

FORTUNE
INTERNATIONAL
REALTY

RETAIL / RESTAURANT FOR LEASE



OFFERING MEMORANDUM

Exclusively Presented by:

RICARDO DU POND, P.A.

Broker Associate (305)

588-7187 | rd@fir.com

CONFIDENTIALITY & DISCLAIMER

By acceptance of this Offering Memorandum (The “Memorandum”), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **RICARDO DU POND, P.A.**

Broker Associate
Fortune International Realty
2666 Brickell Avenue. Miami FL 33129

The information contained in the following Offering Memorandum is proprietary and strictly confidential.

All information has been secured from sources we believe to be reliable and the accuracy is not guaranteed. Buyer/lessee must verify all the information and bears all risk for any inaccuracies. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and are not guaranteed. Buyer/lessee assumes all risks. All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them.

Any projections or estimates used herein are for example purposes only and do not represent the present or future performance of this investment. You (The Recipient) will use the Information solely for the purpose of evaluating the Potential Transaction. You (The Recipient) shall not disclose the Information or the existence or possible existence of the Potential Transaction to any other person or entity, and will not use the Information for any other purpose not related to the Potential Transaction; provided, however, that any such Information may be disclosed to those employees and consultants of Recipient (collectively, “Recipient Parties”) who need to know such Information for the purpose of Recipient evaluating the Potential Transaction (it being understood that such “Recipient Parties” will be informed by Recipient of the contents of this agreement and the confidential nature of the Information). You (The Recipient) shall be responsible for any breach of this agreement by any Recipient Parties.

You (The Recipient) agree to not use the Information in any way that is detrimental to Fortune International Realty and/or Seller/lessor, and, with the exception of information generally known to the public, you will keep the Information confidential. Except for the purposes related to your purchase evaluation, you (The Recipient) will not copy or distribute the Information without prior written authorization from Fortune International Realty. Any “Evaluation Material” (including, but not limited to the Memorandum, plans, lease summaries, etc) that you (The Recipient) receive from Fortune International Realty shall remain the Property of the Fortune International Realty and shall be promptly returned to Fortune International Realty upon request or if you decide to not purchase of the Property. You (The Recipient) agree to not market the Property and to not contact the Seller/Lessor, Property’s tenant or lender unless you have received specific written approval from Fortune International Realty. You (The Recipient) indemnify Fortune International Realty and/or Seller/Lessor from and against any claims which result from your distribution of the Information.

You (The Recipient) acknowledges and agrees that (a) Fortune International Realty is not making any representations or warranties as to the accuracy or completeness of any Information provided to you (The Recipient) or any of the Recipient Parties; (b) You (The Recipient) has an independent duty to analyze and evaluate the Information and the Potential Transaction, and to obtain any additional information which it considers necessary or desirable for the analysis and evaluation of the same; and (c) Fortune International Realty shall have no liability hereunder resulting from the use by you (The Recipient) of any of the Information. You (The Recipient) further acknowledges that Fortune International Realty has, and will incur, no liability to Recipient for any compensation, fee or expenses incurred by Recipient in connection with the Potential Transaction or the review by Recipient of the Information.

EXECUTIVE SUMMARY

Property Overview

Free Standing restaurant or retail opportunity to lease on Biscayne Blvd in the Edgewater district. The space to be delivered with existing hood in vanilla shell condition. The property contains two folios, one which contains the restaurant/retail premises and the second is a +/- 10,000 SF vacant lot adjacent to the premises which can be used for additional parking or other permissible commercial uses. Location is superb with great exposure and accessibility fronting Biscayne Blvd. Edgewater is one of Miami's fastest-growing high-density residential neighborhoods, with approximately 7,900 existing condominium units across the district.

Highlights

- Free Standing +/- 4,200 SF commercial retail / restaurant
- Double lot for a total of +/- 20,000 SF of land
- Previous restaurant use
- 5 - 10 year lease
- 40 YR certification in progress
- Signage opportunities and brand recognition

Lease Terms:

- \$65 PSF NNN
- Pass-Throughs +/- \$36 PSF
- Total Rent \$35,350 P/month

Zoning:

T6-36A-0



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PROPERTY OVERVIEW

- **Property Address:** 3023 Biscayne Blvd & 3030 NE 4th Ave. Miami, FL 33137
- **Folio Numbers:** 01-3230-0360-020 & 01-3230-0360-030
- **Total Leasable Area:** 4,284 SF
- **Land Size:** +/- 20,000 SF
- **Year Built:** 1935 - Going through 40 year certification
- **Parking:** +/- 50 individual parking spaces
- **Zoning:** [Click here for more zoning info](#)
- **Previous Use:** Restaurant
- **Roof:** CBS
- **Terms:** Minimum 3 year lease - Personal guarantee may be required.
- **Site Description:** Free standing one story retail property with adjacent vacant lot.
- **Exposure:** 50' of frontage on Biscayne Blvd
- **Traffic Count:** Estimated 38,000 daily vehicles



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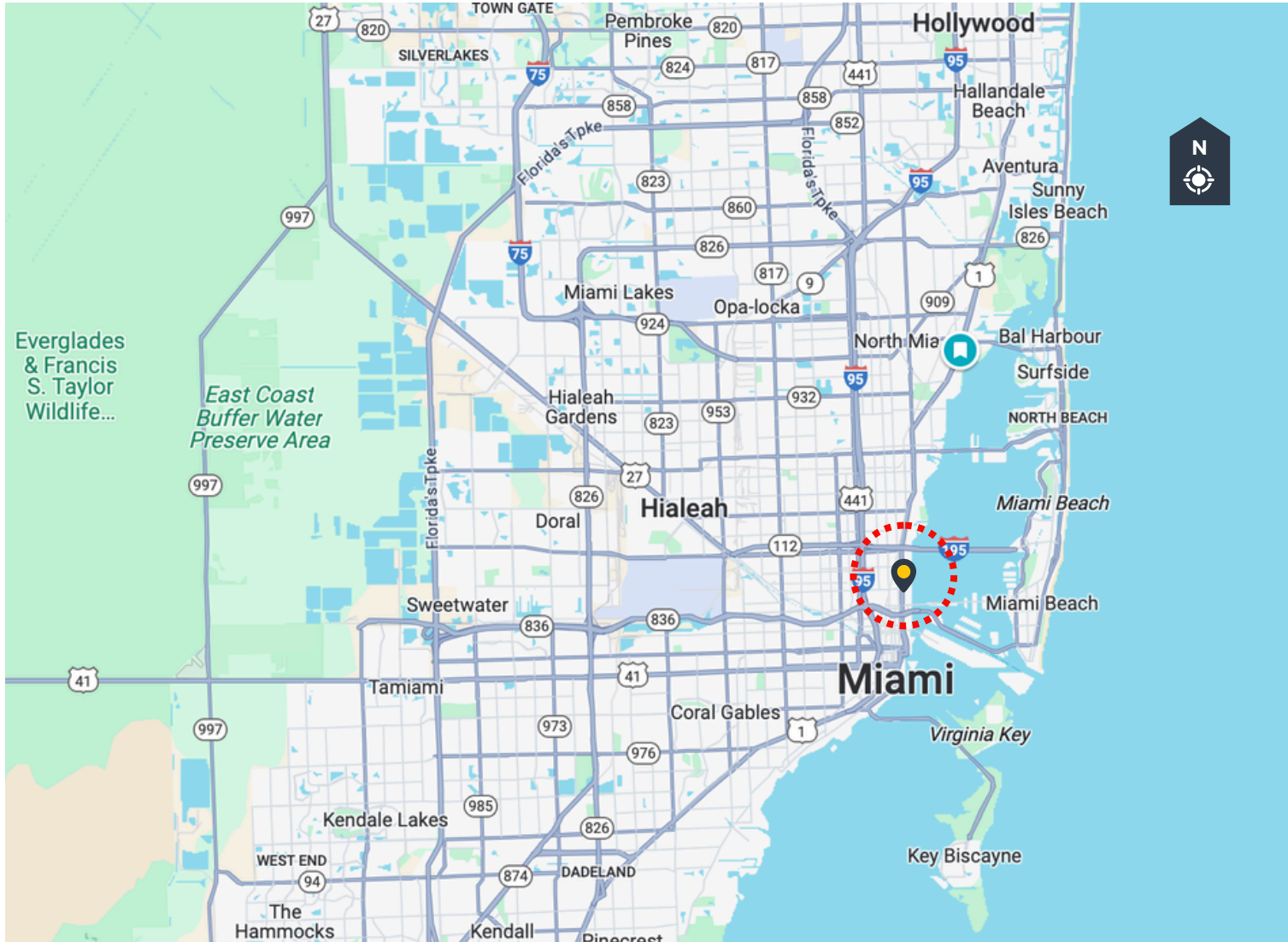
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Location

Local Map



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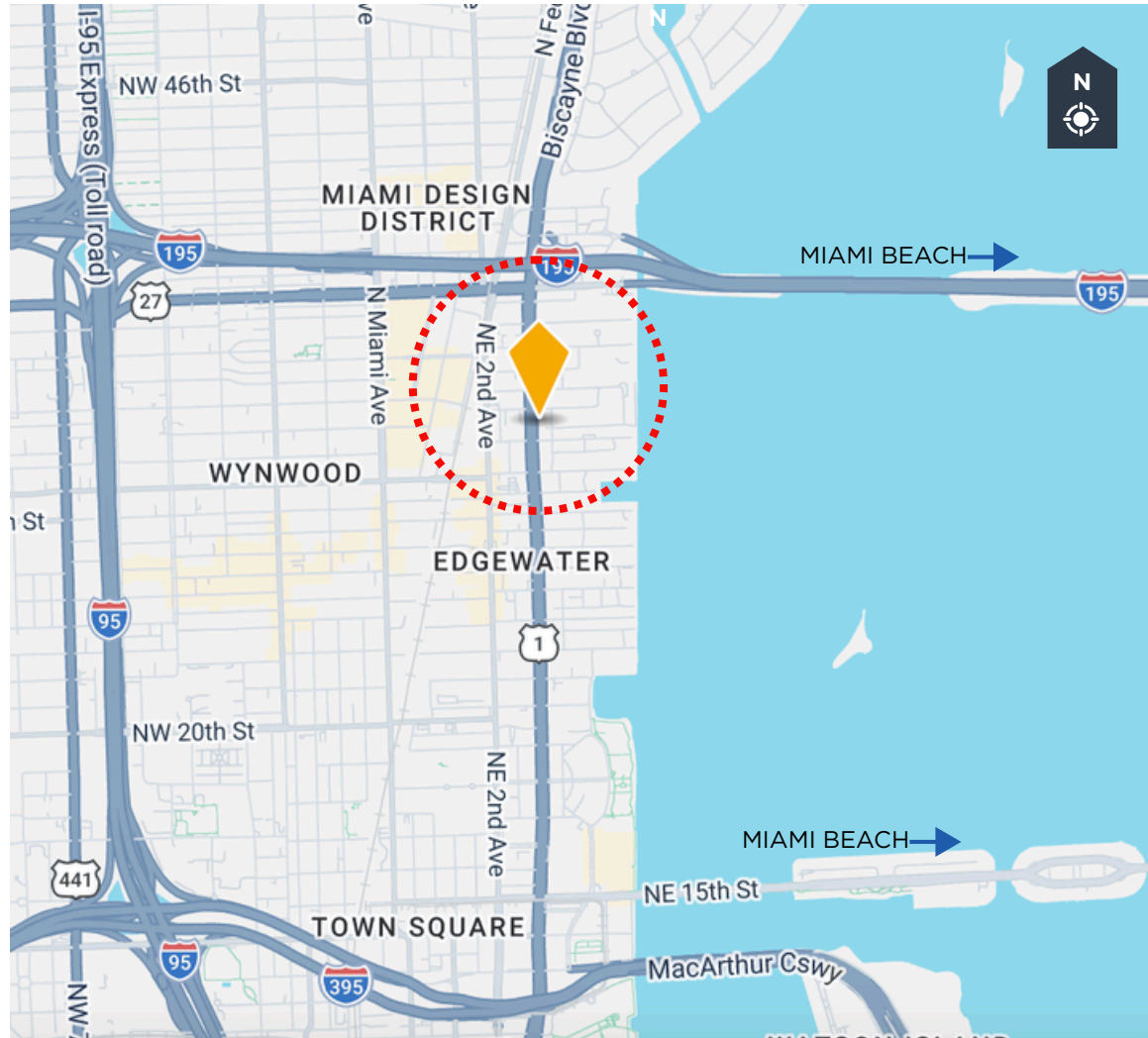
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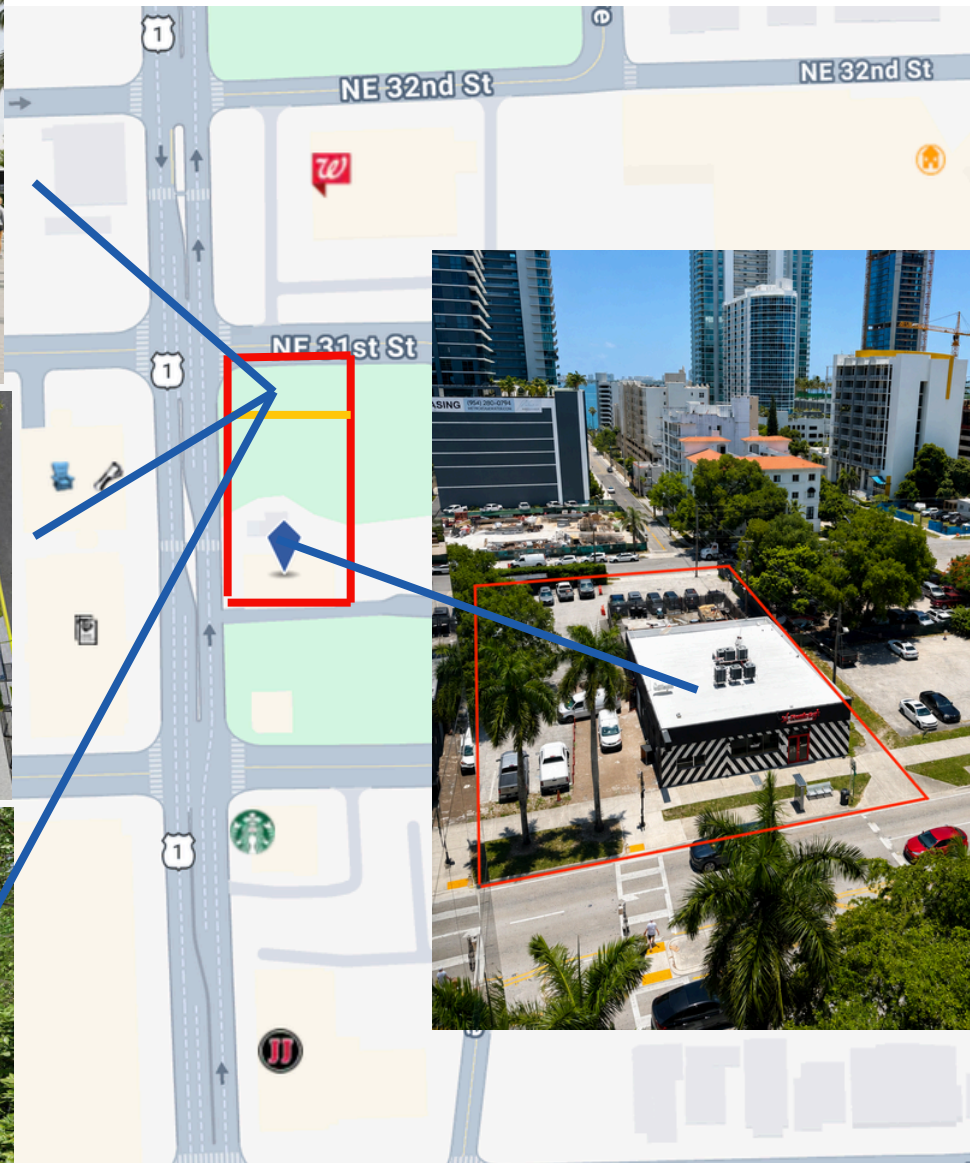


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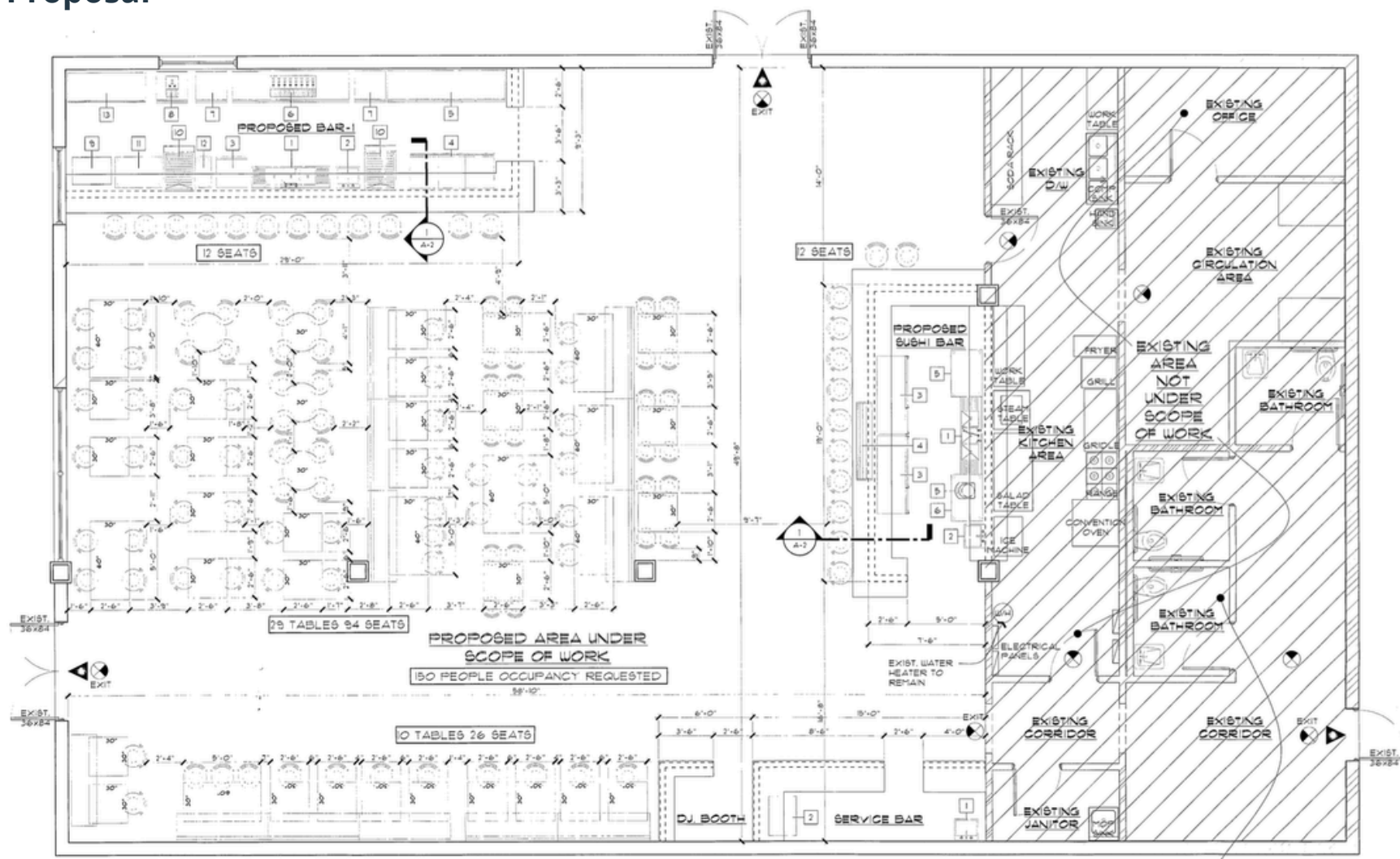


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