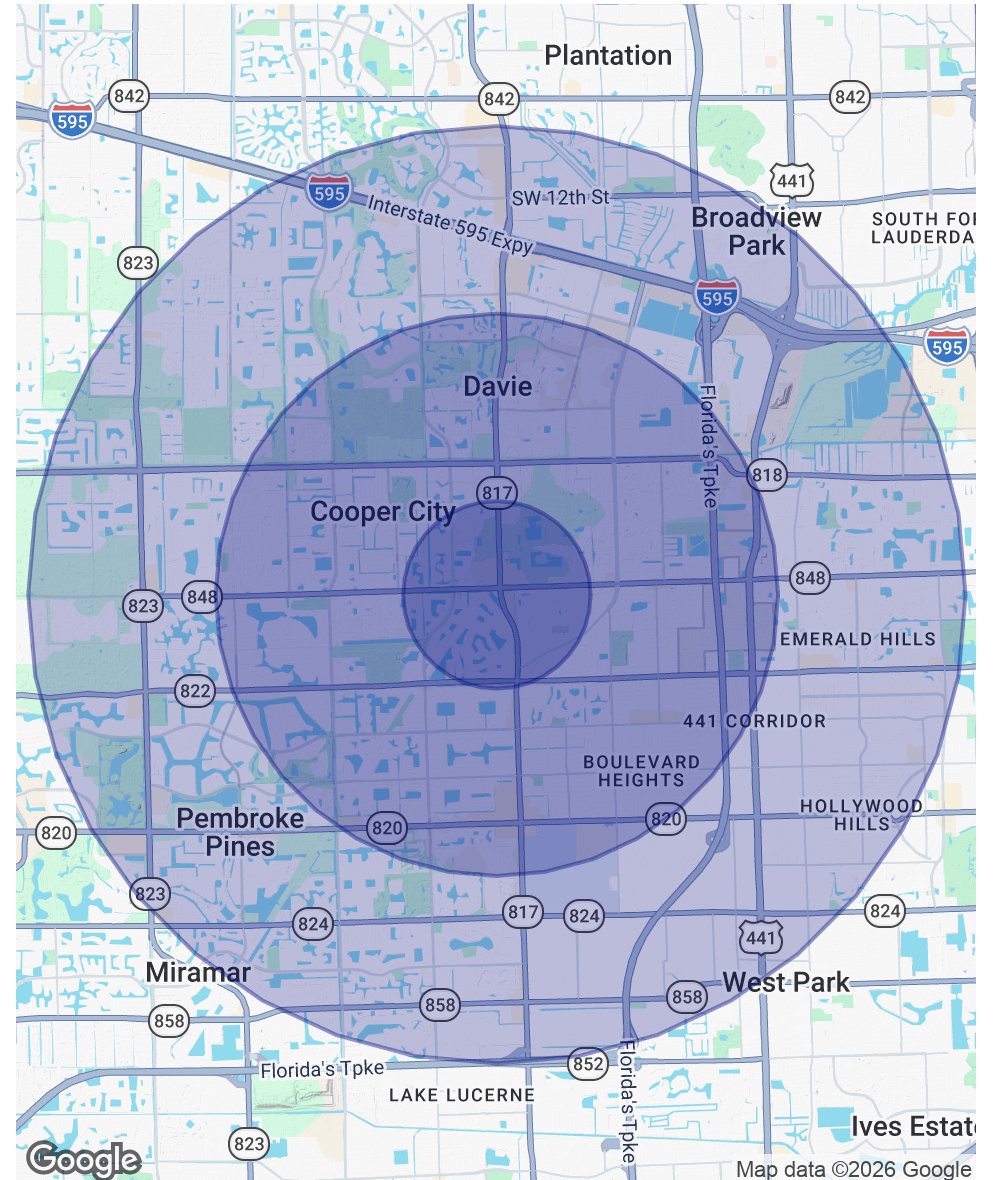
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|----------------------|---------------|----------------|----------------|
| Total Population     | 15,073        | 139,502        | 379,673        |
| Average Age          | 34.2          | 38.3           | 40.3           |
| Average Age (Male)   | 31.0          | 37.3           | 39.2           |
| Average Age (Female) | 36.6          | 39.4           | 41.4           |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Households               | 5,182         | 47,843         | 135,850        |
| # of Persons per HH            | 2.9           | 2.9            | 2.8            |
| Average HH Income              | \$112,124     | \$104,869      | \$102,379      |
| Average House Value            | \$491,213     | \$433,513      | \$419,979      |

2023 American Community Survey (ACS)



# Retailer Map

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# Exterior Photos

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# Aerial View

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