



RaceTrac NET LEASE | FOR SALE

RED ROAD FRONTAGE

14201 NW 57th Avenue, Miami, FL 33054



CASAL GROUP
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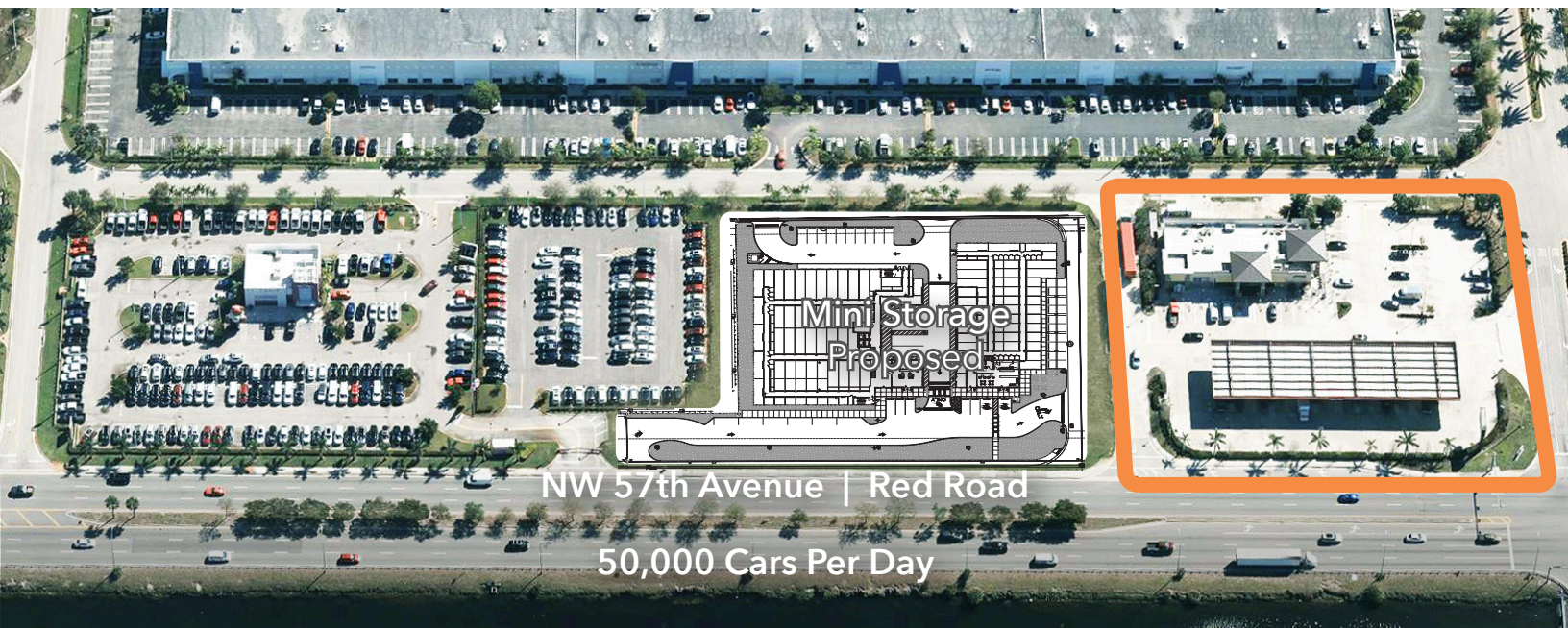
PROPERTY SUMMARY

Casal Group is pleased to offer this RaceTrac retail net lease offering with superior frontage on NW 57th Avenue | Red Road and a centralized location in Miami, Florida. The property neighbors the busy AVE Aviation & Commerce Center and The Town of Miami Lakes, and is accessed by many other neighboring businesses and residents.

Sharing the block with this retail property is a car dealership located at the opposite corner and a proposed 3-story mini-storage facility next door.

MASTER GROUND LEASE

This net lease sale offering is located within AVE Aviation & Commerce Center (AVE), a 178 acre master planned business park. AVE maintains a long-term leasehold interest in the land, leased from Miami-Dade County via the Miami Dade Aviation Department. The parcel offered is to be delivered with a master leasehold interest. The master lease has an expiration date of April 30, 2084.



PROPERTY DETAILS

Land Area	1.9 Acres (80,763 SF)	Current NOI	\$170,812.37
Zoning	GP (Miami-Dade)	Increases	10% every 5 years
Term	20 Years	Renewal Option	(4) 5 Year Options
Expiration	3/10/2033	Price	\$3,105,679.45 (5.5% Cap)



TENANT INFORMATION

RaceTrac is an American chain of gasoline service stations based in Atlanta, GA. With revenue of \$9.1 billion in 2013, and being named Best Place to Work by the South Florida Business Journal in 2012, RaceTrac has a reputation of treating both it's customers, and employees with the highest standard in the business.

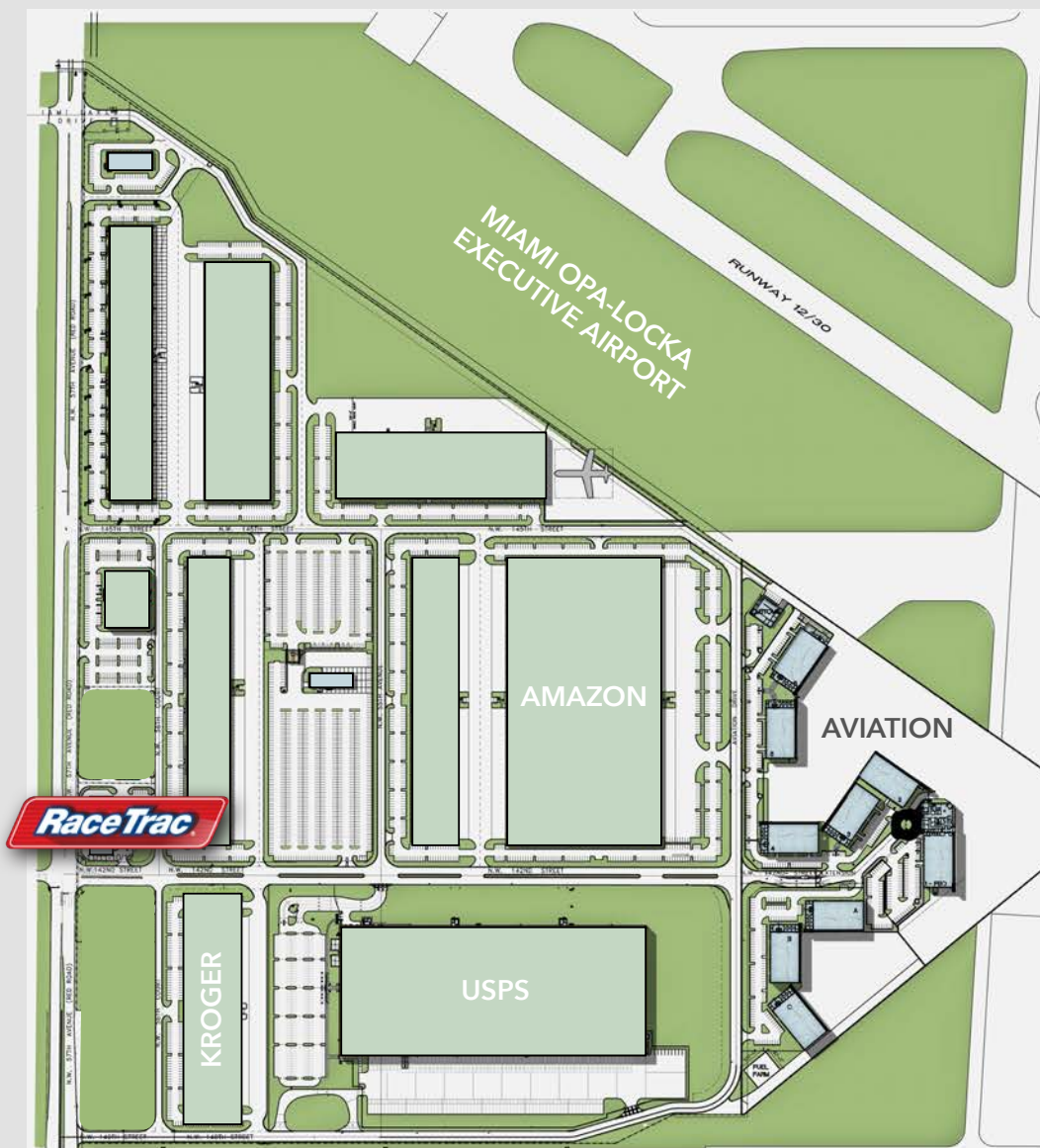


AVE AVIATION & COMMERCE CENTER

AVE Aviation & Commerce Center is a premier master planned 2.5 million square foot, mixed use business park situated on 178 meticulously landscaped acres, located next to the Town of Miami Lakes. AVE is home to quality tenants such as the United States Postal Service, Smart USA Corp, Goodyear, Inc., PWG Florida, Inc., and more. AVE maintains a long-term leasehold interest in the land with a master lease expiration date of April 30, 2084.



AVE MASTER SITE PLAN



AVE HIGHLIGHTS



2.5m SF / 178 AC
Business Park



3,500 Daytime
Employee Base



50,000 Cars/Day
Exposure



Central Location
Convenient Access



Countless
Nearby Amenities

LOCATION INFORMATION

This RaceTrac retail net lease offering is located in Central Miami-Dade County in the Town of Miami Lakes. It has the ideal retail location, with immediate freeway access and Red Road Frontage with exposure to about 50,000 cars per day.

The Town of Miami Lakes has been celebrated for its scenic beauty, vibrant cultural environment, and for its low crime rate, being named an All-America City finalist, and honored as one of 100 Best Communities for Young People, among other recognitions.

With its centralized location nestled in an established and growing business park, and celebrated neighborhood this retail and land investment opportunity will thrive for the long term.

SELECT RETAIL BUSINESSES FRONTING RED ROAD

ExxonMobil

REGIONS

THE HOME
DEPOT

Chick-fil-A

Advance
Auto Parts

Office DEPOT



DUNKIN'
DONUTS

Hertz

TD Bank



BIG
LOTS!



Wendy's



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