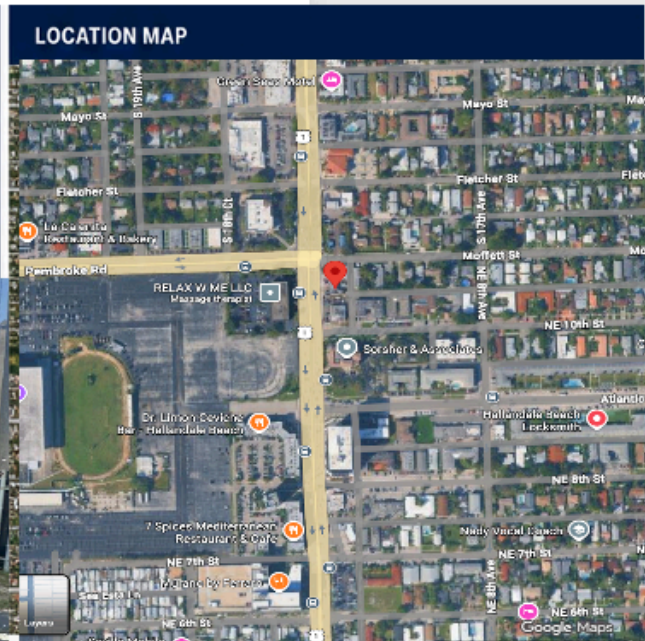


OFFERING MEMORANDUM

# 1010 N FEDERAL HWY

HALLANDALE BEACH, FL 33009

STABILIZED • TRIPLE NNN • TWO-TENANT RETAIL ASSET



### LOCATION OVERVIEW

1010 N Federal Hwy is strategically located on one of South Florida's most prominent commercial corridors. The property benefits from excellent visibility, high traffic counts, and strong demographics in a dense residential and commercial trade area.



±47,000  
VPD  
N Federal Hwy



164,000+  
Population  
Within 3 Miles



\$82,000+  
Avg. HH Income  
Within 3 Miles



Strong Retail &  
Commercial  
Market

### EXECUTIVE SUMMARY

1010 N Federal Hwy represents a premier net-leased investment opportunity. The property consists of a fully leased retail/commercial building totaling 4,332 square feet with two established Triple Net (NNN) tenants. Tenants are responsible for taxes, insurance, and maintenance, providing a truly passive investment with zero landlord responsibility.



\$185,324  
NET ANNUAL INCOME



4,332 SF  
TOTAL BUILDING SIZE



2  
TENANTS



TRIPLE NET (NNN)  
LEASE STRUCTURE

### PROPERTY OVERVIEW

Address:	1010 N Federal Hwy, Hallandale Beach, FL 33009
Property Type:	Retail / Commercial
Building Size:	4,332 SF
Land Size:	±0.25 Acres (10,890 SF)
Year Built:	1982
Occupancy:	100% Leased
Lease Type:	Triple Net (NNN)
Number of Tenants:	2
Landlord Responsibility:	None – Zero Management
Zoning:	B-2 (General Business) – City of Hallandale Beach
Parking:	Ample Surface Parking
Traffic Count:	±47,000 VPD on N Federal Hwy
Parcel ID:	5142 14 07 0010

### TENANT BREAKDOWN

TENANT	LEASED AREA (SF)	% OF GLA	LEASE TYPE
Tenant A	2,348 SF	54.2%	Triple Net (NNN)
Tenant B	1,984 SF	45.8%	Triple Net (NNN)
<b>TOTAL</b>	<b>4,332 SF</b>	<b>100%</b>	



### INVESTMENT HIGHLIGHTS

- ✓ Strong and stable net income of \$185,324 annually
- ✓ Two established Triple Net (NNN) tenants
- ✓ Zero landlord responsibility
- ✓ Prime frontage on N Federal Hwy
- ✓ High visibility and traffic exposure
- ✓ Located in a high-growth South Florida market
- ✓ Long-term appreciation potential
- ✓ Ideal passive investment

### FINANCIAL SUMMARY

Gross Annual Income	\$195,000
Less: Expenses (Paid by Tenants)	\$0
<b>NET OPERATING INCOME</b>	<b>\$185,324</b>
Cap Rate (Example 6.00%)	6.00%
Price (Example)	\$3,088,733

### DISCLAIMER

This Offering Memorandum has been prepared by the seller or its representative for informational purposes only. It does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial information is provided for reference only and is subject to verification. The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation is made as to the accuracy or completeness of the information.

Prospective buyers are advised to conduct their own independent investigations and due diligence.