



HYDE NN RETAIL

RETAIL PROPERTY FOR SALE

4111 S OCEAN DRIVE



+ **SALE PRICE**
\$4,435,894

+ **SIZE OF THE UNIT**
6,000 SF

+ **NOI**
\$266,153

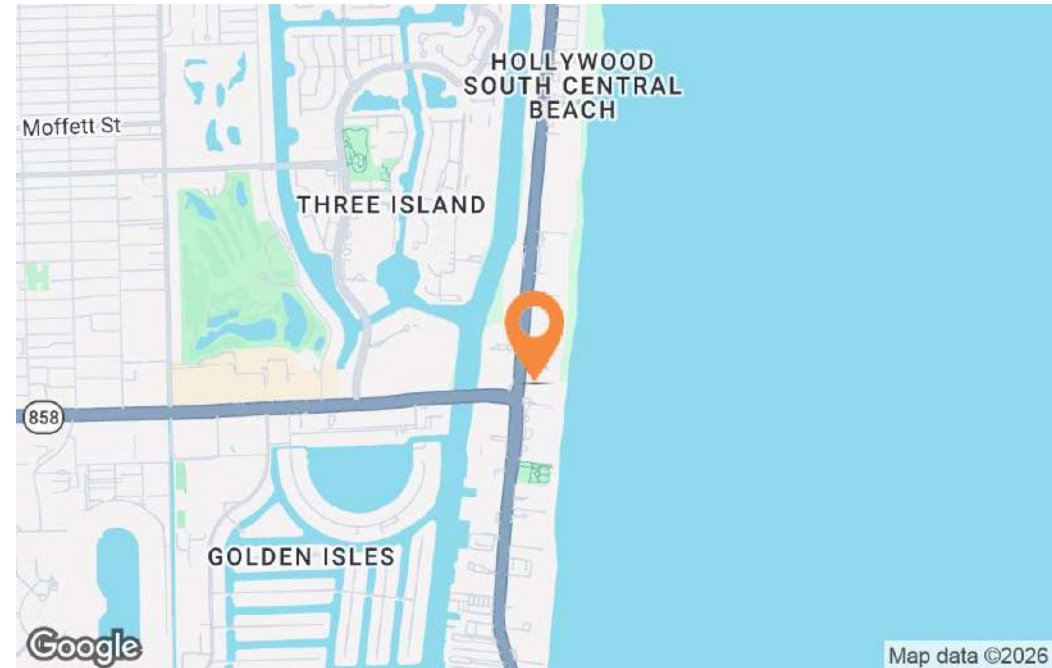
+ **CAP RATE**
6.0%

PROPERTY OVERVIEW

FA Commercial is pleased to present this NN property located at the 9th floor of the Hyde Beach. The Terrazas Restaurant/Pool Bar is on the 9th floor of the property, which is also home to the only pool in the building.

PROPERTY HIGHLIGHTS

- Terrazas rent is well under market, providing a huge value add opportunity
- Terrazas has exclusive right to serve food and beverage in the entire building
- Tenant also pays HOA fees (HOA: \$53,351)
- 30 parking spaces available for clients
- Two 5-year options
- **Increases: 4%**
- RE Tax: \$30,000



INITIAL TERM	RENT PER MONTH	RENT PER YEAR
June 1, 2021-May 31, 2022	\$18,230	\$218,759
June 1, 2022 -May 31, 2023	\$18,959	\$227,509
June 1, 2023 -May 31, 2024	\$19,717	\$236,610
June 1, 2024 -May 31, 2025	\$20,506	\$246,074
June 1, 2025 -May 31, 2026	\$21,326	\$255,917
June 1, 2026-May 31, 2027	\$22,179	\$266,154
1ST- 5YR OPTION TO EXTEND		
June 1, 2027 - May 31, 2028	\$23,067	\$276,800
June 1, 2028 -May 31, 2029	\$23,989	\$287,872
June 1, 2029-May 31, 2030	\$24,949	\$299,387
June 1, 2030 -May 31, 2031	\$25,947	\$311,362
June 1, 2031-May 31, 2032	\$26,985	\$323,817
2ND- 5YR OPTION TO EXTEND		
June 1, 2032 -May 31, 2033	\$28,064	\$336,769
June 1, 2033-May 31, 2034	\$29,187	\$350,240
June 1, 2034-May 31, 2035	\$30,354	\$364,250
June 1, 2035 -May 31, 2036	\$31,568	\$378,820
June 1, 2036 -May 31, 2037	\$32,831	\$393,972











Atlantic Village at Hallandale Beach is a Mixed-Use Development with over 70,000 SF of restaurant & retail space and two (2) Class A office building with unique resort style amenities.

ATLANTIC VILLAGE





Since 1939, Gulfstream Park has been a mecca for Thoroughbred horse racing. Over the years, some of the world's greatest champions have galloped their way to Triple Crown glory on our track. Gulfstream Park is also South Florida's premiere entertainment destination. In addition to Thoroughbred racing, Gulfstream Park offers Vegas-style slot machines and video table games to add to the excitement. And when you've had enough thrills at the track, The Village at Gulfstream Park offers a plethora of signature stores, an international array of restaurants, world-class art galleries, outdoor cafes, fashion boutiques, and health and beauty services. The entire property consists of multiple venues perfect for corporate and special events as well as weddings and bridal parties with plenty of gift registry options available. And of course, our impeccable valet service and complimentary self-parking is always available.



Aventura Mall is the premier shopping destination in Miami and South Florida and one of the top shopping centers in the U.S. It's highlighted by a collection of the world's most coveted luxury brands, a selection of chef-driven restaurants, the 25,000 square-foot indoor-outdoor LEVEL THREE rooftop venue; and the museum-worthy Arts Aventura Mall collection, which includes the landmark 93-foot-tall Aventura Slide Tower by Carsten Höller, Gorillas in the Mist by The Haas Brothers and an iconic LOVE sculpture by Robert Indiana.

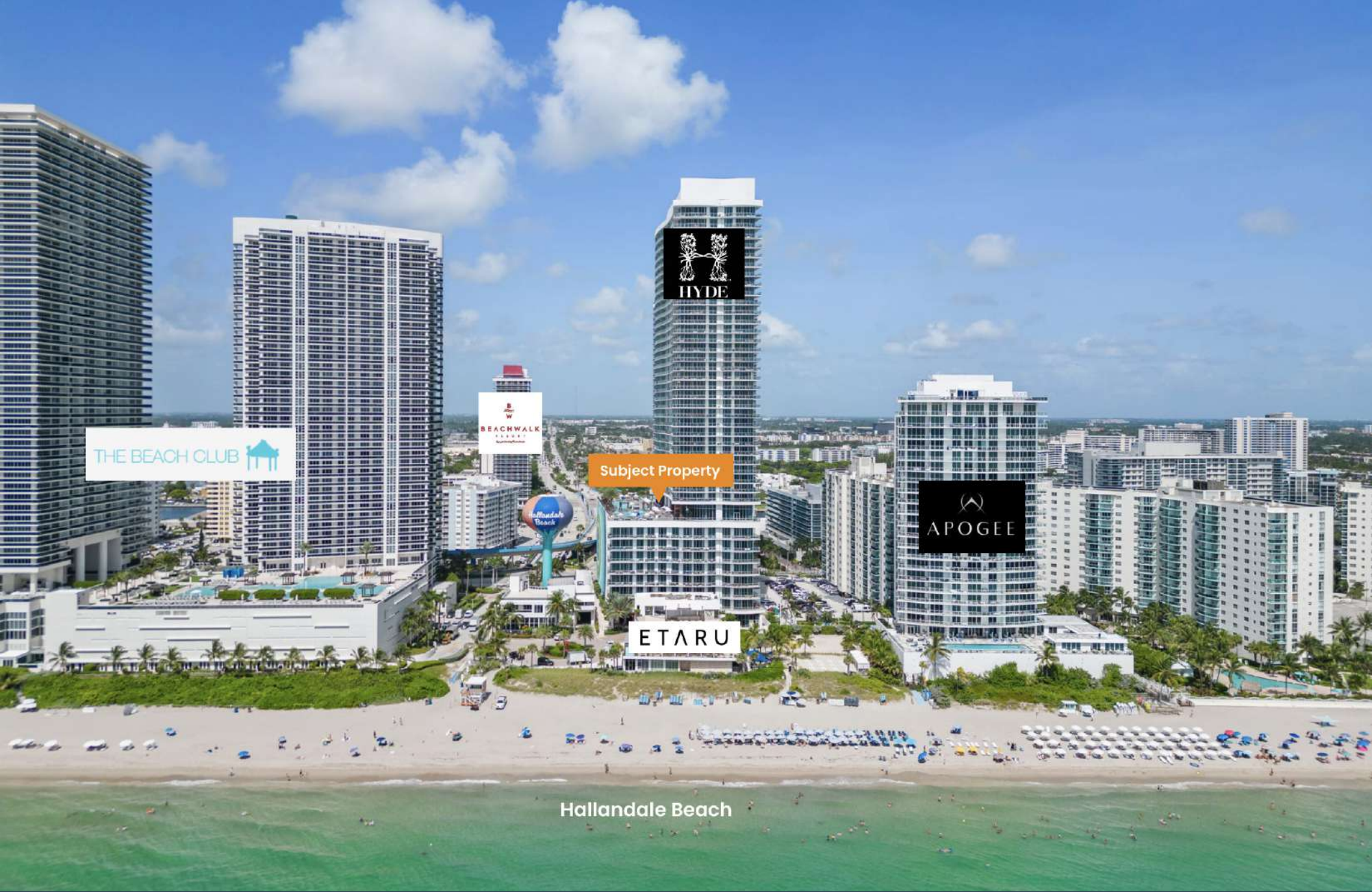
AVENTURA MALL



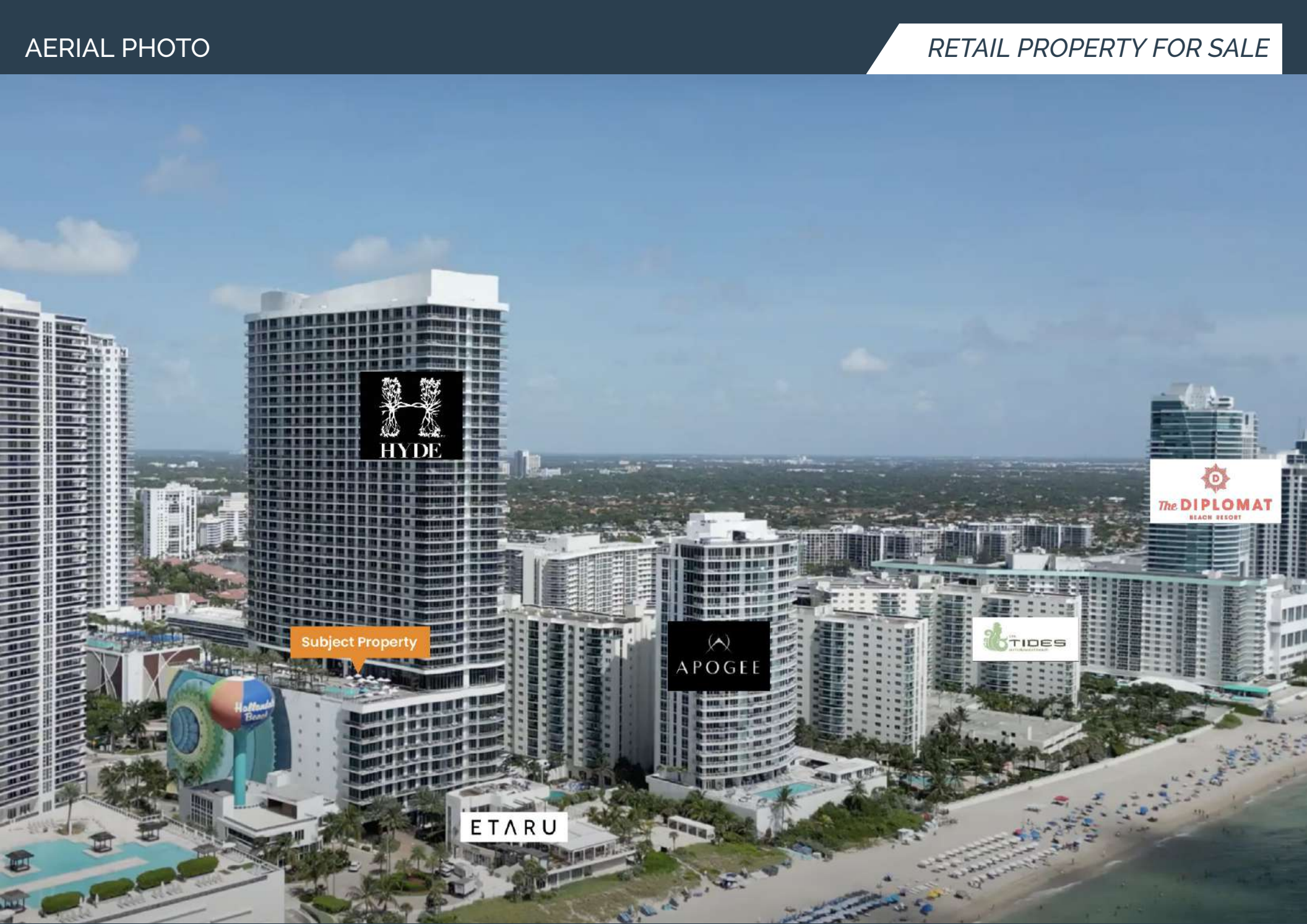
Aventura ParkSquare will be the new center of life in Aventura, Florida. it elevates your professional, social, and community lifestyle to extraordinary heights with luxury residential apartments, high-end offices, opulent senior apartments, a Starwood Aloft Hotel, state-of-the-art wellness center, and a 55,000 sq. ft. retail center featuring a variety of restaurants and cafes. Never before, and never again, has or will there be a project like this in the thriving heart of Aventura, combining the very best of modern luxury living, culture, shopping, and dining.







Hallandale Beach

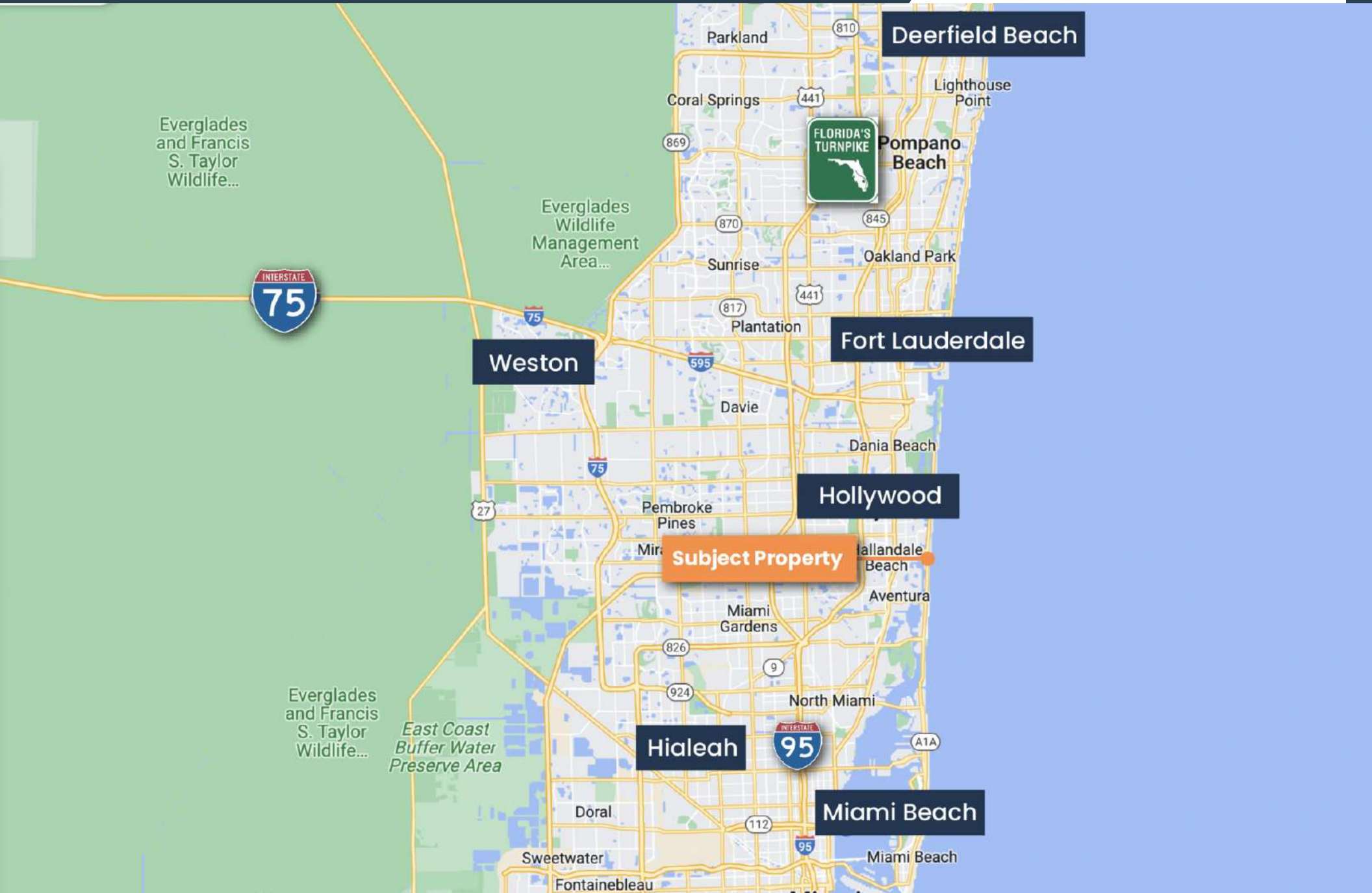


Subject Property



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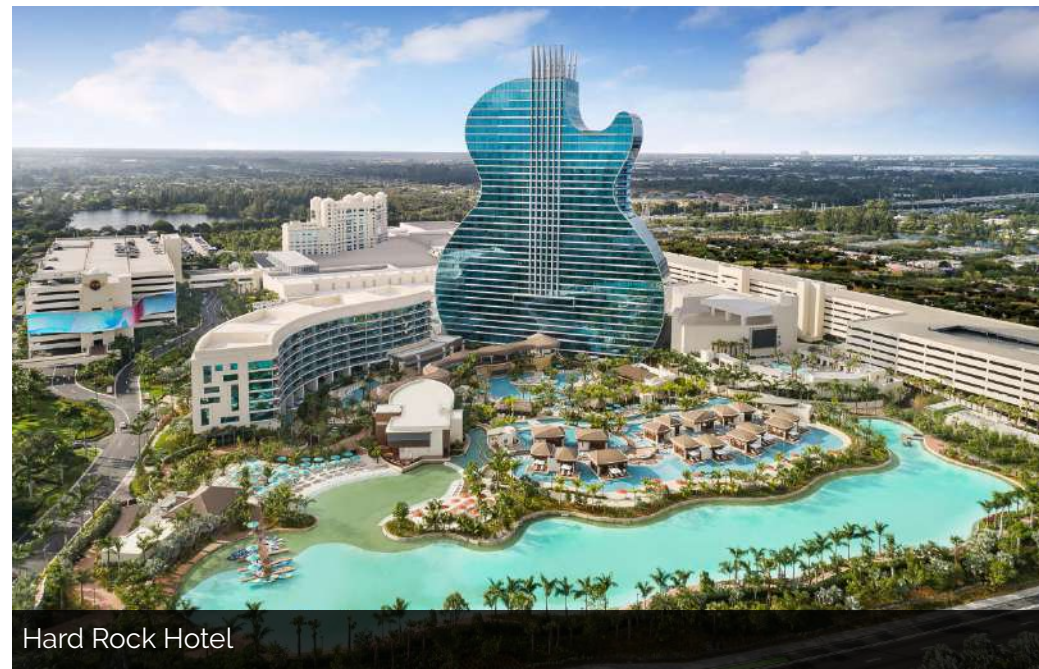
Hollywood Beach



Dania Pointe



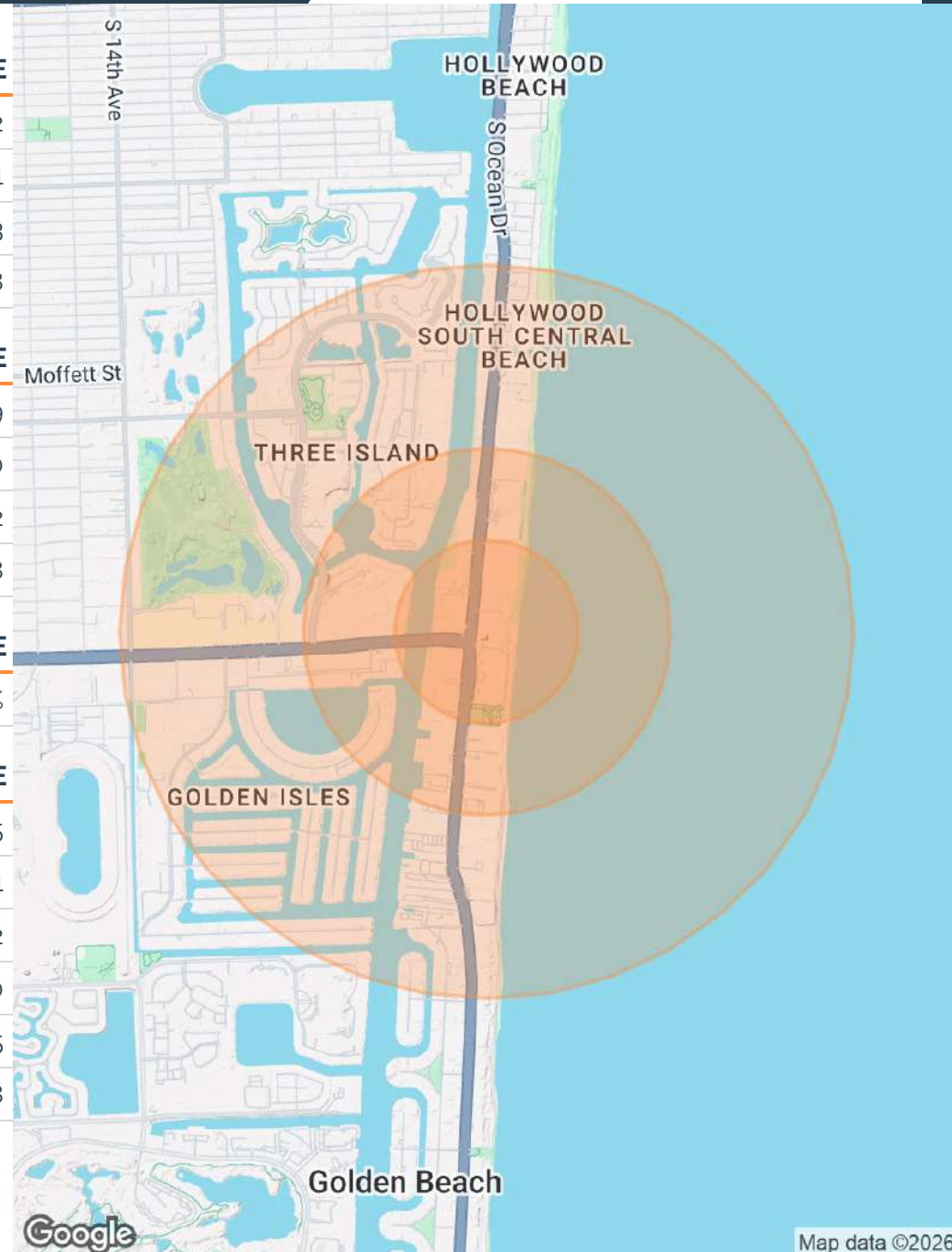
Downtown Hollywood



Hard Rock Hotel

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,045	7,706	19,392
Average Age	61.9	57.3	55.1
Average Age (Male)	60.8	57.2	54.3
Average Age (Female)	63.4	56.1	53.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,089	8,944	20,379
# of Persons per HH	0.7	0.9	1.0
Average HH Income	\$34,064	\$39,261	\$42,082
Average House Value	\$427,789	\$356,657	\$345,408
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	29.3%	30.3%	31.0%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,864	7,070	17,785
Total Population - Black	51	192	461
Total Population - Asian	22	63	182
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	0	5
Total Population - Other	12	86	228

2020 American Community Survey (ACS)



Map data ©2026

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**.





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

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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, I 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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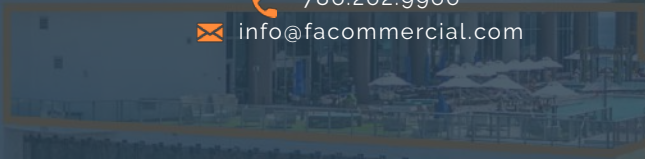
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and 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.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com



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Commercial

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