



2421 NW 87 AV
Doral , Florida

Exclusively listed by:

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Marcus & Millichap



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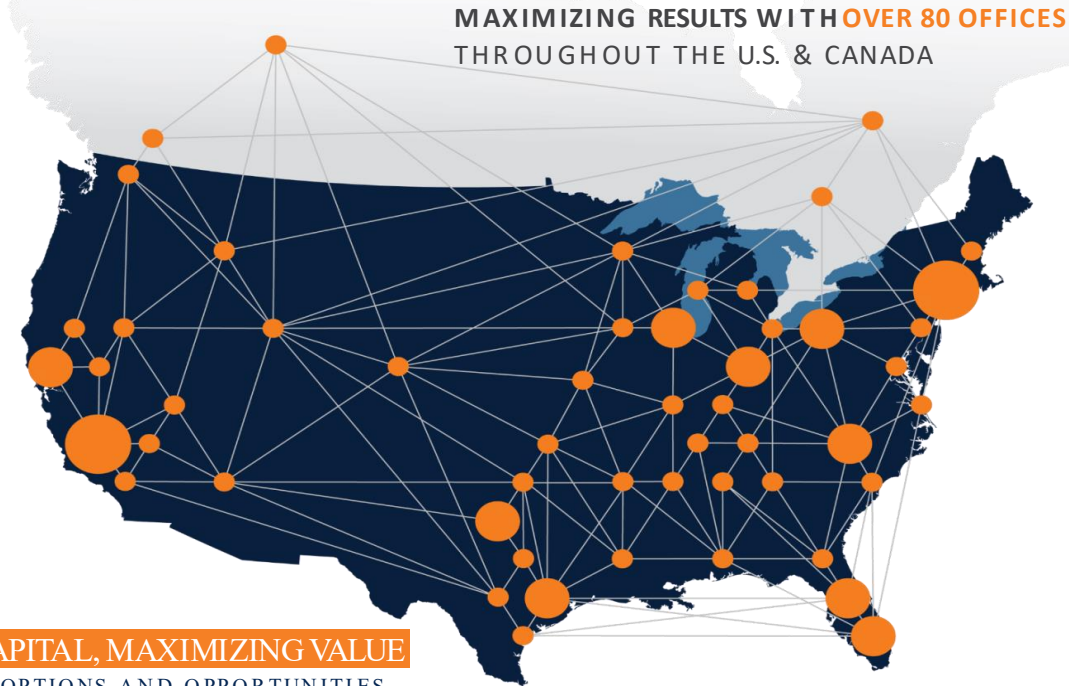
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MOVING CAPITAL, MAXIMIZING VALUE
 INVESTMENT OPTIONS AND OPPORTUNITIES

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Marcus & Millichap, as the exclusive advisor, is pleased to present for sale a prime infill single tenant property leased to Tire Kingdom located in the city of Doral, Florida.

Strategically located in one of Miami's most vibrant high growth submarket, the property sits on a generous .64 Acre lot nestled among notable national tenants such as McDonalds, Chase Bank, Us Century Bank, Centennial bank Wendys and more..

A true long term covered land play for the right investor

OFFERING HIGHLIGHTS

Address	2421 NW 87 AV, Doral, FL
# of folios	1
Ownership	Fee simple
Property Type	Single tenant retail
Building SF	7,172
Year Built	2004
Land sf	27,735
Land Ac	.64
Current occupancy	100%
Anchor tenant	Tire Kingdom
Lease Type:	Absolute NNN
Years remaining on lease	4.5
Remaining options	3 X 5-Year
Current NOI:	\$170,000
Asking price	\$3,400,000
Price/ SF	\$474
Cap rate	5%

LOCATION OVERVIEW



AAADT:41,000 Daily

AAADT:41,000 Daily

NW 25TH ST

NW 87TH AVE

NW 87TH AVE

NW 87TH AVE

NW 87TH AVE

LOCATION OVERVIEW





TENANT	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Proforma Annual rent per Sq. Ft.	Renewal options
			Comm.	Exp.						
Tire Kingdom	7,172	100%	08/05/2005	07/31/30	\$23.70 NNN	\$14,167	\$251,020	\$251,020	\$35 NNN	3 X 5-year options
Total	7,172				\$23.70 NNN	\$14,167	\$170,000	\$251,020	\$ 35 NNN	No Rent increases

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Overview

Tire Kingdom is a subsidiary of TBC Retail Group that is headquartered in Juno Beach, Florida and operates more than 730 company-owned stores under the brands: Tire Kingdom, NTB - National Tire and Battery, and Merchant's Tire and Auto Centers. TBC employs nearly 350 associates at its Juno Beach headquarters and approximately 8,400 associates nationally. Additionally, the TBC Retail Group operates 491 franchised Big O Tires retailers. Tire Kingdom began in 1972 with \$150 and 50 consignment tires in a 200 square foot stall at the West Palm Beach Farmer's Market. While operating as a cash and carry business, customers explained that they preferred to have their tires installed where they purchased them. With \$500 in borrowed money, tire-changing equipment was purchased, and Tire Kingdom was born. Business increased rapidly and soon outgrew Farmer's Market. Over the next several years, Tire Kingdom stores opened in West Palm Beach, Ft. Lauderdale, Tampa, St. Petersburg, and Sarasota. By 1988, Tire Kingdom expanded into all major south Florida markets. Tire Kingdom's expansion continued throughout south and central Florida as well as into North Carolina, South Carolina, Louisiana, Georgia, Vermont, New Hampshire, and Ohio.

Website

<http://www.tirekingdom.com>

Industry

Automotive

Company size

5,001-10,000 employees

[949 associated members](#)

Specialties

Automotive products and Services



- Shop Tires
- Auto Services
- Coupons
- Tips And Guides
- Financing
- Find a Store

Home > Tire Kingdom

EVERYDAY LOW PRICES

PASSENGER TIRE

STARTING AT
\$64⁹⁹
/ea

- ✓ Free Rotation Included
- ✓ Great All Season Traction
- ✓ 30-Day Price Guarantee

SUV TIRE

STARTING AT
\$99⁹⁹
/ea

- ✓ 40K+ Mileage Warranty
- ✓ Great Wet Weather Traction
- ✓ Road Hazard Available

FEATURED REBATE

SAVE
\$80

On Sets of Four
MICHELIN

Shop Tires



Schedule Service



MIAMI

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands — the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. With over 456,000 residents, Miami is the most populous city, followed by Hialeah, with roughly 221,000 people. Miami is a major North American tourist destination, expected to receive 28 million visitors in 2025. The city’s “Downtown Miami Master Plan” aims to enhance the quality of life and vacation appeal of the central business district.



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, endearing the area to businesses and high-earning households. Recent years have seen a wave of corporate relations to the market.



METRO HIGHLIGHTS

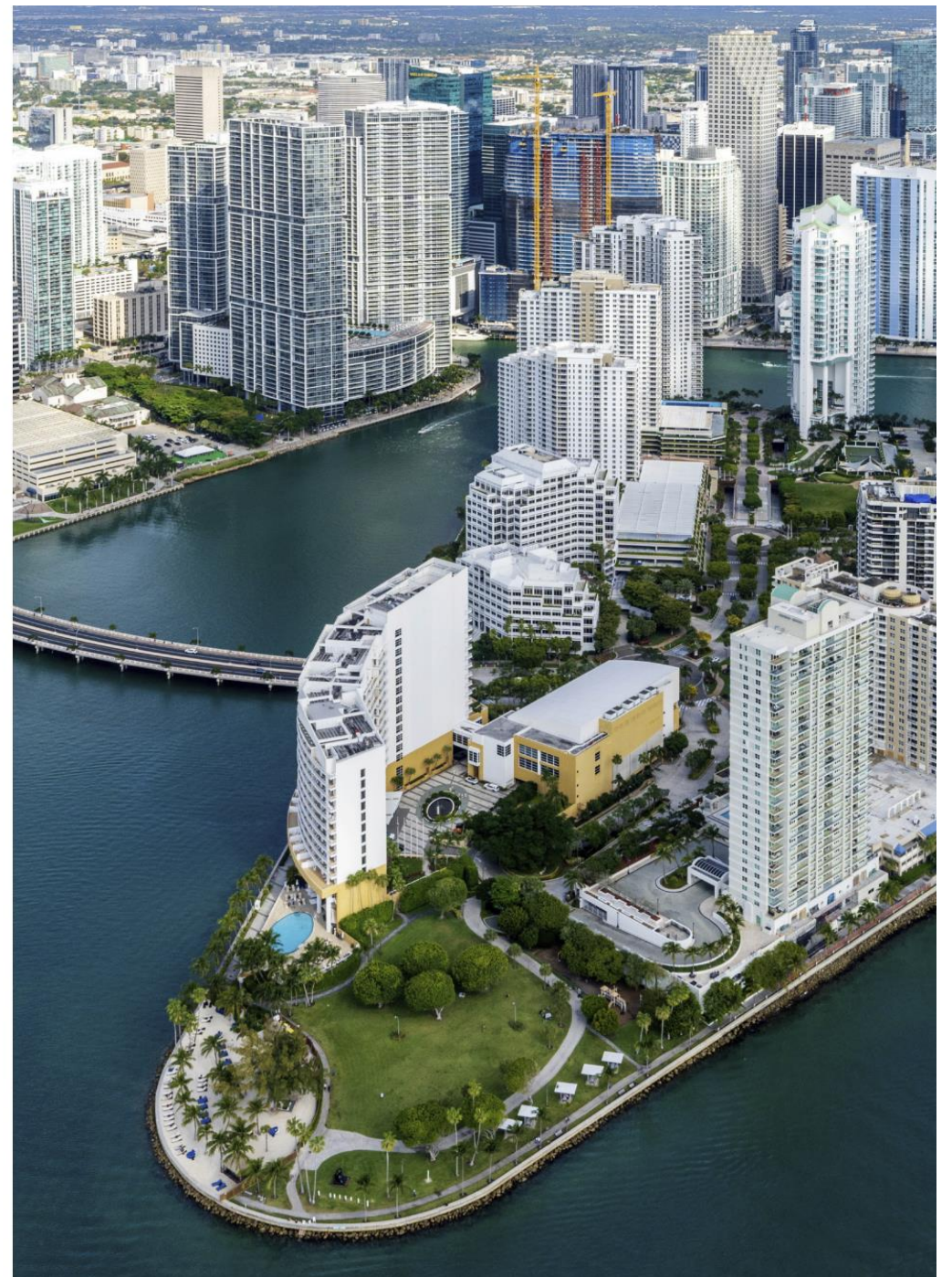
INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world. For this reason, many companies position their Latin American headquarters in the county.



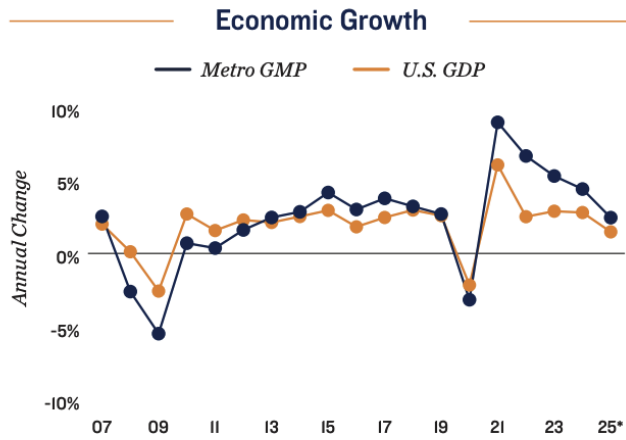
MEDICAL COMMUNITY

Miami’s Health District features Florida’s largest concentration of medical facilities. Public hospitals specialists centers serve county residents and draw in patients from elsewhere in the state, while also serving as a pole rallying biotech firms.



ECONOMY

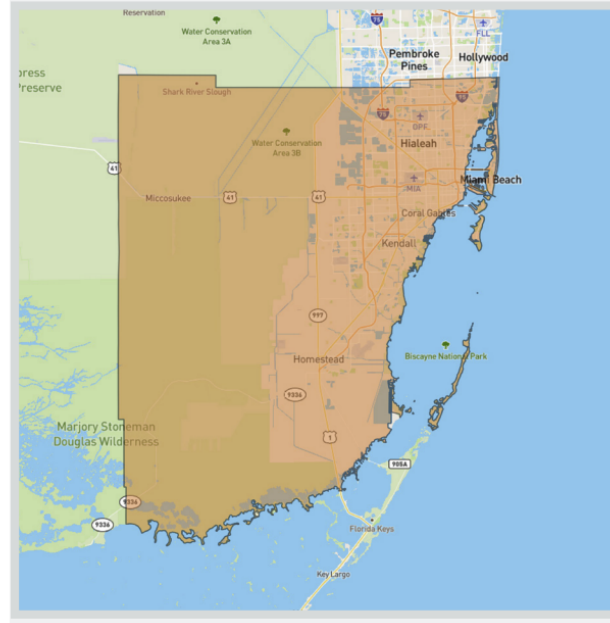
- Trade, international finance, health care and entertainment have become major strengths in the region, comprising large shares of the Miami metro employment base.
- A strong tourism industry has developed with ties to Latin America and the Caribbean. Miami's own nightlife, arts scene and oceanside amenities attract domestic tourism, as well.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both significant sources of employment for the county's residents.



* Forecast

MAJOR AREA EMPLOYERS

- Baptist Health South Florida
- University of Miami
- American Airlines
- Nicklaus Children's Hospital
- Publix Super Markets
- Winn-Dixie Stores
- Florida Power & Light Co.
- Carnival Cruise Line
- AT&T
- Mount Sinai Medical Center



SHARE OF 2025 TOTAL EMPLOYMENT

- 3% **MANUFACTURING**
- 25% **TRADE, TRANSPORTATION AND UTILITIES**
- 11% **GOVERNMENT**
- 16% **EDUCATION AND HEALTH SERVICES**
- 7% **FINANCIAL ACTIVITIES**
- 16% **PROFESSIONAL AND BUSINESS SERVICES**
- 4% **CONSTRUCTION**
- 11% **LEISURE AND HOSPITALITY**
- 2% **INFORMATION**
- 4% **OTHER SERVICES**

Note: Figures are rounded to nearest whole percentage point

DEMOGRAPHICS

- The metro is expected to add more than 46,000 people over the next five years. During the same period, approximately 20,000 households will be formed.
- The local homeownership rate of almost 51 percent is below the national rate of 65 percent, maintaining a strong rental market.
- About 40 percent of Miami-Dade residents work in blue-collar occupations — above the national average.

QUALITY OF LIFE

Miami-Dade County offers a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks, including the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region has a dynamic and diverse culture, family-friendly neighborhoods, and a plethora of shops and restaurants, as well as beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean, whether for tourism or residents with family abroad.

SPORTS

Baseball | **MLB** | Miami Marlins
 Football | **NFL** | Miami Dolphins
 Basketball | **NBA** | Miami Heat



EDUCATION

- The University of Miami
 - Barry University
- Florida International University
 - Miami Dade College



ARTS & ENTERTAINMENT

- Adrienne Arsht Center
 - Zoo Miami
- Perez Art Museum Miami
- Miami Children’s Museum



QUICK FACTS



POPULATION
2.7M
 Growth 2025-2029*
1.7%



HOUSEHOLDS
994K
 Growth 2025-2029*
2%



MEDIAN AGE
41
 U.S. Median:
39

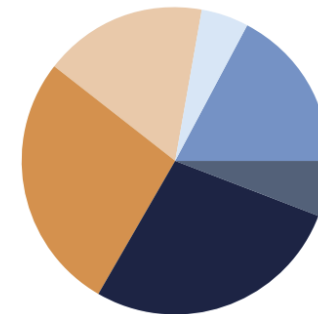


MEDIAN HOUSEHOLD INCOME
\$79,000
 U.S. Median:
\$76,000

* Forecast

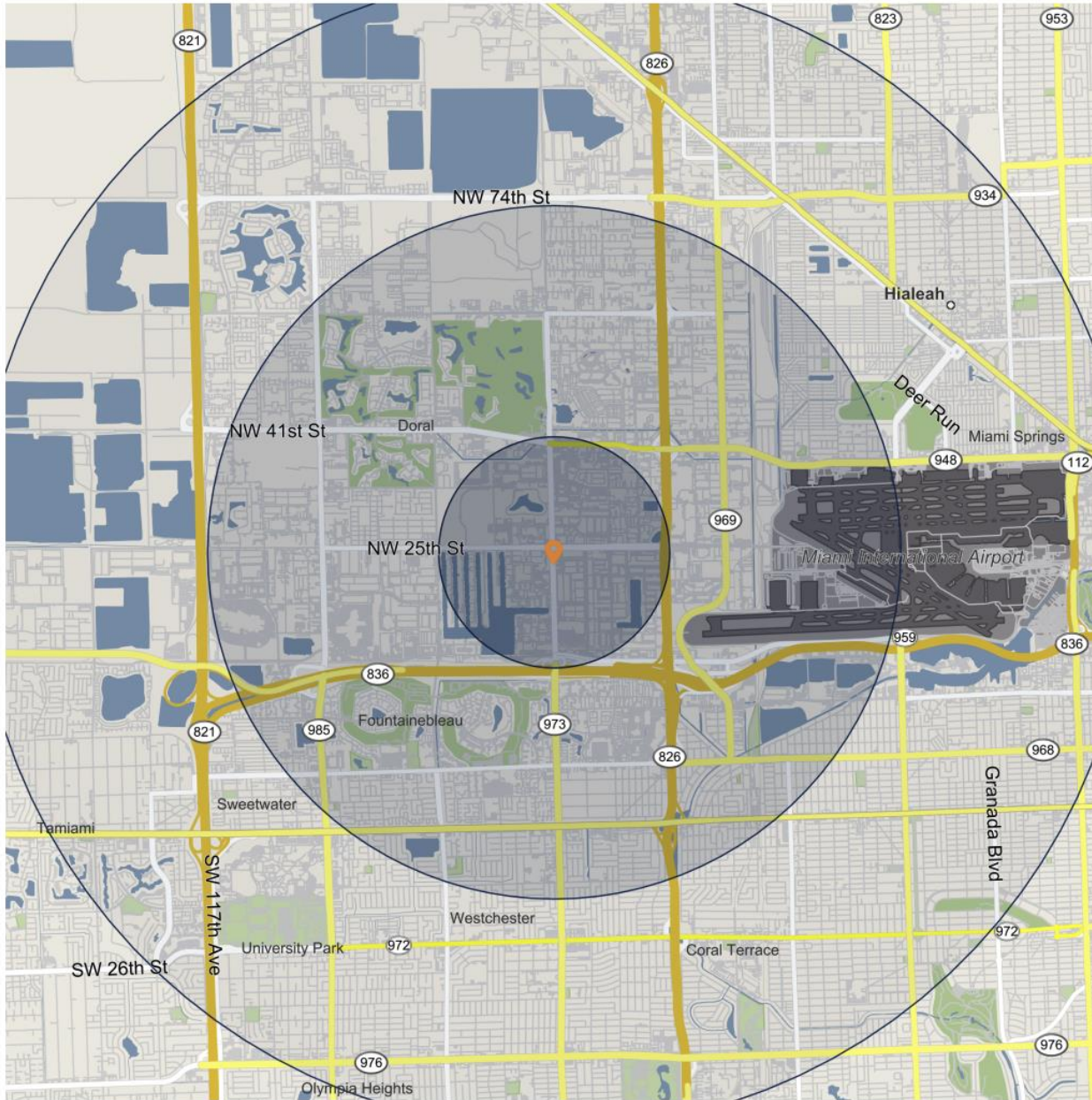
2025 Population by Age

- 5% 0-4 years
- 17% 5-19 years
- 6% 20-24 years
- 27% 25-44 years
- 27% 45-64 years
- 17% 65+ years

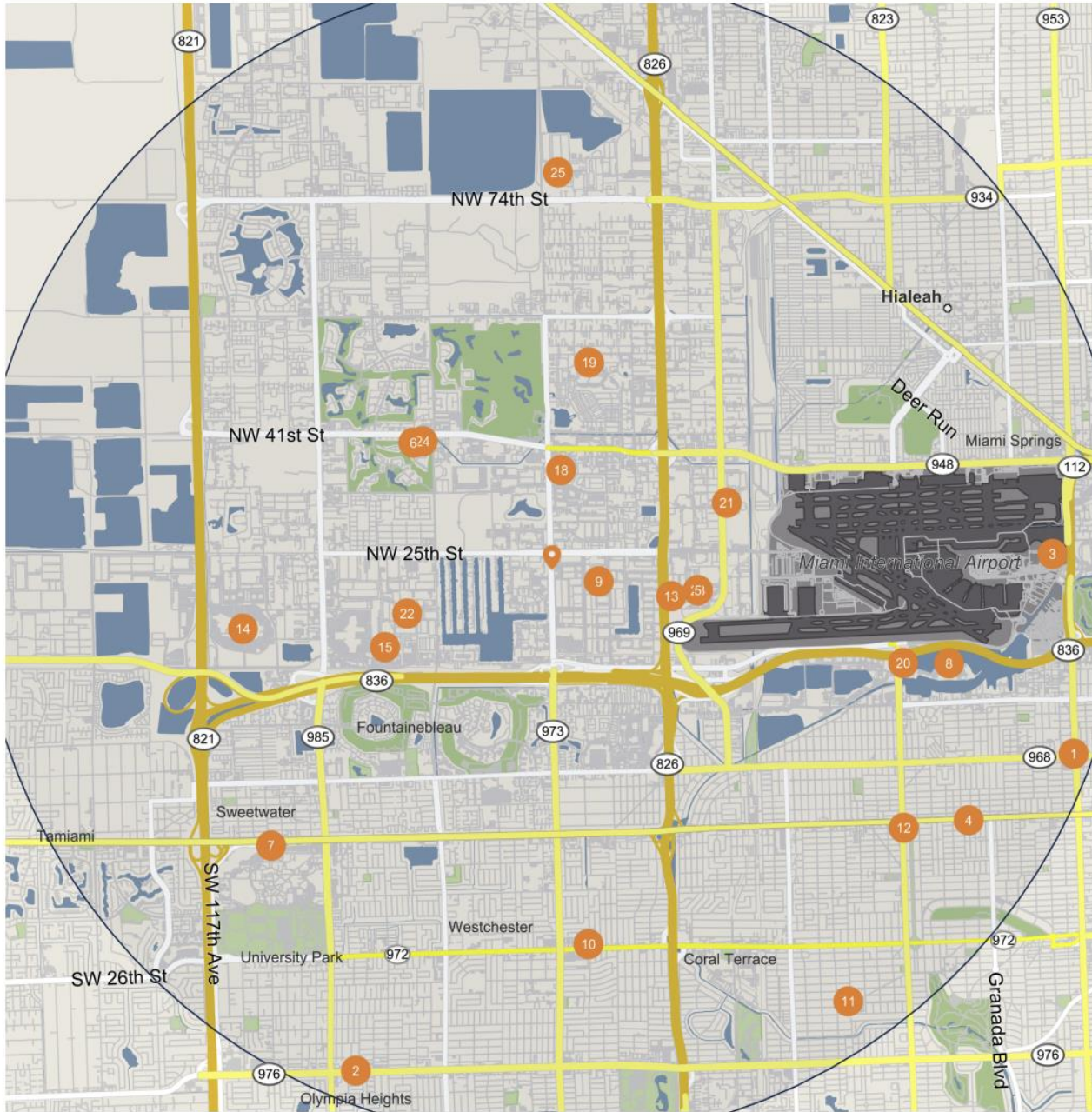


* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



	1 Mile	3 Miles	5 Miles
POPULATION			
2029 Projection	2,515	129,966	441,640
2024 Estimate	2,605	127,383	435,783
2020 Census	2,306	127,163	438,067
2010 Census	11	109,867	405,347
HOUSEHOLD INCOME			
Average	\$95,781	\$93,120	\$91,710
Median	\$81,268	\$77,158	\$74,510
Per Capita	\$37,473	\$34,394	\$32,204
HOUSEHOLDS			
2029 Projection	950	48,661	158,688
2024 Estimate	944	47,517	155,941
2020 Census	936	45,955	152,188
2010 Census	6	38,682	136,393
HOUSING			
Median Home Value	\$1,000,000	\$419,928	\$483,068
EMPLOYMENT			
2024 Daytime Population	37,379	290,943	597,854
2024 Unemployment	0.97%	0.78%	0.80%
Average Time Traveled (Minutes)	23	30	31
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	13.90%	9.33%	7.59%
Some College (13-15)	14.34%	26.31%	29.10%
Associate Degree Only	7.28%	8.89%	9.05%
Bachelor's Degree Only	4.50%	9.43%	8.88%
Graduate Degree	55.67%	36.35%	31.25%



Major Employers		Employees
1	Keystone Holdings Group LLC-Keystone Holdings	6,102
2	Humana Government Business Inc-Humana	5,010
3	County Miami Dade AVI Dept	4,000
4	Kindred Hospitals East LLC-Kindred Hosp - S Fla - Cral Gb	3,706
5	Pollo Tropical Inc	3,649
6	Medtronic Usa Inc	3,250
7	Florida International Univ-Finance and Administration	2,800
8	Celebrity Cruises Inc	2,781
9	Tng GP	2,590
10	Unitedhealthcare Insurance Co-United Healthcare	2,210
11	Variety Childrens Hospital-Nicklaus Childrens Hospital	2,014
12	American Sls MGT Orgnztn LLC-Eulen America	2,005
13	Ncl (bahamas Ltd A Bermuda Co-Norwegian Cruise Line	1,800
14	Carlson Restaurants Inc	1,515
15	Gold Coast Beverage LLC	1,500
16	Norwegian Crise Line Hldngs Lt-NORWEGIAN CRUISE LINE	1,441
17	Ncl Corporation Ltd-NORWEGIAN CRUISE LINE	1,200
18	Carnival Corporation-CARNIVAL	1,200
19	Dentaquest of Florida Inc-Dentaquest	1,111
20	Lennar Corporation-LENNAR	1,034
21	C C 1 Limited Partnership-Coca-Cola	1,000
22	Aeropost Inc	1,000
23	Pollo Franchise Inc	985
24	World Kinect Corporation	789
25	Eco Window Systems LLC	717