The Square of Key Biscayne

NNN Retail Investment Opportunities

260 Crandon Blvd. | Key Biscayne, FL 33149

Exclusively listed by

Fernando Echeverri, CCIM

Great Properties Int'l Realty

Offering Summary

Available individually or as a portfolio

Great Properties International Realty is pleased to offer three commercial condominium units at The Square of Key Biscayne, a n established open-air retail center on Crandon Boulevard. The offering provides access to well-positioned retail real estate in one of South Florida’s most affluent and supply-constrained island communities.

Unit C-14

Leased to Craft

$1,450,000

NOI	Cap Rate	Size
$85,399	5.89%	1,044 SF

Unit C-40

Leased to Narbona

$1,450,000

NOI	Cap Rate	Size
$82,650	5.70%	1,044 SF

A-51 (End Cap)

Vacant / Owner-User

$1,990,000
$9,500/NNN For Lease

NOI	Cap Rate	Size
$114,027*	5.73%*	1,109 SF

* Proforma figures

Flexible acquisition: purchase units individually or as a three-unit portfolio

Unit C-14

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CRAFT is a casual comfort-food restaurant brand with multiple South Florida locations, serving breakfast, lunch, after-work bites and weekend brunch in a high-visibility retail setting.

UNIT SNAPSHOT	
Building Size	**1,044 SF**
Asking Price	**$1,450,000**
Cap Rate	**5.89%**
Net Operating Income	**$85,399**
Tenant	**Craft**
Lease Type	**NNN**
Lease Commencement	**May 1, 2022**
Lease Expiration	**April 30, 2027**
Rent Increases	**4% annually**
Renewal Options	**Two 5-year options**
Landlord Responsibilities	**None**

Unit C-40

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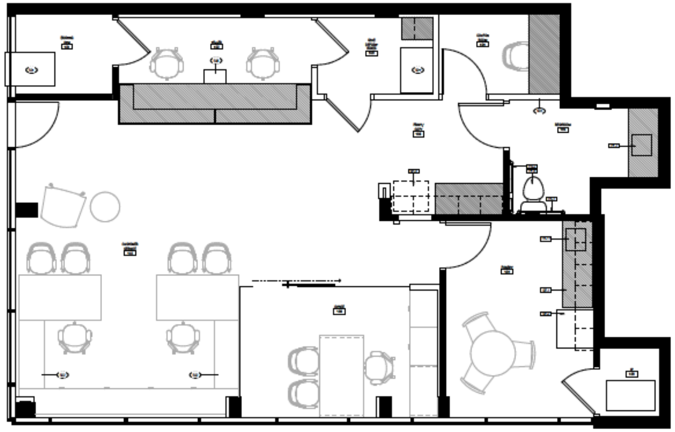
Narbona Café & Gelato is a casual café destination featuring pastries, signature gelato, milkshakes, coffee infusions and other thoughtfully prepared specialties.

UNIT SNAPSHOT	
Building Size	**1,044 SF**
Asking Price	**$1,450,000**
Cap Rate	**5.70%**
Net Operating Income	**$82,679**
Tenant	**Narbona**
Lease Type	**NNN**
Lease Commencement	**May 1, 2018**
Lease Expiration	**April 30, 2028**
Rent Increases	**4% annually**
Renewal Options	**One 5-year option**
Landlord Responsibilities	**None**

Unit A-51

Corner end-cap retail space | 260 Crandon Blvd., Unit A-51, Key Biscayne, FL 33149



Highly visible corner end-cap retail space offering excellent exposure, convenient access and ample parking. Ideal for banking, medical, dental, professional office or retail use, with strong owner-user or investor potential.

UNIT SNAPSHOT	
Building Size	**1,109 SF**
Sale Price	**$1,990,000**
For Lease	**$9,500 / NNN**
NNN Expenses	**$1,906 / month**
Net Operating Income	**$114,000 (pro forma)**
Pro Forma Cap Rate	**5.73%**
Availability	**August 2026**
Interior Layout	**Former bank space (reference)**

Investment Highlights

Core themes for investors and owner-users

01 **IRREPLACEABLE LOCATION**

Fronting Crandon Blvd., Key Biscayne’s primary retail corridor.

02 **STABLE NNN INCOME**

Craft and Narbona provide in-place income with minimal owner responsibilities.

03 **BUILT-IN RENT GROWTH**

Leases for C-14 and C-40 include 4% annual rent increases.

04 **RENEWAL COMMITMENT**

Established tenants with renewal options at the property.

05 **ATTRACTIVE CAP RATE**

C-14 and C-40 are each offered at a 5.70% cap rate.

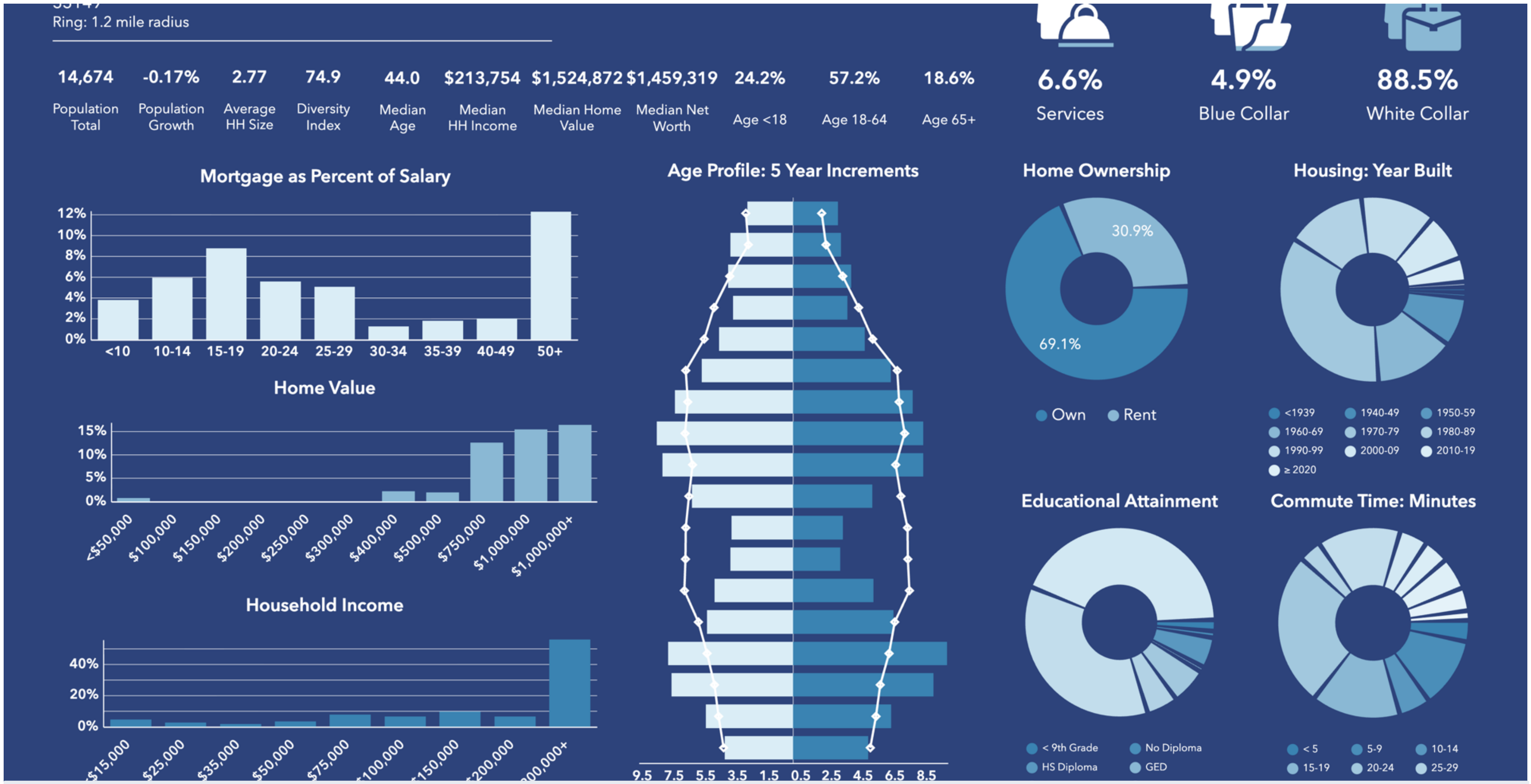
06 **FLEXIBLE ACQUISITION**

Units may be purchased individually or together; property is subject to ROFR.

Demographics

Key Biscayne trade area snapshot

26,208	$213,754	$1.52M
Average Vehicles Daily	Median HH Income	Median Home Value



Property Photos

Exterior, storefronts, parking and site access


Exterior — Building A

Courtyard & Outdoor Dining

Storefronts — Prestige Salon & Narbona

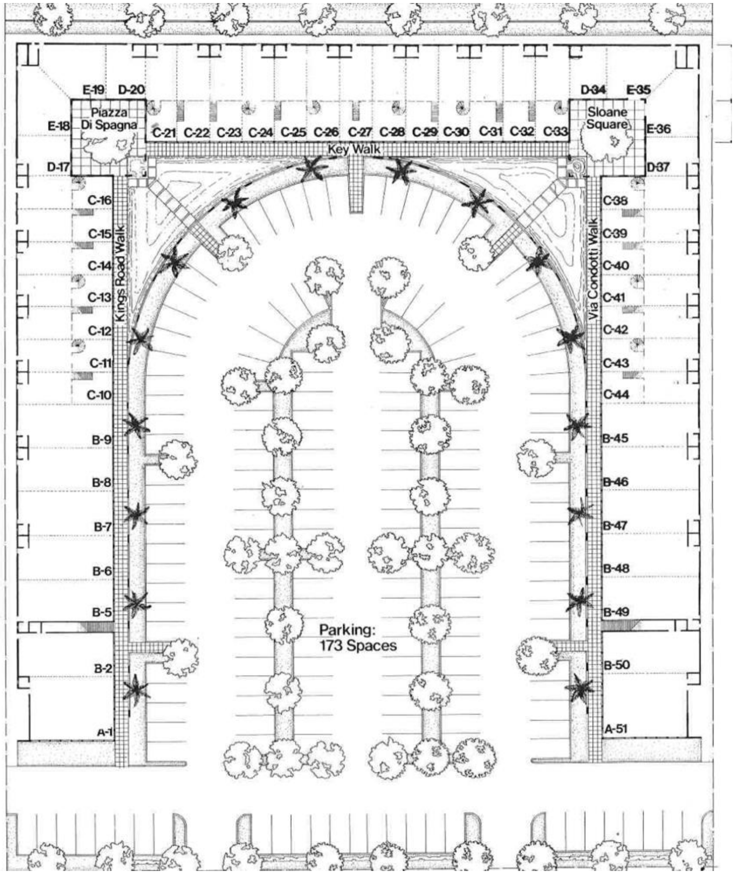
Craft — Covered Walkway


Parking & Site Access


Exterior — Unit A-51

Site Plan & Aerial Location

260 Crandon Blvd., Key Biscayne, FL



Site Plan — 260 Crandon Blvd., Key Biscayne, FL

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