



# Coconut Square Plaza

4355 West 16th Avenue  
Hialeah FL 33012

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# Coconut Square Plaza

## CONTENTS

- 01 Executive Summary**
  - Investment Summary
- 02 Location**
  - Location Summary
  - Local Business Map
- 03 Property Description**
  - Property Features
- 04 Rent Roll**
  - tenant\_schedule
- 05 Financial Analysis**
  - Income & Expense Analysis
  - Multi-Year Cash Flow Assumptions
  - Cash Flow Analysis
  - Financial Metrics
- 06 Demographics**
  - General Demographics
  - Race Demographics
- 07 Company Profile**
  - Advisor Profile

*Exclusively Marketed by:*



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01 Executive Summary

Investment Summary

# COCONUT SQUARE PLAZA

## OFFERING SUMMARY

ADDRESS	4355 West 16th Avenue Hialeah FL 33012
COUNTY	Miami Dade
BUILDING SF	32,362 SF
GLA (SF)	29,832
LAND ACRES	1.55
LAND SF	67,366 SF
YEAR BUILT	1984
YEAR RENOVATED	2017
APN	04-3002-072-0030

## FINANCIAL SUMMARY

PRICE	\$11,600,000
PRICE PSF	\$388.84
NOI (CURRENT)	\$522,567
NOI (Pro Forma)	\$709,653
CAP RATE (CURRENT)	4.50%
CAP RATE (PRO FORMA)	6.12%

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	36,629	204,647	429,141
2026 Median HH Income	\$45,636	\$58,341	\$69,926
2026 Average HH Income	\$63,195	\$79,843	\$94,773

- Coconut Square Shopping Center features 32,362 SF situated on 67,366 SF of land
- 95% occupied by 20 diverse tenants with strong occupancy history
- Tenant mix includes medical, dental, personal care, professional services, and specialty retail uses
- Annual rent escalations of 6% on most leases provide strong built-in NOI growth
- Pure NNN lease structure minimizes landlord responsibilities and operating expense exposure

- Rare opportunity to acquire a high-performing mixed-use NNN retail asset in the heart of Hialeah



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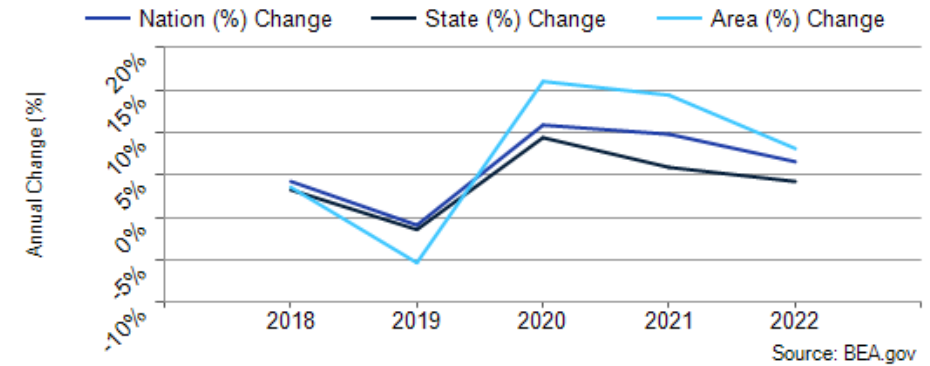
Location

Location Summary

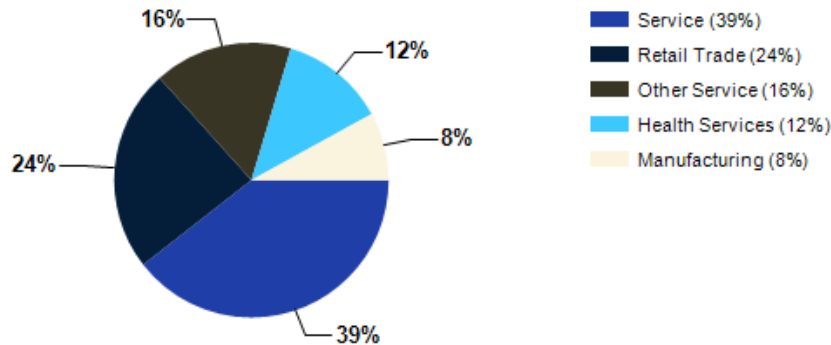
Local Business Map

- One of the most densely populated cities in Florida with over 220,000 residents driving consistent daily traffic and consumer demand
- Limited retail inventory and high barriers to new development support long-term occupancy and rent growth
- Hialeah retail assets continue trading at aggressive pricing and low cap rates compared to national averages
- Historically resilient retail market supported by necessity-based tenants and local consumer spending

### Miami-Dade County GDP Trend



### Major Industries by Employee Count



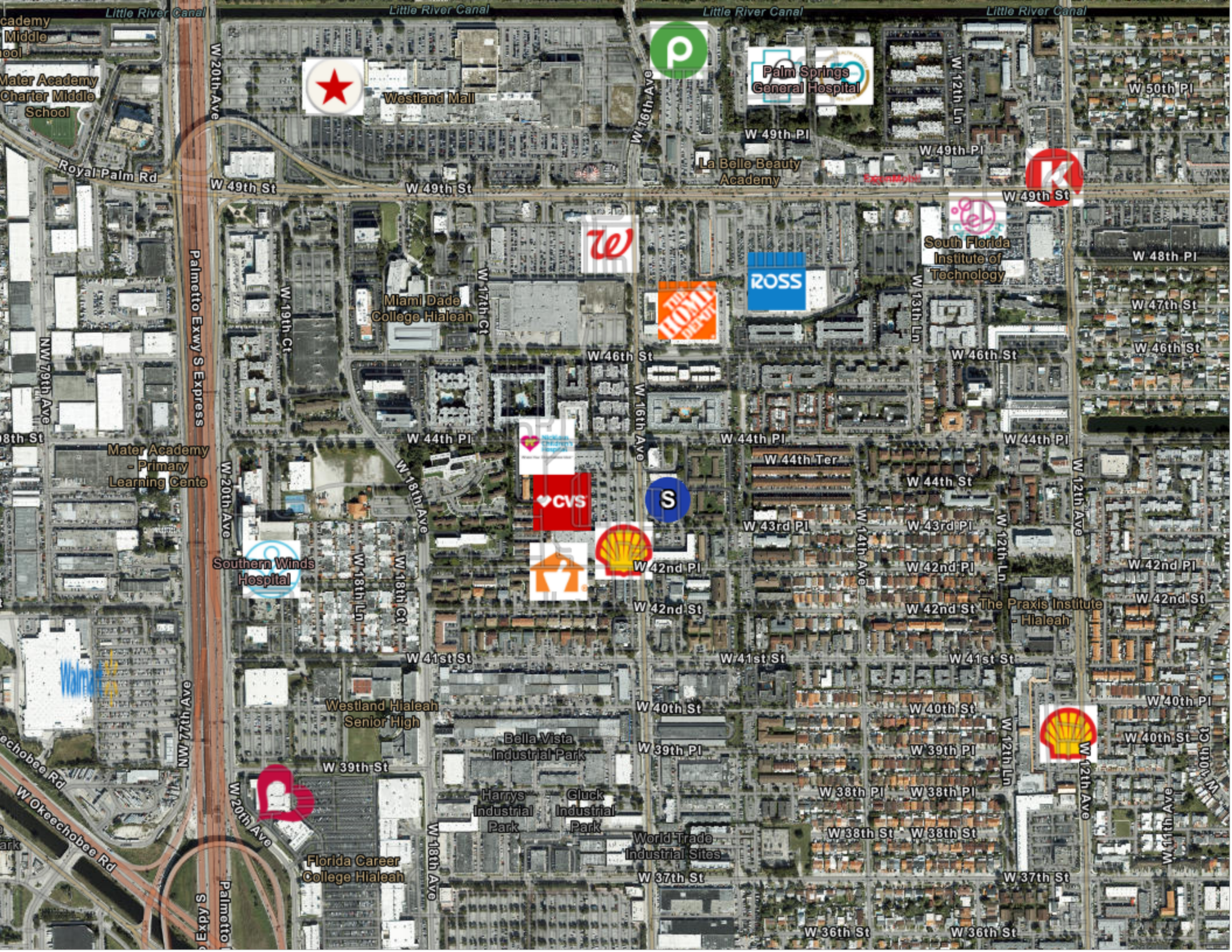
### Largest Employers

Kent Security Services	600
Applebee's	460
OpusCare Holdings	420
Florida National University	288
Ascendo Resources	81
Chevron	50
True Behavioral	20
Lastra Protective Service	4



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03

Property Description

Property Features

## PROPERTY FEATURES

NUMBER OF TENANTS	20
BUILDING SF	32,362
LAND SF	67,366
GLA (SF)	29,832
LAND ACRES	1.55
YEAR BUILT	1984
YEAR RENOVATED	2017
ZONING TYPE	6400 COMMERCIAL - CENTRAL
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	95
PARKING RATIO	4.75





04

Rent Roll

tenant\_schedule

Mirbelys  
Liana Mena  
Silvana Gonzalez  
Nestor Carrillo  
Janny Mera  
Francisco Hermin  
Sahily Anderson  
Roberto W. Sanchez  
Dalida Salgado  
Odana Bonilla  
Jacqueline Long  
Mallelyn Castro  
Esdena Latorre  
Paula Algarin  
Katia Calleja  
Susana Lujan  
Christian Serna  
Manuel Mendez  
Manuel Gonzalez  
Rhina Gutierrez  
Justin Newman  
William Roman  
Liena Tamayo

# COCONUT SQUARE PLAZA

## Tenant Schedule

Tenant	Suite	SF	Monthly Rent	Annual Rent	\$/SF	Lease End	Option
305 Phone Fix	4399	900	\$2,462.00	\$29,544	\$32.83	2034	—
Cricket-One Way Wireless	4397	800	\$2,260.00	\$27,120	\$33.90	2032	2037
Rincon Nieve-O Garcia	4391-95	2450	\$4,378.00	\$52,536	\$21.44	2029	—
<b>Healing Touch C &amp; C *</b>	<b>4375-89/203-213</b>	<b>9332</b>	<b>\$17,710.00</b>	<b>\$212,520</b>	<b>\$22.77</b>	<b>2030</b>	<b>—</b>
Armora Baby Store	4377	886	\$2,060.00	\$24,720	\$27.90	2035	2035
Ministerio Bondad y Amor	4373	886	\$1,560.00	\$18,720	\$21.13	2030	—
Yaris Dominican Hair	4371	886	\$1,860.00	\$22,320	\$25.19	2029	—
H.Brow Wax Center	4369	886	\$1,773.00	\$21,276	\$24.01	2028	—
The Immigration Center	4367	1000	\$3,900.00	\$45,600	\$45.60	2028	2030
Golden Blue Vision	4365	850	\$2,142.00	\$25,704	\$30.24	2029	2032
Liset & Ernesto Jewelry	4363	900	\$2,285.00	\$27,420	\$30.47	2030	2035
Ibiley Uniforms Inc.	4357-61	3823	\$5,081.42	\$60,977	\$15.96	2031	—
Lafin American Acctg	Suite 201	500	\$1,060.00	\$12,720	\$25.44	M-M	—
Vacant	Suite 202	950	Listed @ \$35/SF	—	\$35.00	M-M	—
Corser Dental	Suite 204-205A	1183	\$3,350.00	\$40,200	\$33.96	2031	2041
Miami VIP Medical	Suite 205-B/206	1000	\$1,840.00	\$22,080	\$22.08	2027	—
Housecall Doctors	Suite 208	600	\$1,020.00	\$12,240	\$20.40	2028	—
Vida Training	Suite 210A&B	1000	\$1,340.00	\$16,080	\$16.08	2026	2030
Fingerprint Express	Suite 211A	500	\$557.71	\$7,893	\$15.79	2026	2028
Storage (Suite 211B)	Suite 211B	500	Listed @ \$35/SF	—	\$35.00	M-M	—





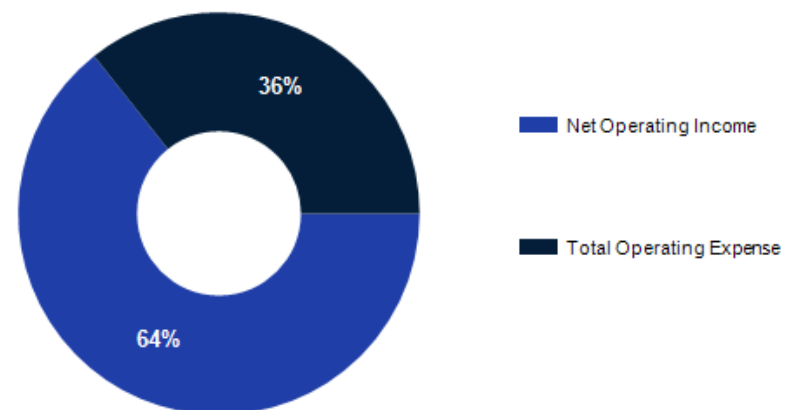
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Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

REVENUE ALLOCATION  
CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$627,397	74.3%	\$696,000	67.7%
CAM Revenue	\$216,540	25.7%	\$332,103	32.3%
<b>Total Gross Revenue</b>	<b>\$843,937</b>		<b>\$1,028,103</b>	
General Vacancy	-5.00%		-5.00%	
<b>Effective Gross Income</b>	<b>\$812,567</b>		<b>\$993,303</b>	
Less Expenses	\$290,000	35.68%	\$233,150	23.47%
<b>Net Operating Income</b>	<b>\$522,567</b>		<b>\$760,153</b>	



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



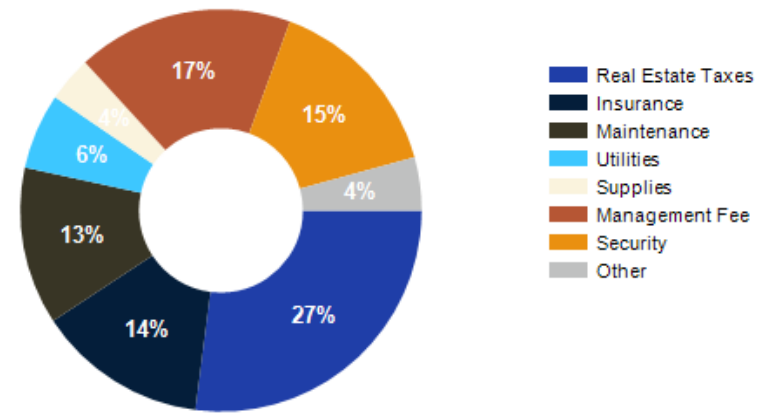
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EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$78,428	\$116,000
Insurance	\$39,761	\$39,761
Management Fee (\$)	\$50,500	
Maintenance	\$36,758	\$36,758
Landscaping	\$1,320	\$1,320
Utilities	\$17,665	\$17,665
Janitorial	\$820	\$820
Repairs	\$8,000	\$8,000
Security	\$43,922	
Supplies	\$10,585	\$10,585
Dues & Subscriptions	\$2,131	\$2,131
Signage	\$110	\$110
<b>Total Operating Expense</b>	<b>\$290,000</b>	<b>\$233,150</b>
Expense / SF	\$9.72	\$7.82
% of EGI	35.68%	23.47%

## DISTRIBUTION OF EXPENSES

CURRENT



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## GLOBAL

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Price	\$11,600,000
MillageRate	0.68000%

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## EXPENSES - Growth Rates

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Management Fee	5.00%
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INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Scheduled Rent	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
CAM Revenue	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
General Vacancy	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

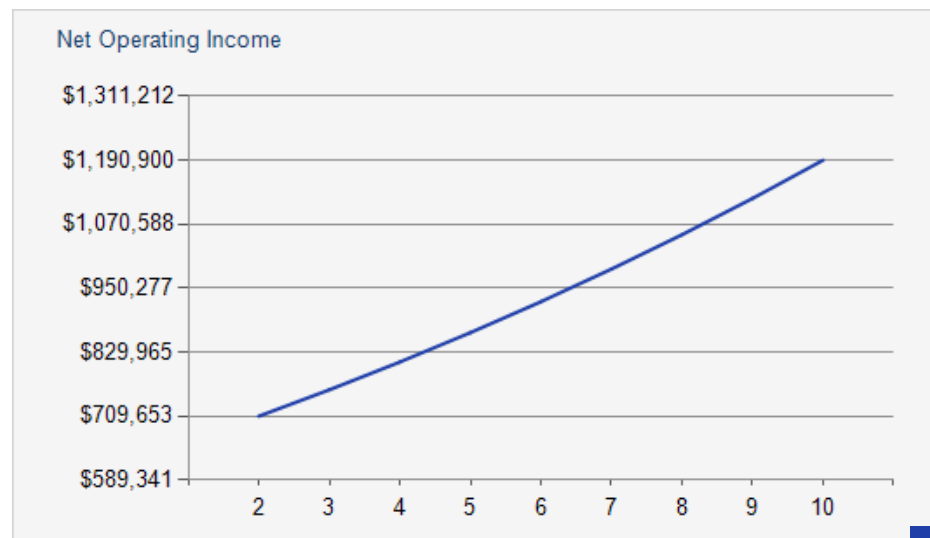
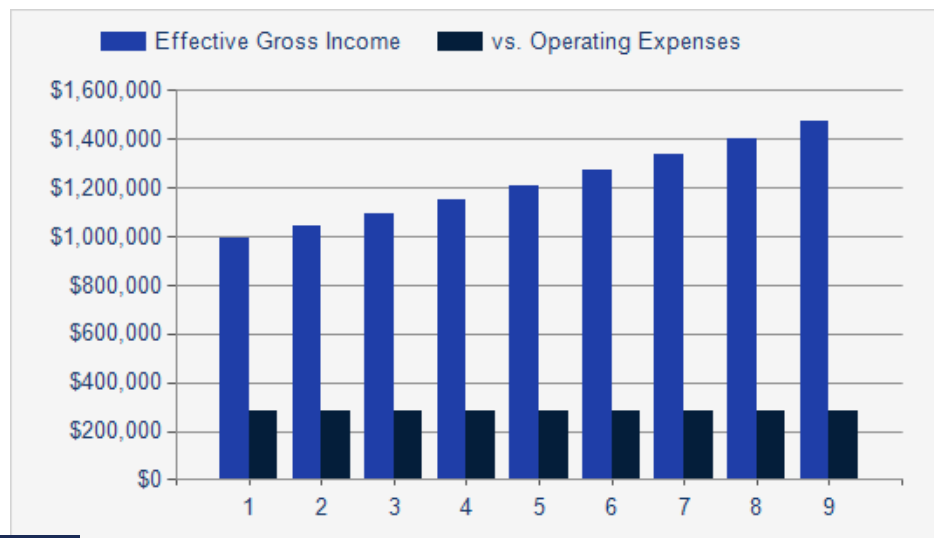
**Notes** Active leases escalate at 6%/yr until expiration. Ibiley Uniforms escalates at 3%/yr per lease terms. Upon expiration, all leases are assumed to renew at \$35.00/SF market rent, growing at 3%/yr thereafter. Vacant Suite 202 and Storage (Suite 211B) are underwritten at \$35.00/SF from Year 1. A 5% general vacancy factor is applied throughout all 10 years. All leases are triple-net — no operating expenses are deducted from NOI.



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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$627,397	\$696,000	\$737,760	\$782,026	\$828,947	\$878,684	\$931,405	\$987,289	\$1,046,527	\$1,109,318
CAM Revenue	\$216,540	\$332,103	\$342,066	\$352,328	\$362,898	\$373,785	\$384,998	\$396,548	\$408,445	\$420,698
<b>Total Gross Revenue</b>	<b>\$843,937</b>	<b>\$1,028,103</b>	<b>\$1,079,826</b>	<b>\$1,134,354</b>	<b>\$1,191,845</b>	<b>\$1,252,469</b>	<b>\$1,316,403</b>	<b>\$1,383,838</b>	<b>\$1,454,971</b>	<b>\$1,530,016</b>
General Vacancy	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
<b>Effective Gross Income</b>	<b>\$812,567</b>	<b>\$993,303</b>	<b>\$1,042,938</b>	<b>\$1,095,252</b>	<b>\$1,150,398</b>	<b>\$1,208,535</b>	<b>\$1,269,833</b>	<b>\$1,334,473</b>	<b>\$1,402,645</b>	<b>\$1,474,550</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$78,428	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
Insurance	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761	\$39,761
Management Fee	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500	\$50,500
Maintenance	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758	\$36,758
Landscaping	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320	\$1,320
Utilities	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665	\$17,665
Janitorial	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820	\$820
Repairs	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Security	\$43,922	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Supplies	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585	\$10,585
Dues & Subscriptions	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131	\$2,131
Signage	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110	\$110
<b>Total Operating Expense</b>	<b>\$290,000</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>	<b>\$283,650</b>
<b>Net Operating Income</b>	<b>\$522,567</b>	<b>\$709,653</b>	<b>\$759,288</b>	<b>\$811,602</b>	<b>\$866,748</b>	<b>\$924,885</b>	<b>\$986,183</b>	<b>\$1,050,823</b>	<b>\$1,118,995</b>	<b>\$1,190,900</b>

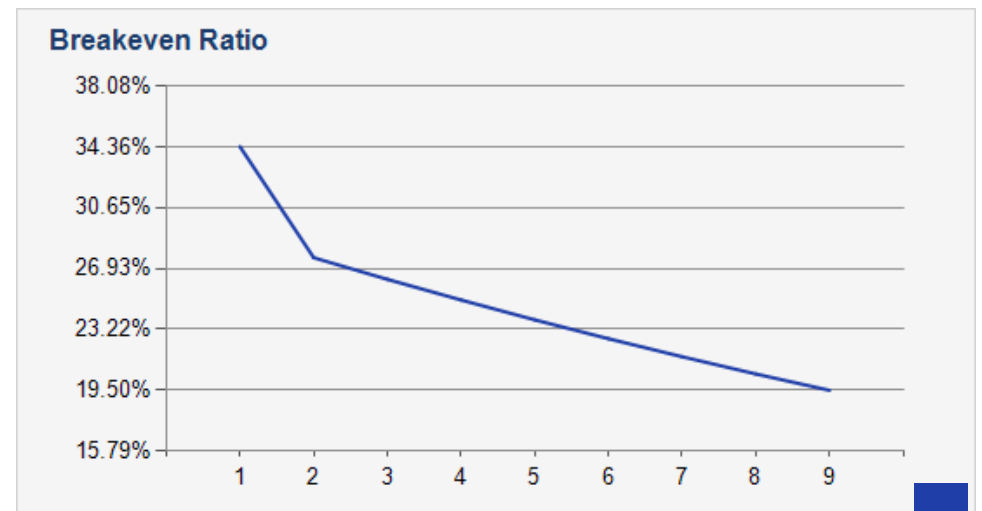
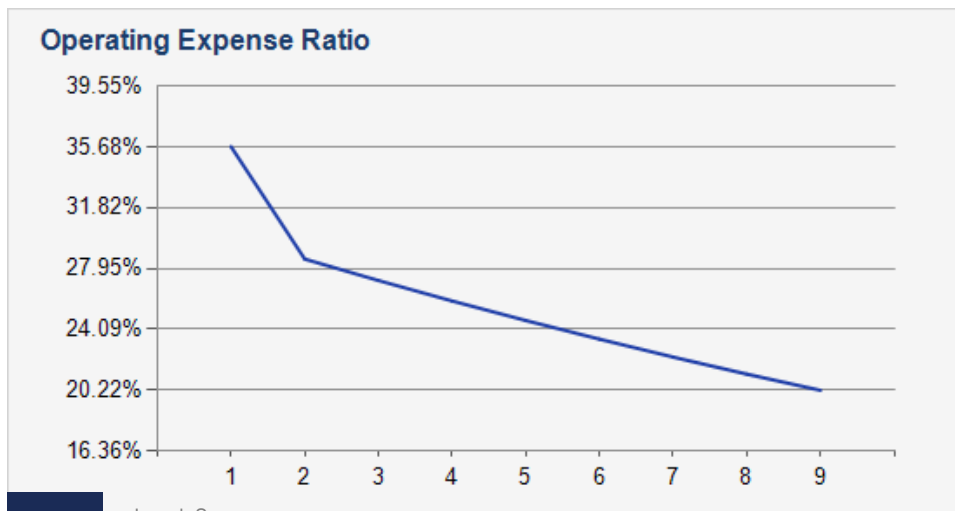
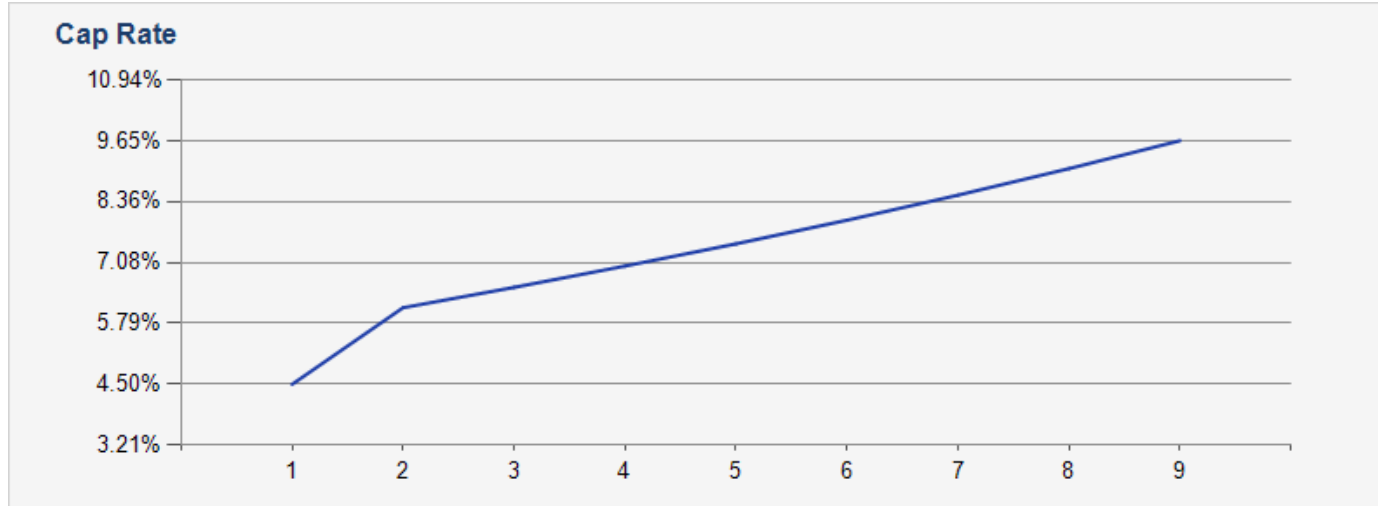


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Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	4.50%	6.12%	6.55%	7.00%	7.47%	7.97%	8.50%	9.06%	9.65%	10.27%
Operating Expense Ratio	35.68%	28.55%	27.19%	25.89%	24.65%	23.47%	22.33%	21.25%	20.22%	19.23%
Breakeven Ratio	34.36%	27.59%	26.27%	25.01%	23.80%	22.65%	21.55%	20.50%	19.50%	18.54%
Price / SF	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84	\$388.84
Income / SF	\$27.23	\$33.29	\$34.96	\$36.71	\$38.56	\$40.51	\$42.56	\$44.73	\$47.01	\$49.42
Expense / SF	\$9.72	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50	\$9.50

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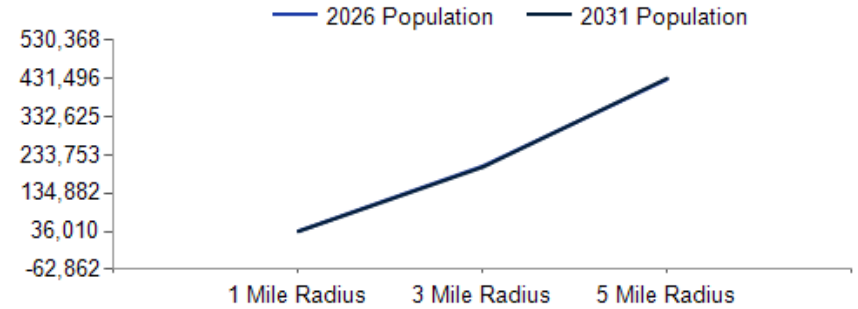
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Demographics

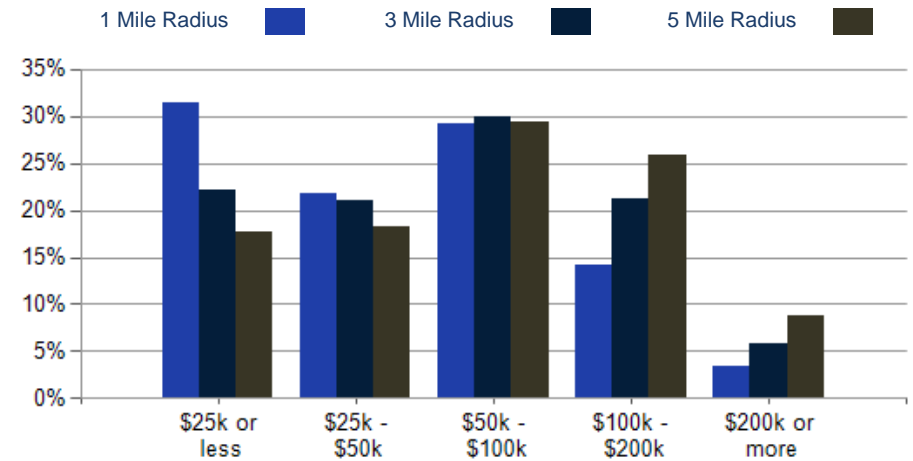
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	39,183	214,566	358,699
2010 Population	37,648	213,306	392,855
2026 Population	36,629	204,647	429,141
2031 Population	36,010	202,218	431,496
2026 African American	387	2,244	19,473
2026 American Indian	58	337	931
2026 Asian	125	824	4,525
2026 Hispanic	34,888	191,790	376,811
2026 Other Race	4,054	24,837	55,660
2026 White	10,353	54,476	112,085
2026 Multiracial	21,650	121,913	236,411
2026-2031: Population: Growth Rate	-1.70%	-1.20%	0.55%

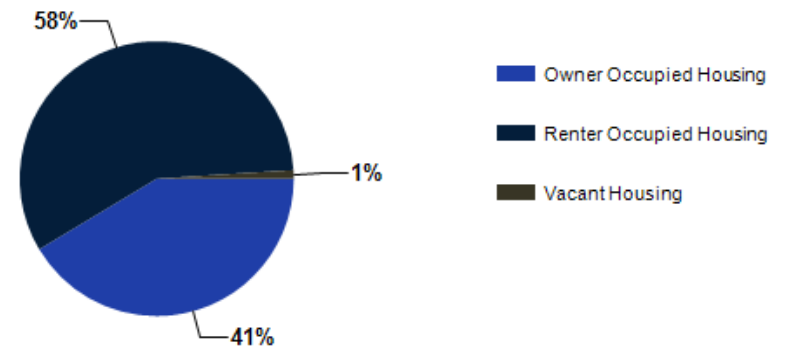
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,801	9,339	15,779
\$15,000-\$24,999	1,610	6,582	10,487
\$25,000-\$34,999	1,388	6,509	11,569
\$35,000-\$49,999	1,679	8,541	15,700
\$50,000-\$74,999	2,676	12,858	25,147
\$75,000-\$99,999	1,430	8,593	18,604
\$100,000-\$149,999	1,465	10,534	26,011
\$150,000-\$199,999	526	4,640	12,539
\$200,000 or greater	491	4,144	13,135
Median HH Income	\$45,636	\$58,341	\$69,926
Average HH Income	\$63,195	\$79,843	\$94,773



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius



Source: eeri

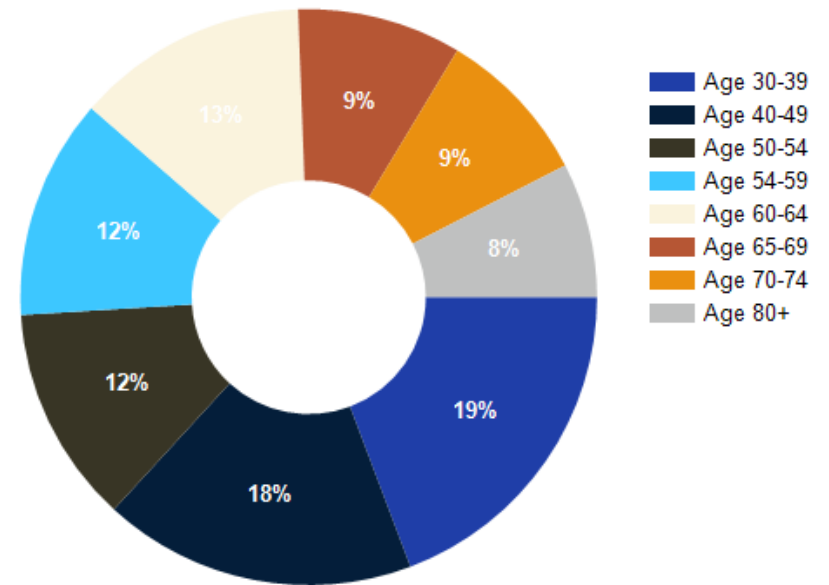


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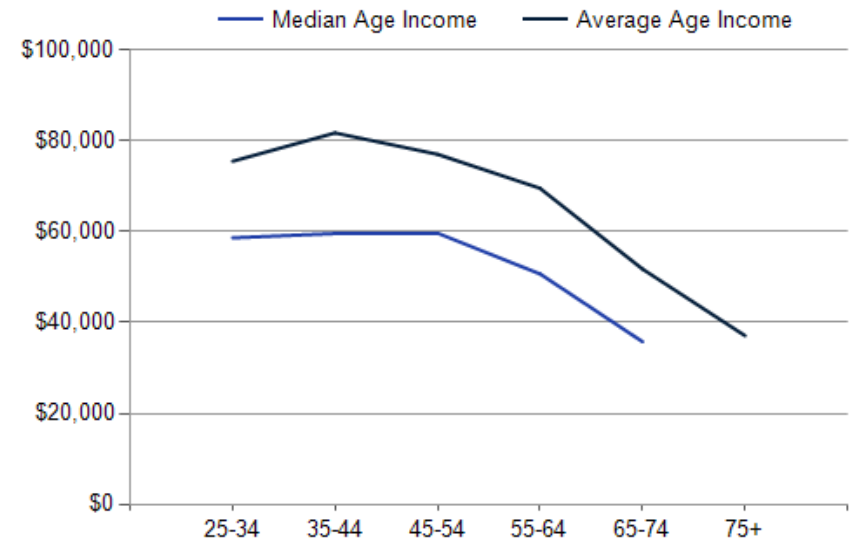
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,143	12,667	28,257
2026 Population Age 35-39	2,326	12,977	28,534
2026 Population Age 40-44	1,979	11,956	27,618
2026 Population Age 45-49	2,093	12,460	27,988
2026 Population Age 50-54	2,832	15,907	33,062
2026 Population Age 55-59	2,873	15,956	31,682
2026 Population Age 60-64	3,020	16,357	31,314
2026 Population Age 65-69	2,137	11,671	22,709
2026 Population Age 70-74	2,045	10,470	19,147
2026 Population Age 75-79	1,754	8,780	15,485
2026 Population Age 80-84	1,452	6,795	11,509
2026 Population Age 85+	1,596	7,001	11,523
2026 Population Age 18+	31,147	171,767	353,524
2026 Median Age	49	46	43
2031 Median Age	49	46	44

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$58,665	\$69,739	\$79,260
Average Household Income 25-34	\$75,519	\$88,318	\$99,881
Median Household Income 35-44	\$59,614	\$73,311	\$88,635
Average Household Income 35-44	\$81,763	\$97,417	\$114,368
Median Household Income 45-54	\$59,699	\$75,578	\$89,506
Average Household Income 45-54	\$77,060	\$97,211	\$115,033
Median Household Income 55-64	\$50,713	\$62,546	\$75,479
Average Household Income 55-64	\$69,578	\$85,539	\$100,887
Median Household Income 65-74	\$35,784	\$43,209	\$48,982
Average Household Income 65-74	\$51,790	\$65,023	\$73,283
Average Household Income 75+	\$37,100	\$47,835	\$52,624

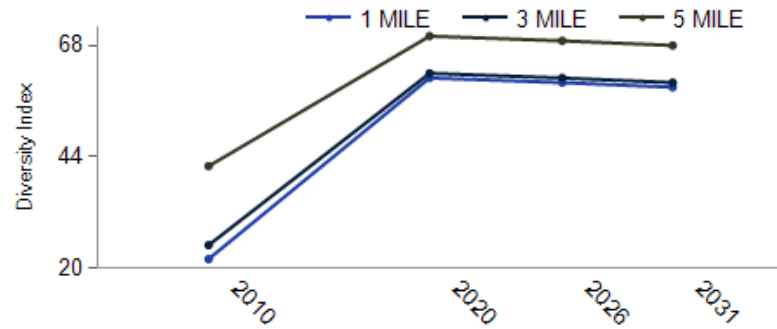


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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	59	60	68
Diversity Index (current year)	60	61	69
Diversity Index (2020)	61	62	70
Diversity Index (2010)	22	25	42

### POPULATION DIVERSITY



### POPULATION BY RACE

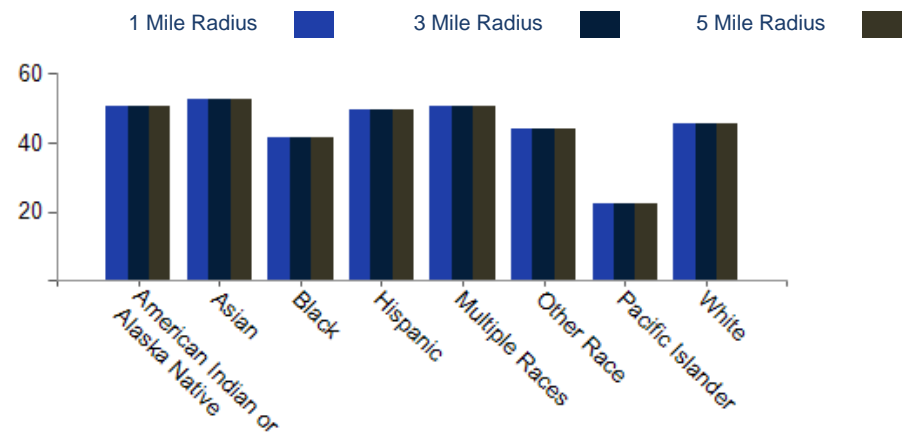


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	1%	1%	2%
American Indian	0%	0%	0%
Asian	0%	0%	1%
Hispanic	49%	48%	47%
Multiracial	30%	31%	29%
Other Race	6%	6%	7%
White	14%	14%	14%

### 2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	50	46	42
Median Asian Age	52	45	38
Median Black Age	41	39	39
Median Hispanic Age	50	47	44
Median Multiple Races Age	50	49	46
Median Other Race Age	44	42	40
Median Pacific Islander Age	23	43	38
Median White Age	45	42	39

### 2026 MEDIAN AGE BY RACE



# COCONUT SQUARE PLAZA

07 **Company Profile**

Advisor Profile



Joseph Suarez  
Esq. Broker

Trustpoint Realty is a commercial real estate brokerage serving Monroe, Miami-Dade, Broward, and Palm Beach Counties. The team focuses on commercial real estate opportunities including retail centers, warehouses, industrial properties, office buildings, mixed-use projects, and apartment buildings. With over \$100 million in transaction experience behind its leadership and advisors, the firm brings strong market knowledge and negotiation expertise to every deal.

The Trustpoint Realty team works closely with investors, business owners, landlords, and developers to identify opportunities and structure successful transactions. In addition to acquisitions and dispositions, the firm assists property owners with leasing their commercial spaces by connecting landlords with qualified tenants. The team actively markets available spaces, negotiates favorable lease terms, and helps owners maintain strong occupancy in their properties.

Trustpoint Realty has built a network of experienced brokers, marketing professionals, lenders, and trusted industry professionals who collaborate to support every transaction. The firm is committed to protecting its clients' interests and building long-term relationships through trust, transparency, and results. Put your trust in us at Trustpoint Realty.



# Coconut Square Plaza

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Trustpoint Realty LLC and it should not be made available to any other person or entity without the written consent of Trustpoint Realty LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Trustpoint Realty LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Trustpoint Realty LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Trustpoint Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Trustpoint Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



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