

## INVESTMENT HIGHLIGHTS

- 2% ANNUAL INCREASES
- 20 REMAINING ON LEASE TERM
- NO LANDLORD RESPONSIBILITIES (NNN)
- SAME TENANT FOR 52 YEARS
- REMODELED/RE IMAGED IN 2018



## FARM STORES

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### 9601 Colonial Drive Miami, Florida

Ron Schultz, managing director at Colliers International, is pleased to offer for sale Farm Stores on Colonial (SW 160th Street) in Miami, Florida. The tenant is secured by a brand new 20 year, triple-net lease with two percent annual increases.

Farm Stores have been around for over 60 years and is a combination of grocery store, bakery and restaurant. They provide a quick and easy way to pickup items that you need every day. There are approximating 70 stores operating throughout Florida.



9601 Colonial Drive, Miami, Florida 33157

## LOCATION

The property is strategically located and well-positioned on Colonial Drive, just west of U.S. Highway 1 in Miami, Florida. US-1 is a major north-south U.S. Highway that serves the east coast of the United States. It runs 2,369 miles from Fort Kent, Maine, at the Canada-US border, south to Key West, Florida, making it the longest north-south road in the United States.

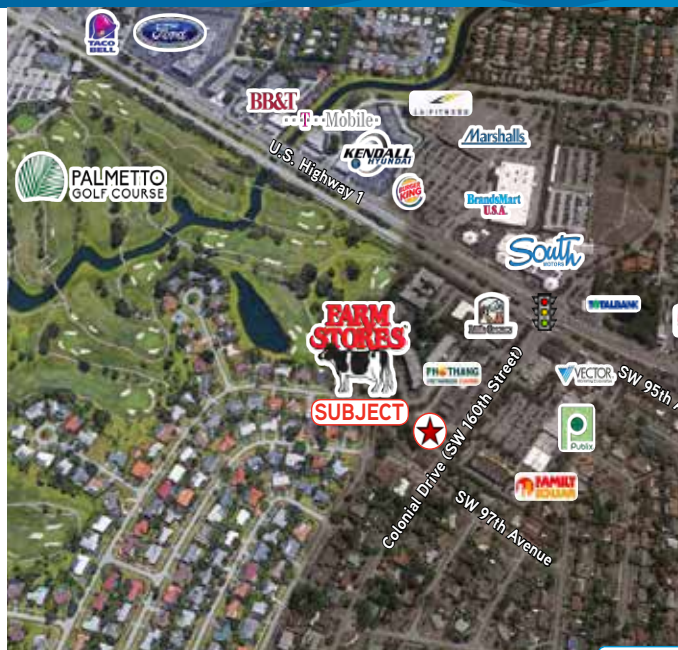
## SUMMARY

Address:	9601 Colonial Drive Miami, FL 33157
Total Square Footage:	788± SF
Lot Size:	0.24± Acres
Year Built/Renovated:	1966/2018
Lease Type:	Triple-Net (NNN)
Rent Commencement:	February 1, 2018
Lease Expiration:	January 31, 2038
Remaining Lease Term:	20± Years
Increases:	2% annually
Options:	One (1) - Five (5) Year
Annual Base Rent:	\$40,000
Price:	\$727,000
Cap Rate:	5.5%
Website:	<a href="https://www.crex.com/properties/89876">https://www.crex.com/properties/89876</a>

## INVESTMENT HIGHLIGHTS

- 2% Annual Increases
- 20 Years Remaining on Lease Term
- No Landlord Responsibilities (NNN)
- 70± Locations Throughout Florida
- Newly Renovated Building

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