

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



14 Years Remaining | Directly Off I-95 (246,000 VPD) | Off Signalized, Hard Corner Intersection



15045 NW. 7th Avenue

MIAMI FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



DICK'S
ROSS
DRESS FOR LESS

THE FRESH MARKET

LOWE'S
Publix
Marshalls
FIVE BELOW

MILAMS
MARKETS
Marshalls

Publix
COSTCO
WHOLESALE
Total Wine & MORE

Bravo
Advance Auto Parts
AutoZone

Rk Centers
Office DEPOT
OfficeMax
FIVE BELOW
TJ-maxx
ROSS
DRESS FOR LESS

John F. Kennedy Middle School

North Miami Beach High School

Mall at 163rd Street
The Home Depot
Walmart Supercenter
ROSS
DRESS FOR LESS

Intracoastal Mall
Winn-Dixie
TJ-maxx
HomeGoods
IPIC
Just Fitness

Food Giant
SUPERMARKET
FAMILY DOLLAR

TARGET

Publix

LAIFITNESS
Publix

WHOLE FOODS MARKET

Biscayne Gardens Elementary

Thomas Jefferson Middle School

TAKE 5
ORANGE

246,000 VPD **95**

Theophile Church Of Miami

Peleg Group

NW 151ST ST

NW 150TH ST



FAMILY DOLLAR
PONDEROSA WOODSLABS

7 **441**

NW 7TH AVE 25,500 VPD

McDonald's

Advance Auto Parts





Key Food
DOLLAR TREE

Miami Dade College - North Campus

amazon
Warehouse

DOLLAR GENERAL
Advance Auto Parts
AutoZone

metro by T-Mobile
H&R BLOCK
Direct AUTO INSURANCE

TAKE 5
DIFFERENCE

Winn/Dixie

Advance Auto Parts

McDonald's

95

246,000 VPD

NW 150TH ST

NW 151ST ST

7

441

NW 7TH AVE 25,500 VPD

Biscayne Gardens Elementary





amazon
Warehouse

Gordon
FOOD SERVICE
C&S Wholesale Grocers
PERFORMANCE FOODSERVICE

amazon
Warehouse

FAMILY DOLLAR
HERITAGE POOL SUPPLY GROUP
RES

DOLLAR GENERAL
Advance Auto Parts
AutoZone

FAMILY DOLLAR
SOCCERLAND

metro by T Mobile
H&R BLOCK
Direct AUTO INSURANCE

Northway Shopping center
Winn-Dixie
Rainbow

Monsignor Edward Pace High School
Miami-Opa Locka Executive Airport
Rainbow Park Elementary School

St. Thomas University
North Dade Middle School

SG
AEGLOBAL
expo
PCA PACKAGING CORPORATION OF AMERICA
SUPERIOR SEATING

7 441 NW 7TH AVE 25,500 VPD

Advance Auto Parts



NW 150TH ST



MURPHY USA

NW 151ST ST

Peleg Group

Theophile Church Of Miami

95 246,000 VPD

WATCH DRONE VIDEO



SITE OVERVIEW



Murphy Oil Outparcel Also Available for Sale. Contact Brokers for More Information

OFFERING SUMMARY



OFFERING

Pricing	\$1,860,000
Net Operating Income	\$93,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	15045 NW 7th Avenue Miami, Florida 33168
Rentable Area	1,430 SF
Land Area	0.43 AC
Year Built	2024
Tenant	Take 5
Lease Signature	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	14 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	April 1, 2024
Lease Expiration	March 31, 2039

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Take 5 Oil Change	1,430	4/1/2024	3/31/2039	Current	-	\$7,750	\$93,000	4 5-Year)
				April 2029	10%	\$8,525	\$102,300	
				April 2034	10%	\$9,378	\$112,530	
10% Increases Beg. of Each Option								

14 Years Remaining | 4 (5-Year) Option Periods | Scheduled Rental Increases | Established Brand

- Take 5 Oil Change has 14 years remaining on their lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- 2024 construction which features high quality materials, distinct design elements, and high-level finishes
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period
- Take 5 has more than 1,000 company-owned and franchised service centers throughout the United States and Canada

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

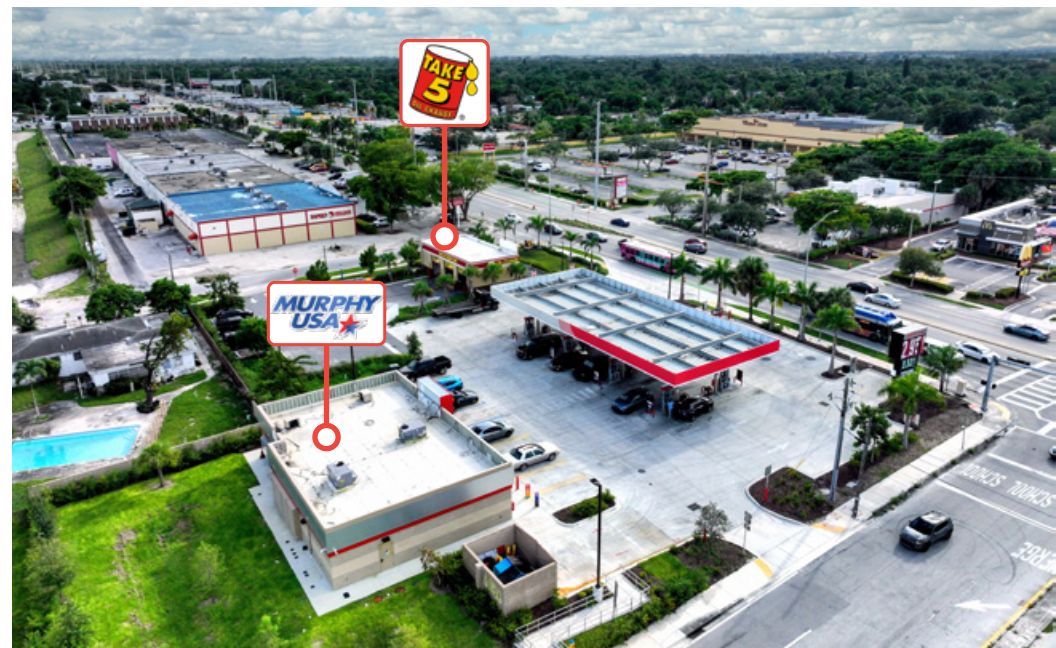
Signalized, Hard Corner Intersection | Directly Off I-95 | Dense Retail and Residential Corridor | Strong Real Estate Values | Industrial Park Just North

- Located at the signalized, hard corner intersection of NW 151st St and NW 7th Ave
- **The Murphy next door ranks in the 77th percentile (34 out of 145) of all FL locations via Placer.ai**
- Directly off I-95 (246,000 VPD), providing immediate and easy access to the on off/ramp to the site and the surrounding Miami-Dade trade areas
- The highly dense residential and retail corridor will provide a steady consumer base from which to draw
- There is a massive industrial park just to the North that will serve as an additional traffic driver to the site
- The Winn-Dixie across the street ranks in the 76th percentile (16,277 out of 68,075) of all nationwide grocery stores via Placer.ai
- **The adjacent Murphy is also available for sale**

Strong Demographics 5-Mile Trade Area | High Density

- **More than 481,000 residents and 156,000 employees support the trade area**
- Features an average household income of \$89,053

PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



TAKE 5

take5.com

Company Type: Subsidiary

Locations: 1,000+

Parent: Driven Brands, Inc.

2024 Employees: 10,700

2024 Revenue: \$2.34 Billion

2024 Assets: \$5.26 Billion

2024 Equity: \$607.33 Million

Credit Rating: S&P: BBB-



Founded in 1984, Take 5 Oil Change pioneered the stay-in-your-car oil change, transforming the industry with its fast and simple service model. What began with just a few locations has now expanded to over 1,000 company-owned and franchised service centers across North America. Take 5 Oil Change is known for its fast, friendly service, completing oil changes in just 10 minutes on average, while also checking tire pressure and topping off vital fluids. As part of Driven Brands, the largest automotive services company in North America, Take 5 Oil Change continues to grow its presence across the U.S. and Canada.

Source: take5.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Miami, Florida
Miami-Dade County
Miami-Fort Lauderdale-West Palm Beach MSA

ACCESS



NW. 7th Avenue/U.S. Highway 441: 1 Access Point
NW. 151st Street: 1 Access Point
NW. 150th Street: 1 Access Point

TRAFFIC COUNTS



NW. 7th Avenue/U.S. Highway 441: 25,500 VPD
Interstate 95: 246,000 VPD

IMPROVEMENTS



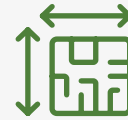
There is approximately 1,430 SF of existing building area

PARKING



There are approximately 7 parking spaces on the owned parcel.
The parking ratio is approximately 7.89 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 0.43
Square Feet: 18,944

CONSTRUCTION



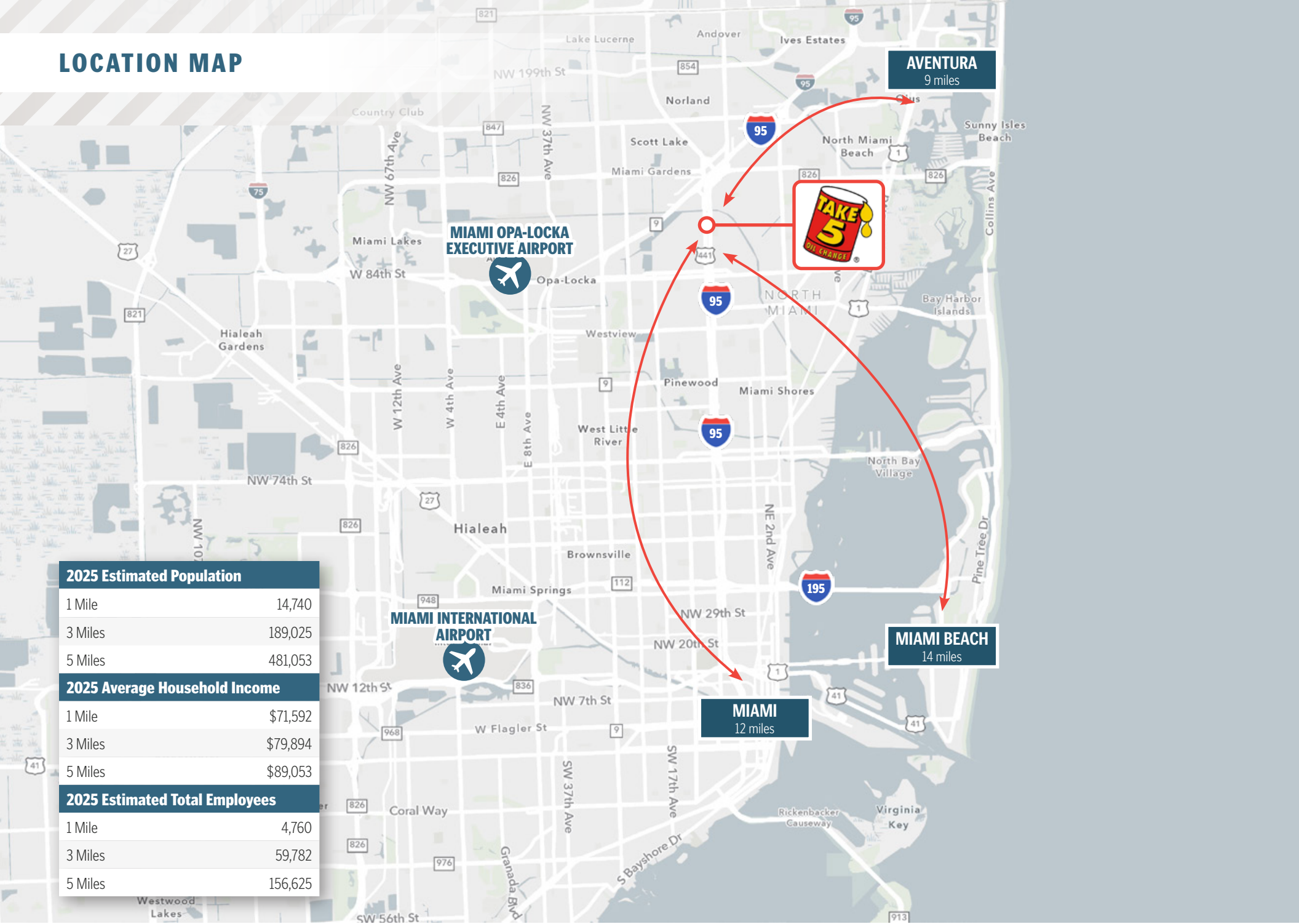
Year Built: 2024

ZONING



BU-1A (Community Business)

LOCATION MAP



2025 Estimated Population

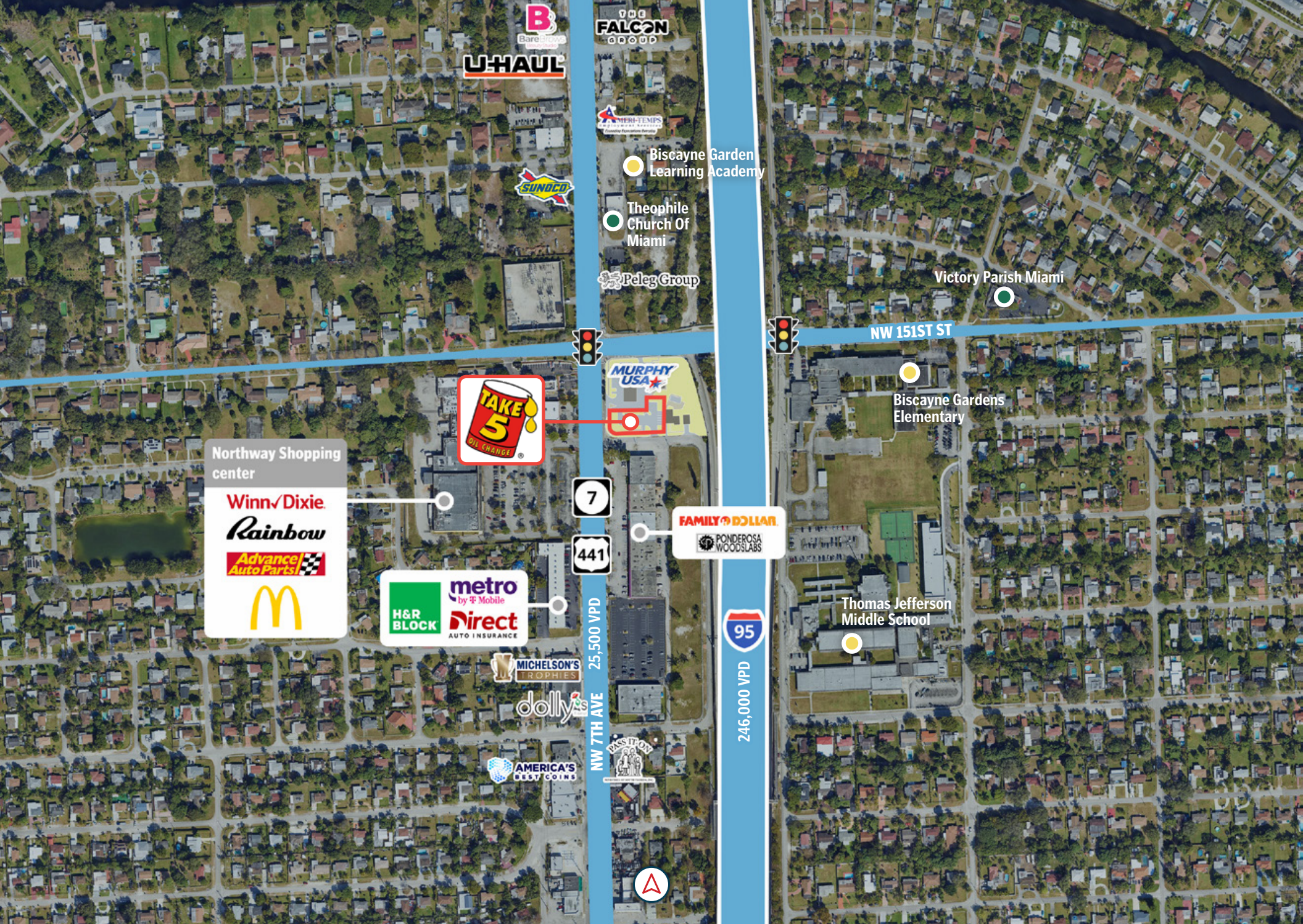
1 Mile	14,740
3 Miles	189,025
5 Miles	481,053

2025 Average Household Income

1 Mile	\$71,592
3 Miles	\$79,894
5 Miles	\$89,053

2025 Estimated Total Employees

1 Mile	4,760
3 Miles	59,782
5 Miles	156,625



U-HAUL

THE FALCON GROUP

INTER-TEMPS

Biscayne Garden Learning Academy

Theophile Church Of Miami

Peleg Group

SUNOCO

MURPHY USA

TAKE 5 OIL CHANGE

Northway Shopping center

Winn/Dixie

Rainbow

Advance Auto Parts



H&R BLOCK

metro by T-Mobile
Direct
AUTO INSURANCE

MICHELSON'S TROPHIES

dolly's

AMERICA'S BEST COINS

7

441

NW 7TH AVE 25,500 VPD

FAMILY DOLLAR

PONDEROSA WOODSLABS

95

246,000 VPD

NW 151ST ST

Biscayne Gardens Elementary

Victory Parish Miami

Thomas Jefferson Middle School







NW 7TH AVE 25,500 VPD

MONUMENT SIGN



249,000 VPD



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	14,740	189,025	481,053
2030 Projected Population	15,774	189,429	490,620
2025 Median Age	38.6	39.0	40.1
Households & Growth			
2025 Estimated Households	5,044	60,564	166,499
2030 Projected Households	5,521	61,506	172,038
Income			
2025 Estimated Average Household Income	\$71,592	\$79,894	\$89,053
2025 Estimated Median Household Income	\$56,984	\$61,225	\$63,597
Businesses & Employees			
2025 Estimated Total Businesses	784	8,551	23,458
2025 Estimated Total Employees	4,760	59,782	156,625



MIAMI, FLORIDA

Miami is the cultural, economic and financial center of South Florida. Miami is the seat of Miami-Dade County, the most populous county in Florida. The City of Miami is the 2nd largest city in Florida with a population of 465,603 as of July 1, 2025. Miami’s metro area is the second-most populous metropolis in the south-eastern United States and fourth-largest urban area in the U.S. Miami has the third tallest skyline in the United States with over 300 high-rises, 80 of which stand taller than 400 feet.

Miami is a major center, and a leader in finance, commerce, culture, media, entertainment, the arts, and international trade. The Miami Metropolitan Area is by far the largest urban economy in Florida and the 9th largest in the United States.

Greater Downtown Miami has one of the largest concentrations of international banks in the United States and is home to many large national and international companies. The Civic Center is a major center for hospitals, research institutes, medical centers, and biotechnology industries. For more than two decades, the Port of Miami, known as the “Cruise Capital of the World”, has been the number one cruise passenger port in the world. It accommodates some of the world’s largest cruise ships and operations and is the busiest port in both passenger traffic and cruise lines. Metropolitan Miami is also a major tourism hub in the southeastern U.S. for international visitors, ranking number two in the country after New York City.

Tourism is one of the city’s largest private-sector industries. Annual events such as the Sony Ericsson Open, Art Basel, Winter Music Conference, South Beach Wine & Food Festival, and Mercedes-Benz Fashion Week Miami attract millions to the metropolis every year.



#2 MIAMI

Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

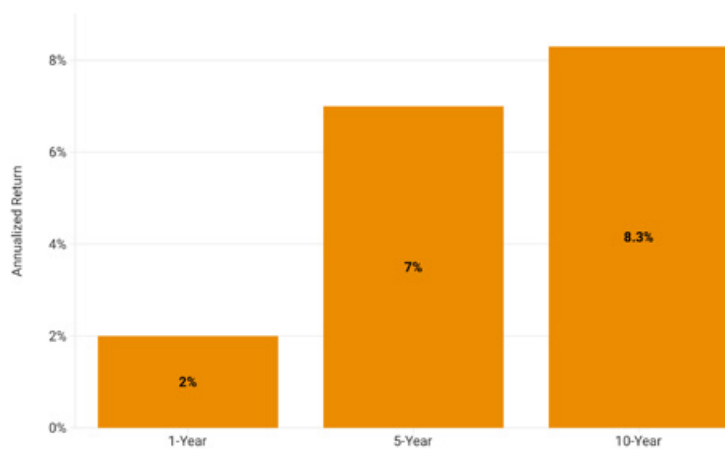
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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