

# BB Americas Bank

ABSOLUTE NNN  
AVENTURA ON BISCAYNE BLVD

OFFERING MEMORANDUM

17900 Biscayne Blvd  
Aventura, FL 33160



*Exclusively Marketed by:*

**Daniel Ickowicz**

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Lic: 3123790

**ELITE**  
COMMERCIAL DIVISION

# BB Americas Bank

## CONTENTS

### 01 Investment Summary

Offering Summary  
Investment Highlights  
Location Highlights Local  
Business Map Aerial View  
Map Traffic Counts

### 02 Tenant Overview

Brand Profile  
Lease Summary

### 03 Demographics

General Demographics



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**01 Investment Summary**

- Offering Summary
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**BB AMERICAS BANK**

# OFFERING SUMMARY

PRICE	\$5,985,000
CAP RATE	4.52%
NO	\$270,670
LANDLORD RESPONSIBILITIES	NONE
TENANT	BB AMERICAS Bank
LEASE TYPE	NNN
LEASE TERM REMANING	1.6 Years
LOCATIONS	4 locations

# PROPERTY SUMMARY

ADDRESS	17900 Biscayne Blvd Aventura, FL 33160
COUNTY	Miami-Dade
BUILDING SF	3,496
LAND ACRES	.20
YEAR BUILT	2017
TRAFFIC COUNTS	69,583 VPD
PARCEL NUMBER	28-2209-000-0060
ZONING TYPE	B2 Commercial General





## Investment Highlights

- **PRIME LOCATION ON BISCAYNE BOULEVARD**

Strategically positioned on one of South Florida's most important commercial corridors, featuring approximately 80 feet of direct frontage and offering exceptional visibility and exposure.

- **SINGLE-TENANT BANK INVESTMENT**

Leased to Banco do Brasil Americas, a long-standing occupant at this Biscayne Boulevard location for over 10 years, serving a strong international banking clientele.

- **ANNUAL RENT GROWTH**

Contractual 2% annual rent escalations throughout the primary lease term and all renewal option periods.

- **FREESTANDING BUILDING**

Standalone structure providing strong tenant identity, visibility, and branding presence.

- **PREMIER SOUTH FLORIDA MARKET**

Positioned within an affluent submarket supported by strong demographics and sustained international investment demand.

- **IRREPLACEABLE BISCAYNE BOULEVARD LOCATION**

Positioned along one of South Florida’s most prominent commercial corridors, the property offers approximately 80 feet of direct frontage on Biscayne Boulevard, with traffic counts nearing 70,000 vehicles per day—delivering exceptional visibility, access, and long-term real estate value.

- **HIGH BARRIER-TO-ENTRY SUBMARKET**

Located in the heart of Aventura, one of Miami- Dade County’s most affluent and supply-constrained submarkets, characterized by strong demographics, high household incomes, and continued international capital investment.

- **STRONG UNDERLYING REAL ESTATE FUNDAMENTALS**

The asset benefits from its strategic positioning within a dense, high-demand corridor surrounded by luxury residential towers, national retailers, and institutional-grade developments—supporting long- term value and multiple future use scenarios

- **PREMIER RETAIL & COMMERCIAL CORRIDOR**

Biscayne Boulevard serves as a primary north-south artery connecting Aventura with North Miami Beach, Sunny Isles Beach, and greater Miami, making it a highly trafficked and desirable location for a wide range of commercial uses.

- **AFFLUENT & INTERNATIONALLY DRIVEN MARKET**

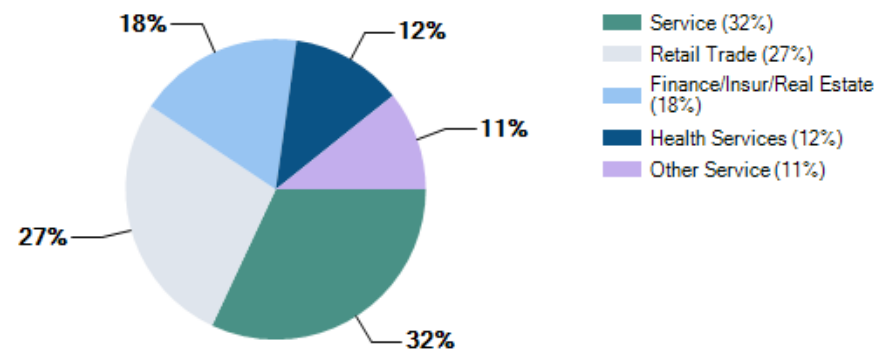
Aventura is recognized as a global destination, anchored by Aventura Mall and a strong base of international residents and visitors, driving consistent demand for retail, financial, and service-oriented uses.

- **LONG-TERM STRATEGIC FLEXIBILITY**

The property’s freestanding configuration and prime frontage provide a unique opportunity for investors to capitalize on the long-term growth of the corridor and adapt to evolving market demand over time.

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2026 Population 2026	27,613	181,586	424,491
Median HH Income 2026	\$70,800	\$71,363	\$66,802
Average HH Income	\$125,205	\$114,890	\$103,717

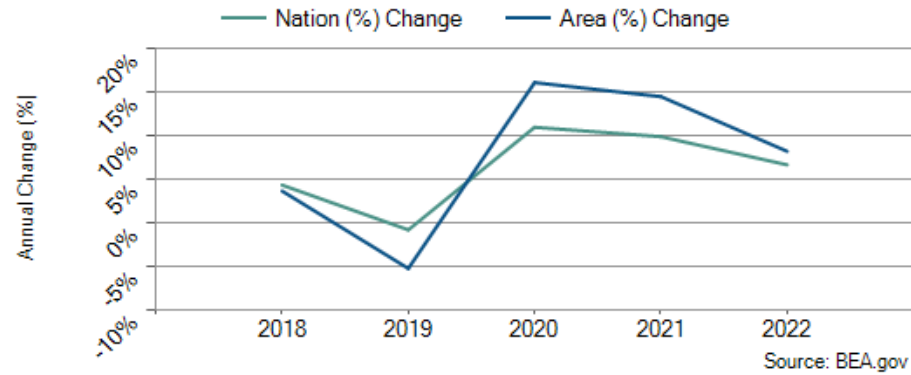
### Major Industries by Employee Count

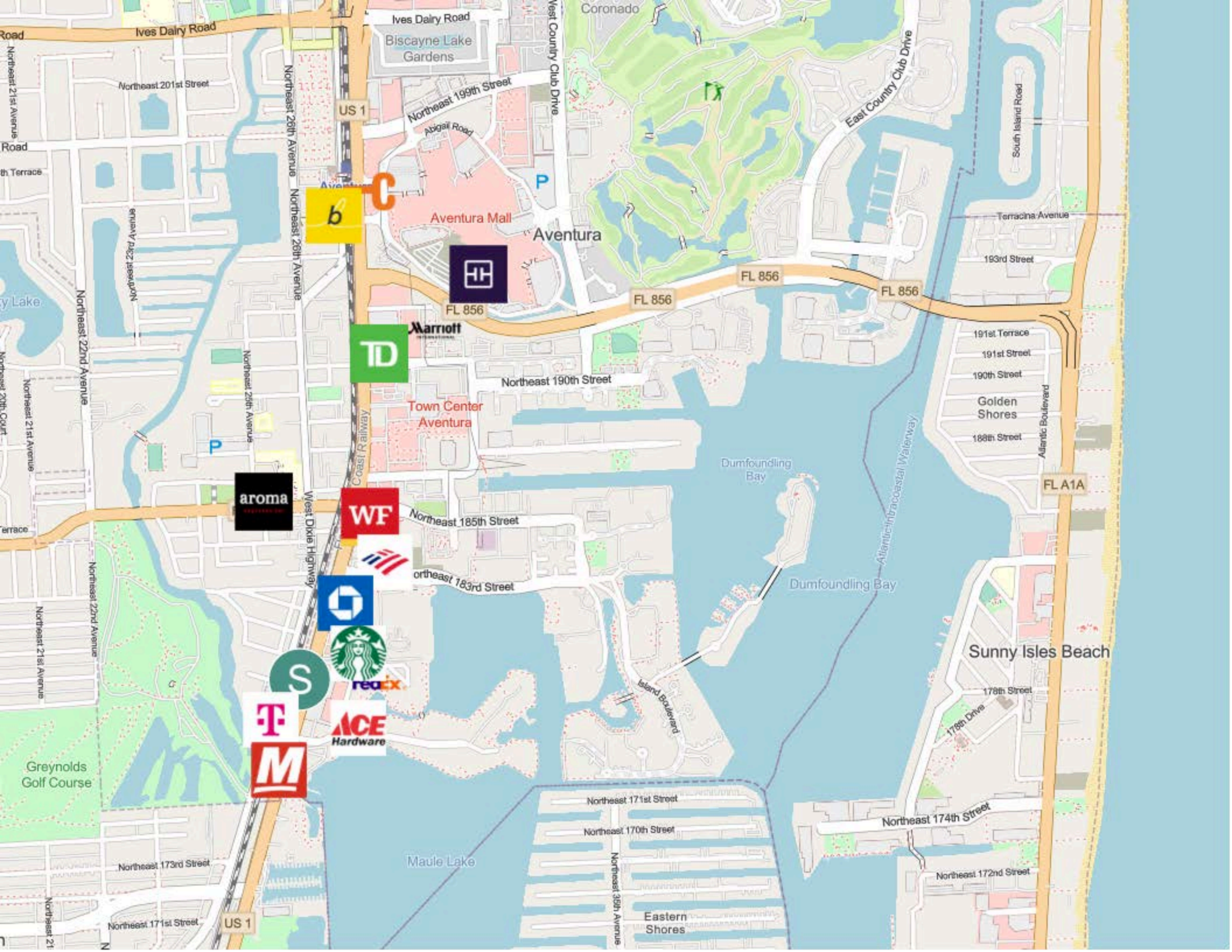


## Largest Employers

University of Miami Baptist Health	17,000
South Florida American Airlines	11,353
Carnival Cruise Line Nicklaus	11,031
Children's Hospital Mount Sinai	3,500
Medical Center Florida Power &	3,500
Light Royal Caribbean	3,321
International	3,011
	2,989

## Miami-Dade County GDP Trend





Ives Dairy Road

Northeast 201st Street

Northeast 21st Avenue

Northeast 23rd Avenue

Northeast 22nd Avenue

Northeast 21st Avenue

Northeast 20th Avenue

Northeast 22nd Avenue

Northeast 21st Avenue

Northeast 22nd Avenue

Northeast 21st Avenue

Greynolds Golf Course

Northeast 173rd Street

Northeast 171st Street

Northeast 21st Avenue

Northeast 28th Avenue

Northeast 29th Avenue

West Dixie Highway

US 1

US 1

US 1

Ives Dairy Road  
Biscayne Lake Gardens  
Northeast 199th Street  
Abigail Road

Aventura Mall  
Aventura

Marriott  
Town Center Aventura

Northeast 190th Street

Northeast 185th Street  
Northeast 183rd Street

Starbucks  
reactx

ACE Hardware

Northeast 171st Street  
Northeast 170th Street

Maule Lake  
Eastern Shores

West Country Club Drive  
Coronado

FL 856

FL 856

Northeast 190th Street

Dumfoundling Bay

Island Boulevard

Northeast 171st Street  
Northeast 170th Street

Northeast 171st Street  
Northeast 170th Street

Northeast 171st Street  
Northeast 170th Street

East Country Club Drive

FL 856

FL 856

Northeast 190th Street

Dumfoundling Bay

Northeast 171st Street  
Northeast 170th Street

Northeast 171st Street  
Northeast 170th Street

Northeast 171st Street  
Northeast 170th Street

Northeast 171st Street  
Northeast 170th Street

South Island Road

Terrachina Avenue

193rd Street

191st Terrace  
191st Street  
190th Street  
Golden Shores  
188th Street

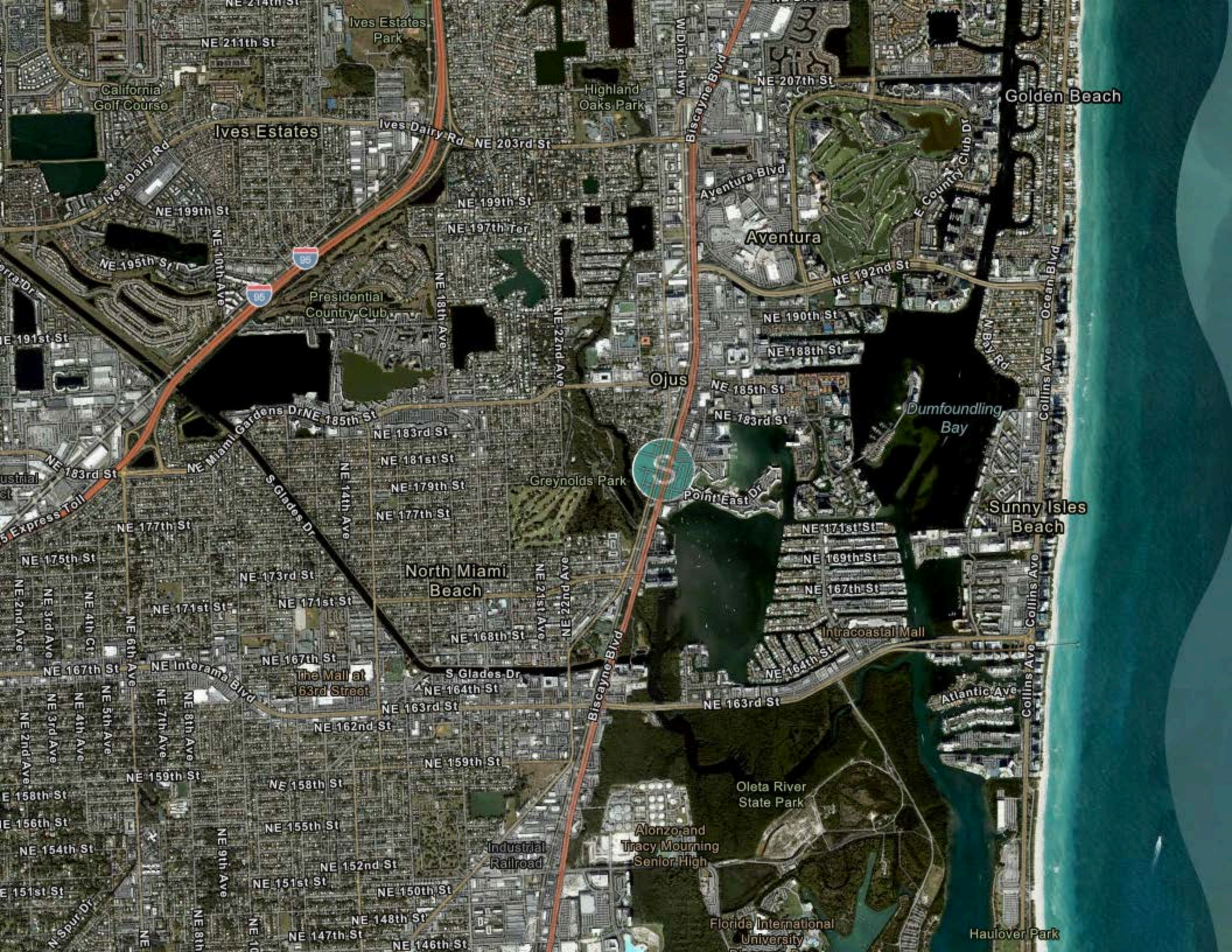
Atlantic Boulevard

FLA 1A

Sunny Isles Beach

178th Street  
178th Drive

Northeast 174th Street  
Northeast 172nd Street



NE 214th St

NE 211th St

NE 199th St

NE 195th St

NE 191st St

NE 183rd St

NE 177th St

NE 175th St

NE 173rd St

NE 171st St

NE 167th St

NE 163rd St

NE 159th St

NE 158th St

NE 156th St

NE 154th St

NE 151st St

NE 147th St

NE 146th St

NE 148th St

NE 150th St

NE 151st St

Ives Estates Park

Highland Oaks Park

Presidential Country Club

Greynolds Park

North Miami Beach

Aventura

Ojus

North Miami Beach

Golden Beach

Sunny Isles Beach

Dumfoundling Bay

Oleta River State Park

Alonzo and Tracy Mourning Senior High

Florida International University

Haulover Park

Florida International University

Alonzo and Tracy Mourning Senior High

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NE 163rd St

NE 159th St

NE 158th St

NE 156th St

NE 154th St

NE 151st St

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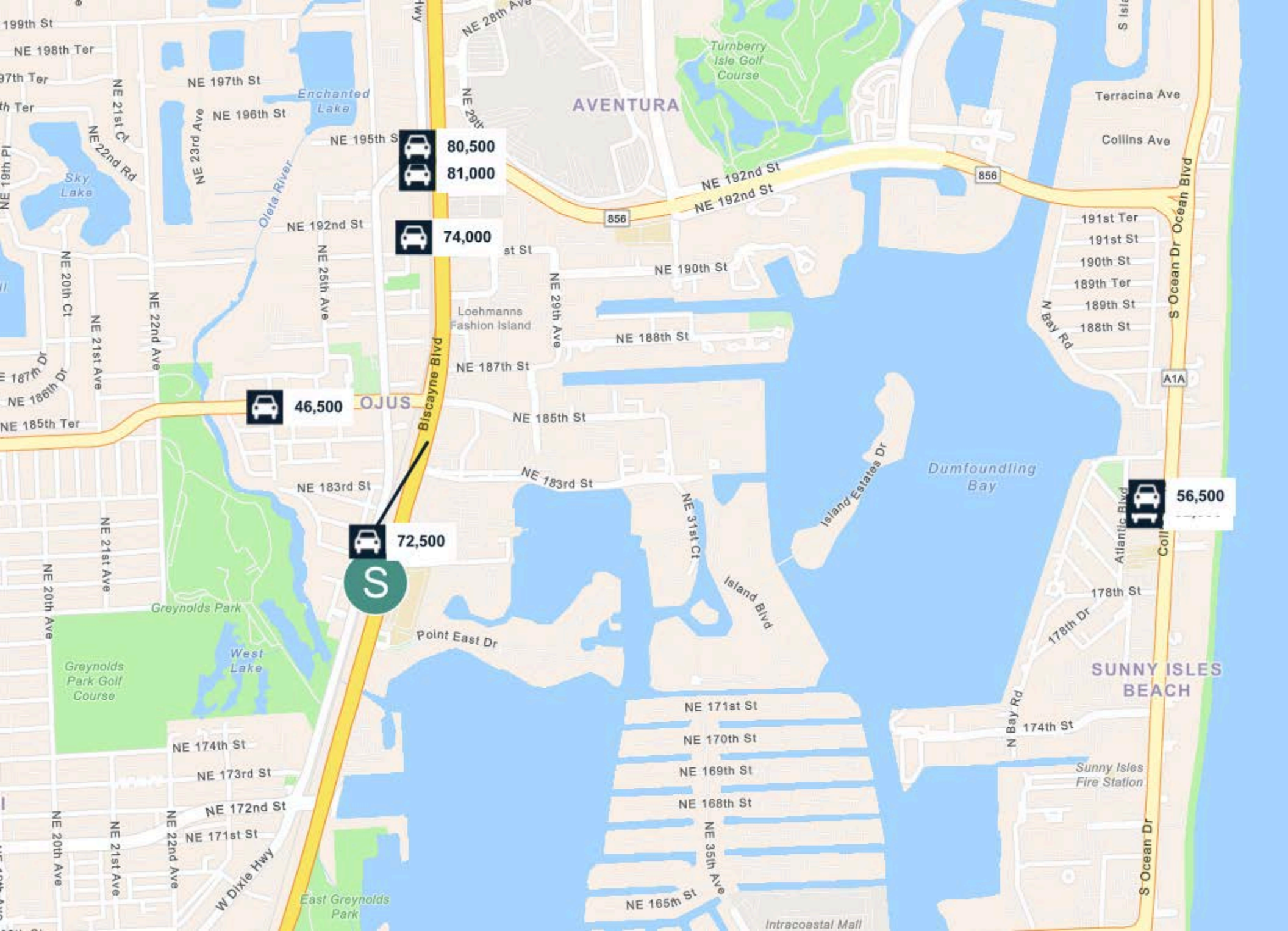
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Highland Oaks Park

Ives Estates Park

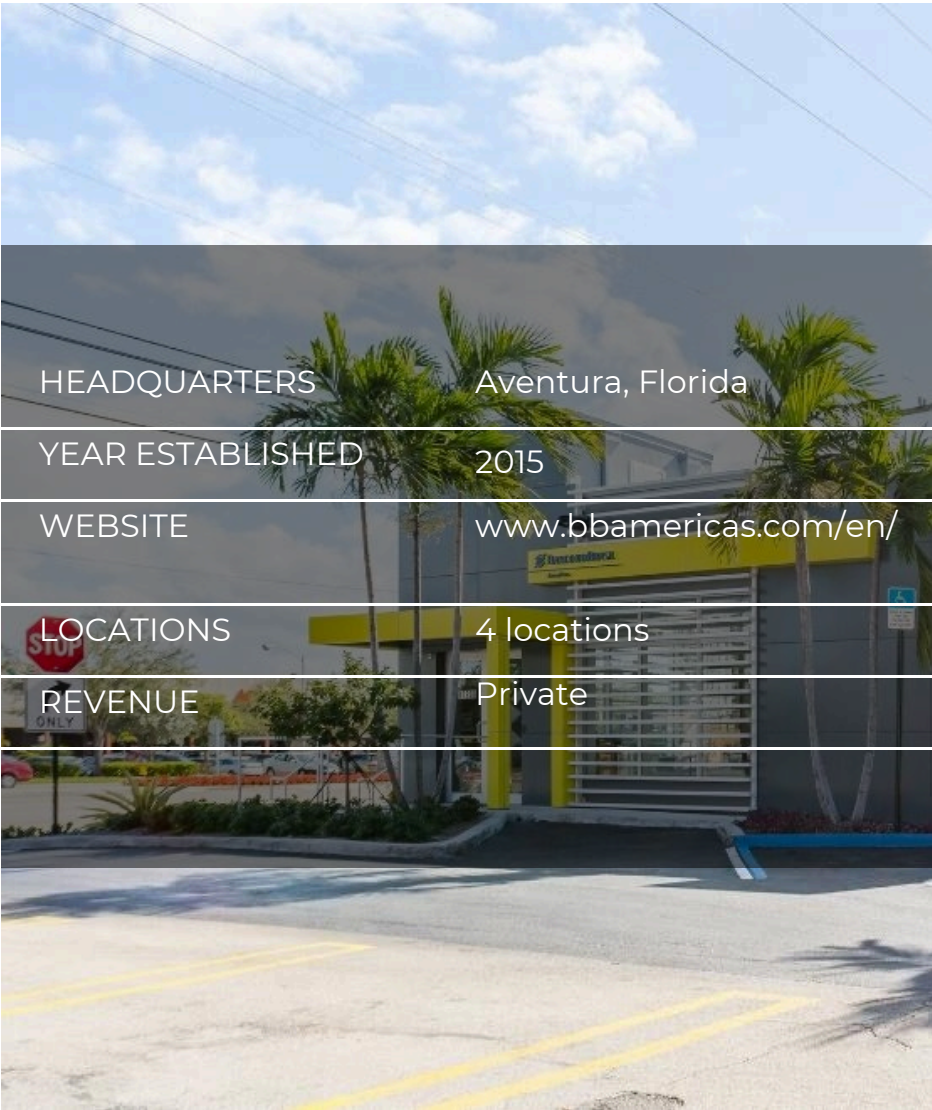




## 02 Tenant Overview

Brand Profile  
Lease Summary

BB AMERICAS BANK



# BRAND PROFILE



BB Americas Bank is a dynamic financial institution committed to delivering exceptional banking services to its diverse clientele. With a strong presence in Florida, the bank offers a comprehensive range of services tailored to meet the unique needs of individuals and businesses alike. Its dedicated team ensures a personalized banking experience, fostering long-term relationships built on trust and reliability. The bank's strategic locations in Aventura, Brickell, Lighthouse Point, and Orlando provide convenient access to its services, reinforcing its commitment to community engagement and financial empowerment.

## LEASE ABSTRACT

TENANT	BB AMERICAS Bank
EXPIRATION DATE	10/31/2033
LEASE TERM REMAINING	1.6 Years
RENEWAL OPTIONS	Three 2-year Options
CURRENT	\$270,670
RENT INCREASES	2% every year

## RENT SCHEDULE

3/2026	\$270,670/Year	\$22,556/Month
3/2027	\$276,084/Year	\$23,007/Month
OPTION 1 2028	\$281,605/Year	\$23,467/Month
OPTION 1 2029	\$287,237/Year	\$23,936/Month
OPTION 2 2030	\$292,982/Year	\$24,415/Month
OPTION 2 2031	\$298,842/Year	\$24,904/Month
OPTION 3 2032	\$304,819/Year	\$25,402/Month
OPTION 3 2033	\$310,916/Year	\$25,910/Month

## LEASE STRUCTURE

LEASE TYPE	NNN
PROPERTY TAXES	Tenant Responsibility
ROOF AND STRUCTURE	Tenant Responsibility
INSURANCE	Tenant Responsibility
MAINTENANCE	Tenant Responsibility
PARKING	Tenant Responsibility
LANDLORD	Zero Responsibility





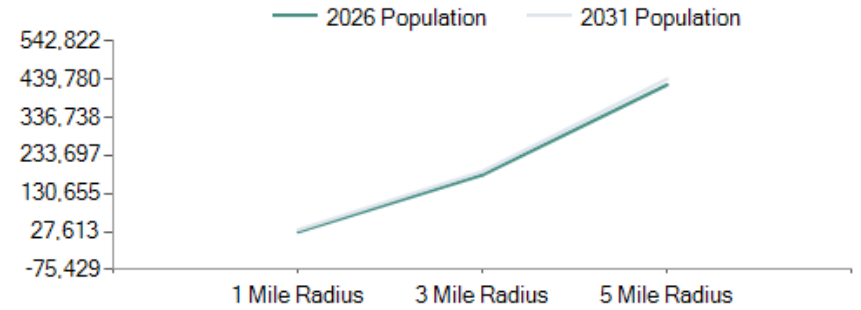
03 Demographics

General Demographics

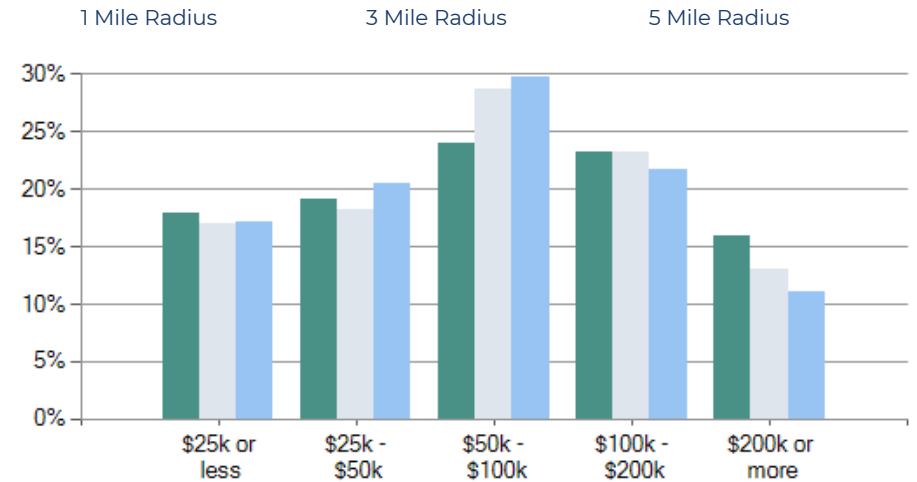
BB AMERICAS BANK

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	20,799	147,076	359,778
2010 Population	24,422	166,606	388,151
2026 Population	27,613	181,586	424,491
2031 Population	32,873	190,630	439,780
2026 African American	2,862	37,768	138,246
2026 American Indian	92,727	721	1,670
2026 Asian	12,855	4,633	9,394
2026 Hispanic	2,527	76,018	155,932
2026 Other Race	12,899	17,156	37,785
2026 White	8,495	73,487	142,135
2026 Multiracial	17.75%	47,769	95,114
2026-2031: Population: Growth Rate		4.90%	3.55%

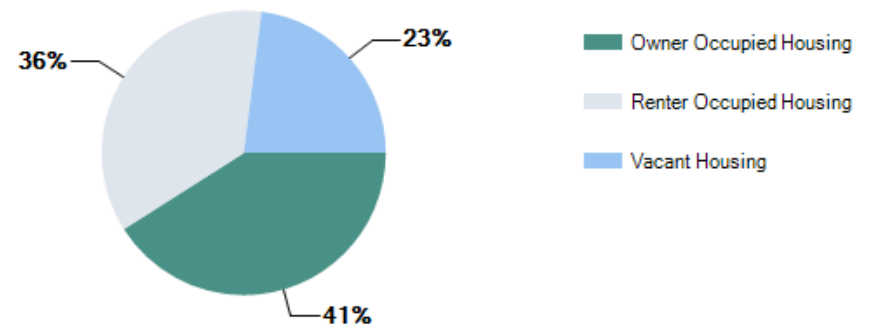
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,164	7,604	17,477
\$15,000-\$24,999	1,018	4,985	11,858
\$25,000-\$34,999	987	5,582	14,340
\$35,000-\$49,999	1,331	7,935	20,583
\$50,000-\$74,999	1,776	12,604	29,980
\$75,000-\$99,999	1,133	8,756	20,887
\$100,000-\$149,999	1,748	11,580	25,463
\$150,000-\$199,999	1,074	5,736	11,643
\$200,000 or greater	1,929	9,732	19,014
Median HH Income	\$70,800	\$71,363	\$66,802
Average HH Income	\$125,205	\$114,890	\$103,717



### 2026 Household Income



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

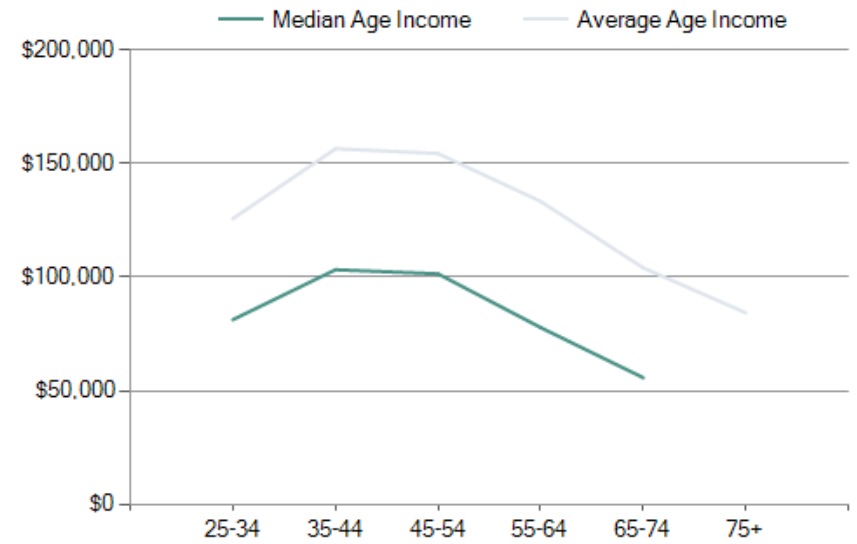
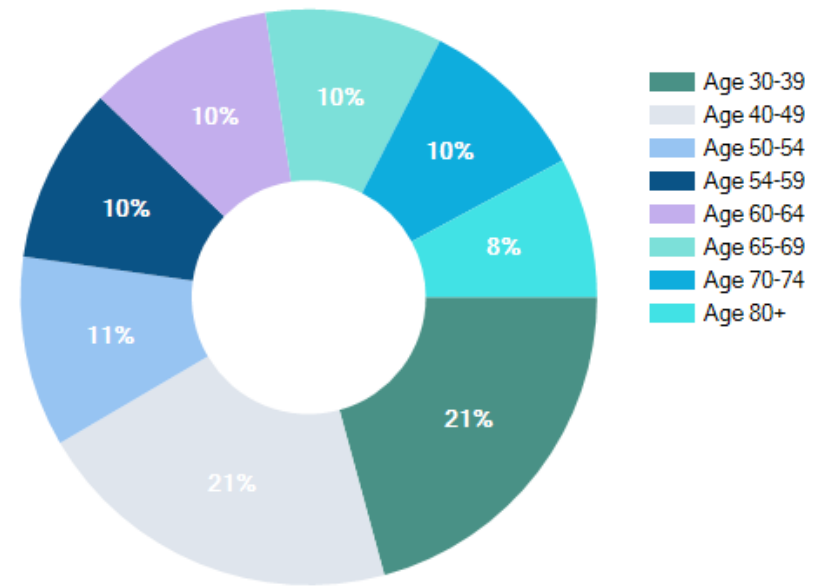


Source: esri

<b>2026 POPULATION BY AGE</b>			
	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2026 Population Age 30-34	1,748	11,607	27,690
2026 Population Age 35-39	1,898	11,930	28,472
2026 Population Age 40-44	1,874	12,345	28,846
2026 Population Age 45-49	1,773	11,745	26,950
2026 Population Age 50-54	1,880	12,039	27,941
2026 Population Age 55-59	1,737	11,830	27,654
2026 Population Age 60-64	1,832	11,720	27,618
2026 Population Age 65-69	1,743	11,022	26,053
2026 Population Age 70-74	1,685	10,081	22,921
2026 Population Age 75-79	1,382	8,031	18,052
2026 Population Age 80-84	983	5,278	11,868
2026 Population Age 85+ 2026	970	5,180	11,220
Population Age 18+ 2026	22,927	147,850	345,361
Median Age 2031 Median Age	46 46	43 44	43 44

<b>2026 INCOME BY AGE</b>			
	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$81,254	\$76,920	\$70,987
Average Household Income 25-34	\$125,784	\$111,209	\$100,902
Median Household Income 35-44	\$103,284	\$90,180	\$81,386
Average Household Income 35-44	\$156,573	\$136,710	\$121,107
Median Household Income 45-54	\$101,473	\$94,327	\$84,807
Average Household Income 45-54	\$154,467	\$142,465	\$126,392
Median Household Income 55-64	\$77,814	\$80,201	\$74,253
Average Household Income 55-64	\$133,364	\$127,317	\$114,386
Median Household Income 65-74	\$55,712	\$57,840	\$53,625
Average Household Income 65-74	\$104,098	\$97,336	\$88,436
Average Household Income 75+	\$84,298	\$75,993	\$70,709

Population By Age



# BB Americas Bank

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