1026-1030 NW 9th Ave

Fort Lauderdale, Florida 33311

MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

2,719 SF	$73,543	7.0%	$1,050,000
Leasable Area	NOI	Going-In Cap Rate	Offering Price

Presented by

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Investment Highlights

01

Fully Occupied Retail Asset

Three established tenants provide immediate and stable cash flow from day one of ownership.

02

Built-In Rental Growth

Scheduled annual rent increases support continued income expansion over the hold period.

03

High-Traffic Commercial Corridor

Excellent visibility along a corridor carrying approximately 31,500 vehicles per day.

04

Strong In-Place Returns

$75,343.09 in net operating income at a going-in cap rate of 7.18%.

05

Value-Add Opportunity

Upside potential through conversion of in-place leases to a NNN structure.

06

Opportunity Zone Location

Situated within a designated Opportunity Zone, with a new roof and 10 dedicated parking spaces.

Executive Summary

Located in the Progresso Village / South Middle River area of Fort Lauderdale, just minutes from Downtown and I-95, this 2,719 SF freestanding retail property offers strong exposure along a high-traffic corridor carrying an estimated 31,500 vehicles per day.

The property is fully occupied by three tenants — a nail salon, a restaurant, and a beauty supply store — operating on month-to-month leases with built-in annual rent increases, delivering stable and growing income from day one of ownership.

The asset generates a net operating income of $73,543.00, reflecting a going-in cap rate of 7.0%.

The site also sits within a designated Opportunity Zone, and recent capital improvements — including a new roof and 10 dedicated on-site parking spaces — support long-term operational reliability and reduce near-term capital expenditure risk for a new owner.

2,719 SF	6,751 SF	10	3
Leasable Building Area	Land Area	Dedicated Parking Spaces	In-Place Tenants

AT A GLANCE

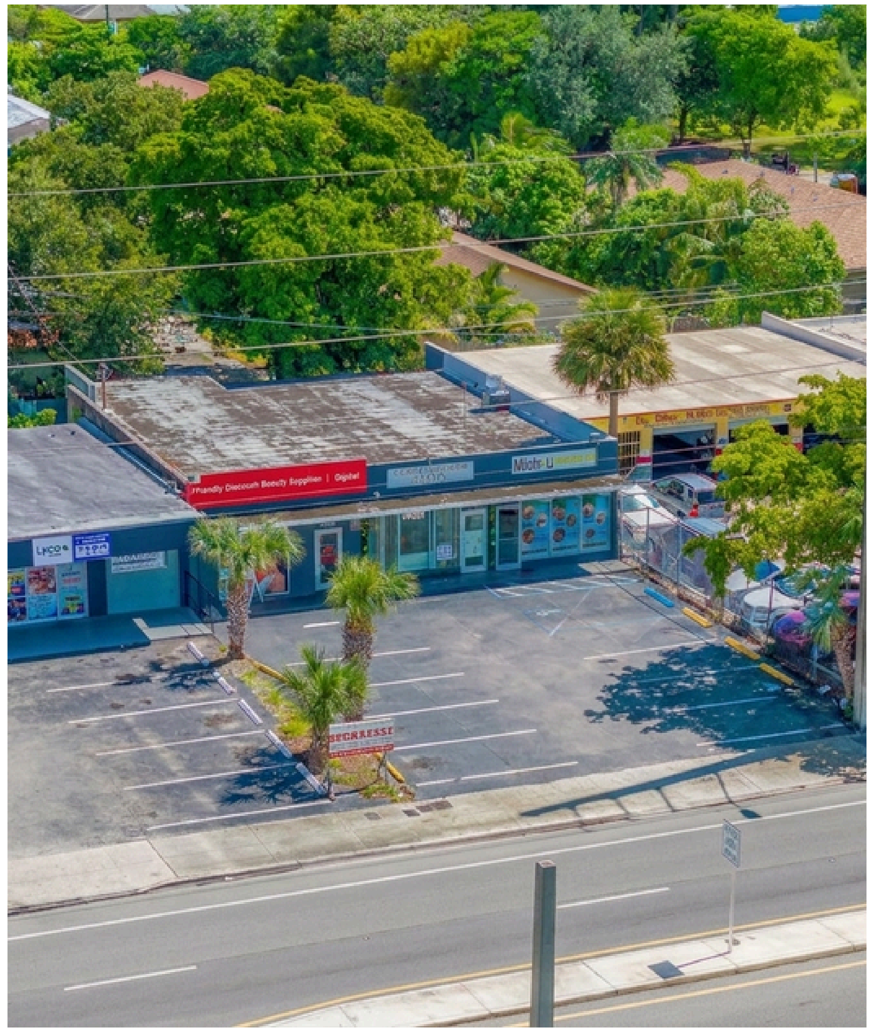
Address	1026-1030 NW 9th Ave, Fort Lauderdale, FL 33311
Submarket	Progresso Village / South Middle River
Building Size	2,719 SF
Land Size	0.16 AC
Year Built	1962
Occupancy	100% — 3 Tenants
Lease Type	Gross Leases
In-Place NOI	$73,543.00
Going-In Cap Rate	7.00%
Offering Price	$1,050,000

PHOTOGRAPHY

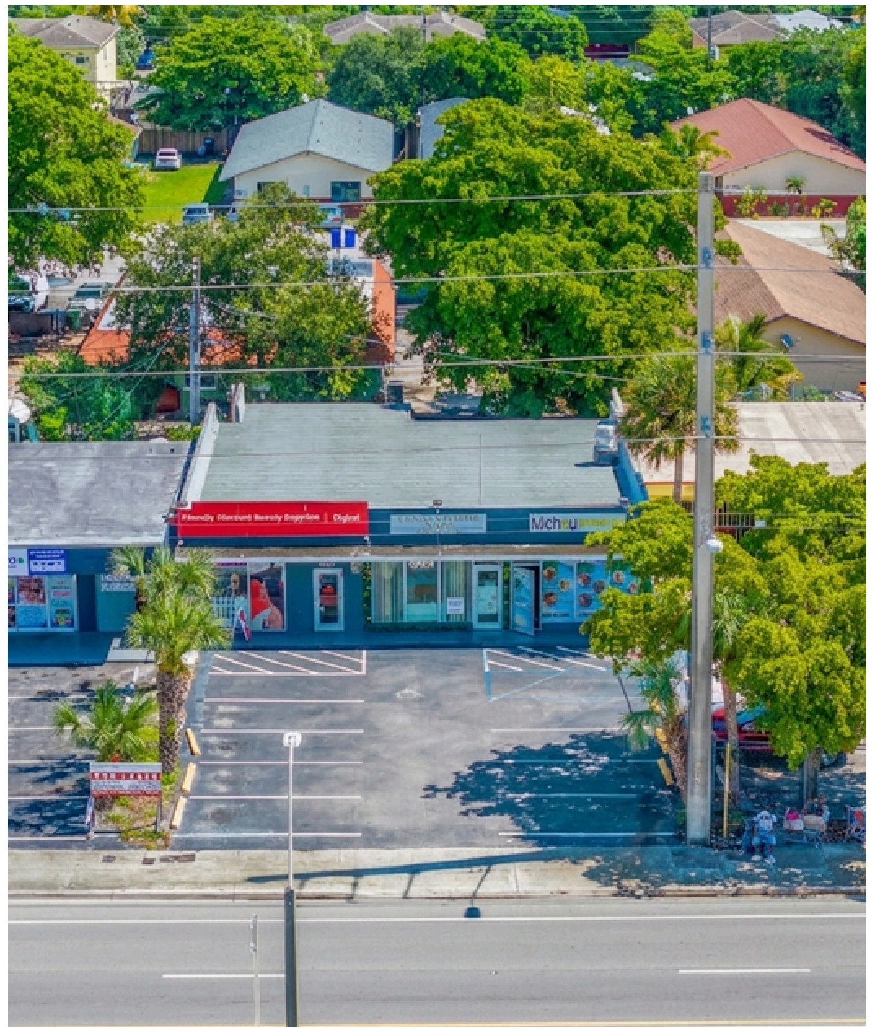
Property Photography

Storefront & Signage

Storefront & Parking



Aerial View



Aerial / Site Context

Rent Roll / Expenses

Income	Size	Lease Beggining	Expire of lease	Type Of Lease	Monthly Rent	Annual	Annual Increase	Rent Per SQFT	Next Increase
1026 - Restaurant Evens Raymond & Marie Jean Louis	900	01/02/2025	12/31/2027	Gross	$3,694	$44,328	3% or CPI	$49.25	1/1/2027
1028 - Restaurant Payant Harricardeu & Marie Jean Louis	900	03/09/2026	02/28/2031	Gross	$2,000	$24,000	5.0%	$26.67	1/3/2027
1030 - Beauty Supply Friendly Discount Beauty Inc.	900	12/04/2024	12/31/2026	Gross	$2,000	$24,000	5.3%	$26.67	-
Totals:	**2700**				**$7,694**	**$92,328**		**$34.20**	

Expenses	
Insurance (No Wind)	$4,420.30
Property Taxes	$12,564.61
Repairs/Reserves	$1,800.00
Total Expenses	**$18,784.91**

NOI	**$73,543.09**
CAP RATE	**7.00%**

* This tenant has been in the plaza for a long time.

** Insurance: Wind Excluded

Each tenant pays their own utilities.

No Landlord electrical or water expenses

Disclaimer:

All income & expenses displayed herein have been provided by the seller. All information provided here shall be independently verified by the buyer.

LOCATION

Location & Site

1026 NW 9th Ave sits within Progresso Village / South Middle River, an established in-town neighborhood immediately north of Downtown Fort Lauderdale. The corridor is a well-traveled commercial spine connecting surrounding residential neighborhoods to the urban core, supporting steady customer traffic for service and neighborhood-retail tenants.

The site benefits from quick access to Downtown Fort Lauderdale, I-95, and Sunrise Boulevard, placing it within easy reach of the county's largest employment centers, the Fort Lauderdale-Hollywood International Airport, and South Florida's broader tourism and hospitality economy.

PROXIMITY

Downtown Fort Lauderdale	±2 miles
I-95 Access	3 Minutes away
Fort Lauderdale-Hollywood Int'l (FLL)	±8 miles
Florida Atlantic University (FAU)	±2 miles

MARKET CONTEXT

Broward County Business Activity

Broward County continues to operate as one of South Florida's most active and diversified economies. The Greater Fort Lauderdale Alliance, the county's public-private economic development partnership, reports facilitating more than $272 million in capital investment and hundreds of new job commitments during the current fiscal year, with particular strength in the cruise, pharmaceutical, and technology sectors.

Employment growth in the Fort Lauderdale metro area has outpaced the state in several key industries, including government, manufacturing, and construction, while education and health services have added the largest number of jobs year over year. Major employers such as JetBlue continue to expand their footprint at Fort Lauderdale-Hollywood International Airport, reinforcing the region's role as a logistics and travel hub.

Tourism remains a central pillar of the local economy: a steady flow of visitors, boosted by major sporting and entertainment events, continues to drive measurable activity for hotels, restaurants, and neighborhood retail throughout Fort Lauderdale — supporting exactly the kind of service-oriented, everyday retail tenancy found at 1026 NW 9th Ave.

$272M+

Capital investment facilitated by the Greater Fort Lauderdale Alliance in the current fiscal year

Diversified Growth

Government, manufacturing, construction, and education/health services all added jobs

Tourism-Driven Demand

Visitor traffic continues to support hotels, restaurants, and retail districts countywide

Retail Lease Comparables — Asking Listings

988 SF Retail Space Asking $30.00 NNN — New Construction (2020)

612 NW 9th Ave

Fort Lauderdale, FL 33311 — Progresso Village / North Downtown Submarket

Asking Rent: **$30.00/NNN**	Available SF: **988 – 2,029 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Retail, Micro-Bay**
Starting Rent:	Suites: **1–2 Available**	Escalations:	On Market:	Building Area: **988 SF+**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **2020 /**

3,600 SF Retail Space Asking $20.00–$25.00 NNN

1000 NW 9th Ave — Manor Plaza Shopping Center

Fort Lauderdale, FL 33311 — Same corridor as subject property

Asking Rent: **$20.00–$25.00/NNN**	Available SF: **613 – 3,600 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Retail, Anchored Strip**
Starting Rent:	Suites: **3 Available**	Escalations:	On Market:	Building Area: **3,600 SF Contig.**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **1961 /**

3,664 SF Retail Space Asking $29.00 NNN

3045 W Broward Blvd

Fort Lauderdale, FL 33312 — West Broward Corridor

Asking Rent: **$29.00/NNN**	Available SF: **3,664 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Retail, Freestanding**
Starting Rent:	Suites: **1 Available**	Escalations:	On Market:	Building Area: **3,664 SF**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **1960 /**

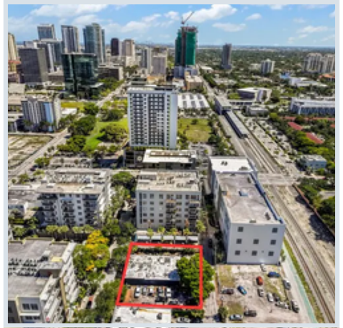
Figures reflect publicly listed asking rents as of July 2026 (LoopNet, CityFeet, and brokerage listings), not confirmed signed leases. Executed lease terms are private and not publicly available. For underwriting-grade comps, verify against a CoStar or Broker-verified comp set.

Retail Lease Comparables — Asking Listings

4,025 SF Retail/Office Space Asking $30.00 NNN

429 NW 1st Ave

Fort Lauderdale, FL 33301 — Downtown Fringe



Asking Rent: **$30.00/NNN**	Available SF: **4,025 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Office / Retail**
Starting Rent:	Suites: **1 Available**	Escalations:	On Market:	Building Area: **4,025 SF**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **1958 /**

1,500 SF Retail Space Asking $55.00 NNN — Premium Corridor

821 N Federal Hwy

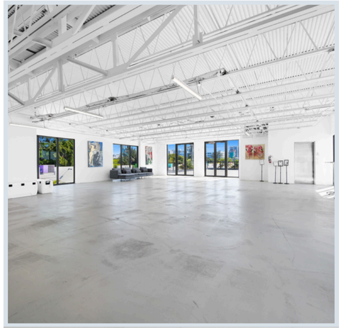
Fort Lauderdale, FL 33304 — Federal Highway Corridor

Asking Rent: **$55.00/NNN**	Available SF: **1,500 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Retail, Freestanding**
Starting Rent:	Suites: **1 Available**	Escalations:	On Market:	Building Area: **1,500 SF**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **1958 /**

4,950 SF Retail Space Asking $34.00–$45.00 NNN — New Construction

710 NW 5th Ave — Thrive

Fort Lauderdale, FL 33311 — Flagler Village Fringe



Asking Rent: **$34.00–$45.00/NNN**	Available SF: **1,142 – 4,950 SF**	Free Rent:	Deal Type: **New Listing**	Property Type: **Retail, New Construction**
Starting Rent:	Suites: **9 Available**	Escalations:	On Market:	Building Area: **1,730 SF Contig.**
Effective Rent:	Status: **Active Listing**	TI Allowance:	Build-Out:	Built/Renov: **2023 /**

Figures reflect publicly listed asking rents as of July 2026 (LoopNet, CityFeet, and brokerage listings), not confirmed signed leases. Executed lease terms are private and not publicly available. For underwriting-grade comps, verify against a CoStar or Broker-verified comp

Let's Talk

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