

For Sale

O'Reilly AUTO PARTS

Single-Tenant Net Lease Investment Opportunity

4100 North University Drive, Cooper City, FL 33024

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Property Summary

Single-Tenant Net Lease Investment Opportunity • For Sale



PROPERTY DESCRIPTION

CMV Commercial – The Martinez Team is pleased to present the opportunity to acquire a single-tenant net leased investment property located at 4000 N University Drive in Cooper City, Florida, one of Broward County's most established and affluent residential communities.

Strategically positioned along North University Drive, a major north-south commercial corridor, the property benefits from exceptional visibility, strong daily traffic counts, and direct access to surrounding residential neighborhoods, schools, and regional retail destinations. The site is located within a highly desirable South Florida trade area known for its strong demographics, limited vacancy, and long-term retail demand.

The asset is leased to an established tenant under a triple net (NNN) lease structure, providing investors with stable and predictable cash flow while minimizing landlord responsibilities. The lease structure offers an attractive passive investment opportunity supported by a well-located real estate asset in a supply-constrained market.

The surrounding corridor is anchored by a strong mix of national and regional retailers, residential communities, educational institutions, and neighborhood-serving commercial uses that drive consistent consumer traffic throughout the day. Cooper City continues to be recognized as one of Broward County's premier residential communities due to its strong household incomes, quality schools, and central accessibility.

Conveniently located near Stirling Road, Sheridan Street, Florida's Turnpike, and Interstate 595, the property offers excellent regional connectivity throughout Broward and Miami-Dade Counties.

With its premier corridor location, strong underlying real estate fundamentals, and passive income characteristics, 4000 N University Drive represents an attractive opportunity for investors seeking stable cash flow and long-term value within the South Florida market.



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INVESTMENT HIGHLIGHTS

- Single-Tenant Net Leased Investment Opportunity
- Triple Net (NNN) Lease Structure
- Located along highly trafficked North University Drive
- Positioned within affluent and established Cooper City trade area
- Strong visibility and accessibility
- Surrounded by dense residential communities and national retailers
- Convenient access to Florida's Turnpike and I-595
- Passive investment opportunity with limited landlord responsibilities
- Strong South Florida demographics and long-term market fundamentals
- Excellent opportunity for 1031 exchange and private investors

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	61,147 SF
Building Size:	7,998 SF
CAP Rate:	5.0%
20-year initial lease term	Fixed rate first 10 years Fixed rate for years 11-15 and then years 16-20.
	Four (4) lease options to extend with Five (5) years each
	All Triple Net expenses are paid by the tenant.
	Lease began 2019 and property was built the same year.



Retail NNN Property Analysis

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Assumptions/Values	
Purchase Price	\$3,500,000
Annual Operating Income	\$174,390
Annual Operating Expenses	\$0
Down Payment (as a % of purchase price)	30%
Annual Loan Payments	\$0
Down Payment (in dollars)	\$1,050,000
Annual Net Operating Income	\$174,390
Annual Cash Flow	\$174,390
Capitalization Rate	5.0%
Cash On Cash Return	16.6%
Gross Rent Multiplier	20.1

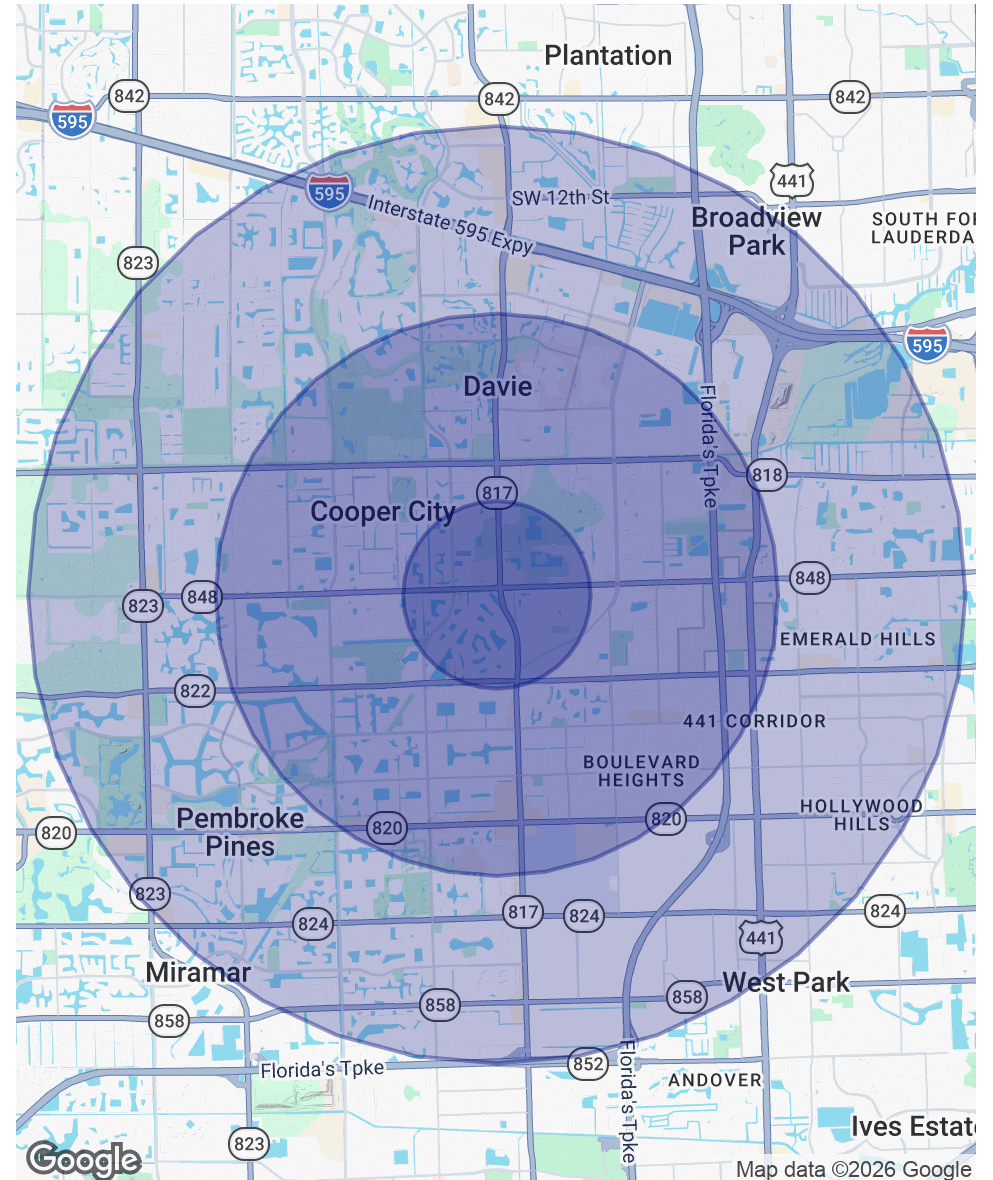
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,073	139,502	379,673
Average Age	34.2	38.3	40.3
Average Age (Male)	31.0	37.3	39.2
Average Age (Female)	36.6	39.4	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,182	47,843	135,850
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$112,124	\$104,869	\$102,379
Average House Value	\$491,213	\$433,513	\$419,979

2023 American Community Survey (ACS)



Retailer Map

Single-Tenant Net Lease Investment Opportunity • Retail Property For Sale



Exterior Photos

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Aerial View

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