

The Square of Key Biscayne

NNN Retail Investment Opportunities

260 Crandon Blvd. | Key Biscayne, FL 33149

THE SQUARE
SHOPPING CENTER
260 Crandon Blvd.

Exclusively listed by
Fernando Echeverri, CCIM
Great Properties Int'l Realty



Offering Summary

Available individually or as a portfolio

Great Properties International Realty is pleased to offer three commercial condominium units at The Square of Key Biscayne, a n established open-air retail center on Crandon Boulevard. The offering provides access to well-positioned retail real estate in one of South Florida's most affluent and supply-constrained island communities.



Unit C-14

Leased to Craft

\$1,450,000

NOI	Cap Rate	Size
\$82,650	5.70%	1,044 SF



Unit C-40

Leased to Narbona

\$1,450,000

NOI	Cap Rate	Size
\$82,650	5.70%	1,044 SF



A-51 (End Cap)

Vacant / Owner-User

\$1,990,000
\$9,500/NNN For Lease

NOI	Cap Rate	Size
\$114,027*	5.73%*	1,109 SF

* Proforma figures

Flexible acquisition: purchase units individually or as a three-unit portfolio

Unit C-14

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CRAFT is a casual comfort-food restaurant brand with multiple South Florida locations, serving breakfast, lunch, after-work bites and weekend brunch in a high-visibility retail setting.



UNIT SNAPSHOT

Building Size	1,044 SF
Asking Price	\$1,450,000
Cap Rate	5.70%
Net Operating Income	\$82,679
Tenant	Craft
Lease Type	NNN
Lease Commencement	May 1, 2022
Lease Expiration	April 30, 2027
Rent Increases	4% annually
Renewal Options	Two 5-year options
Landlord Responsibilities	None

Unit C-40

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Narbona Café & Gelato is a casual café destination featuring pastries, signature gelato, milkshakes, coffee infusions and other thoughtfully prepared specialties.



UNIT SNAPSHOT

Building Size	1,044 SF
Asking Price	\$1,450,000
Cap Rate	5.70%
Net Operating Income	\$82,679
Tenant	Narbona
Lease Type	NNN
Lease Commencement	May 1, 2018
Lease Expiration	April 30, 2028
Rent Increases	4% annually
Renewal Options	One 5-year option
Landlord Responsibilities	None

Unit A-51

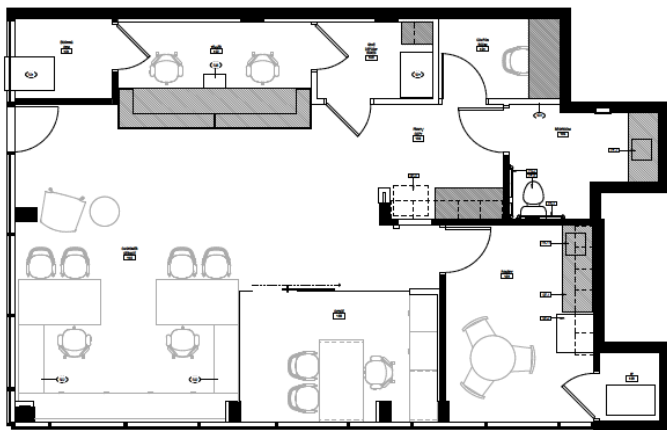
Corner end-cap retail space | 260 Crandon Blvd., Unit A-51, Key Biscayne, FL 33149



Highly visible corner end-cap retail space offering excellent exposure, convenient access and ample parking. Ideal for banking, medical, dental, professional office or retail use, with strong owner-user or investor potential.

UNIT SNAPSHOT

Building Size	1,109 SF
Sale Price	\$1,990,000
For Lease	\$9,500 / NNN
NNN Expenses	\$1,906 / month
Net Operating Income	\$114,000 (pro forma)
Pro Forma Cap Rate	5.73%
Availability	August 2026
Interior Layout	Former bank space (reference)



Investment Highlights

Core themes for investors and owner-users



01

IRREPLACEABLE LOCATION

Fronting Crandon Blvd., Key Biscayne's primary retail corridor.

02

STABLE NNN INCOME

Craft and Narbona provide in-place income with minimal owner responsibilities.

03

BUILT-IN RENT GROWTH

Leases for C-14 and C-40 include 4% annual rent increases.

04

RENEWAL COMMITMENT

Established tenants with renewal options at the property.

05

ATTRACTIVE CAP RATE

C-14 and C-40 are each offered at a 5.70% cap rate.

06

FLEXIBLE ACQUISITION

Units may be purchased individually or together; property is subject to ROFR.

Demographics

Key Biscayne trade area snapshot

26,208

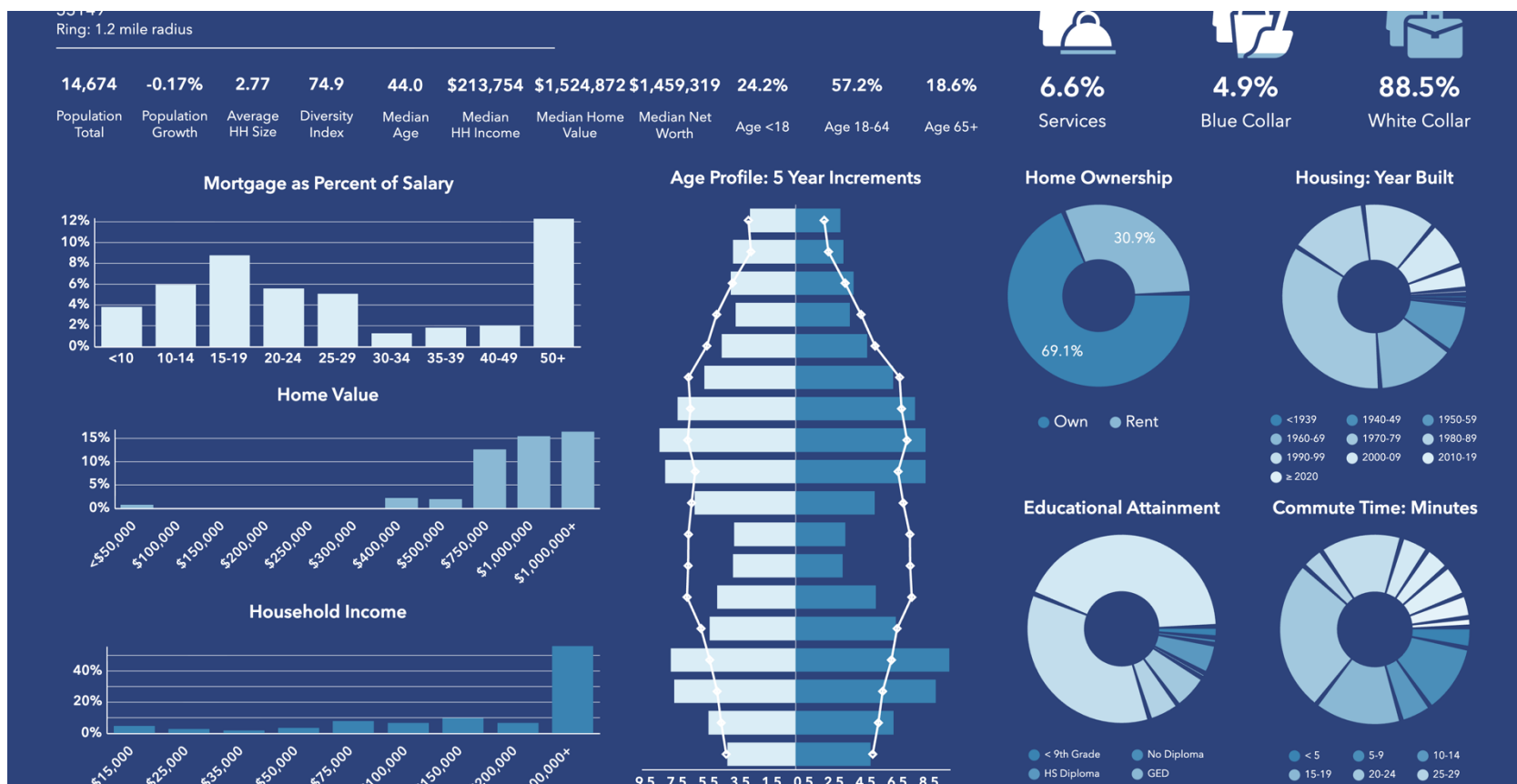
Average Vehicles Daily

\$213,754

Median HH Income

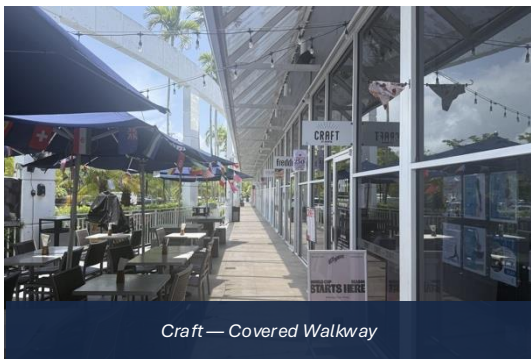
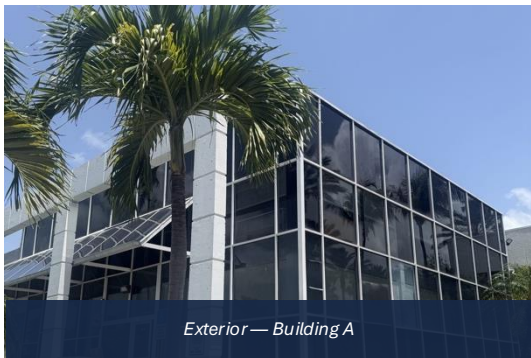
\$1.52M

Median Home Value



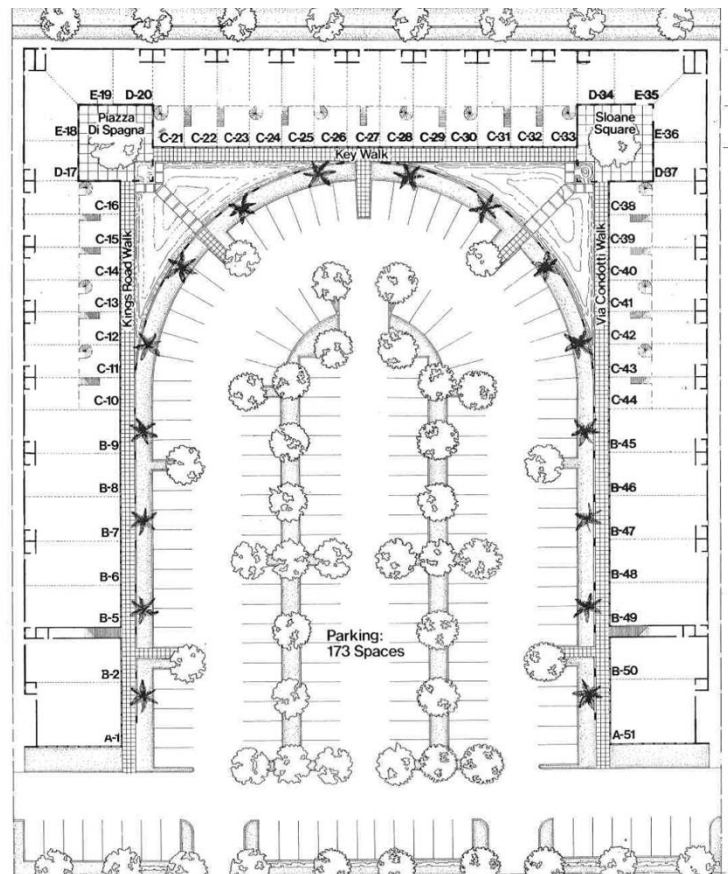
Property Photos

Exterior, storefronts, parking and site access



Site Plan & Aerial Location

260 Crandon Blvd., Key Biscayne, FL



Site Plan — 260 Crandon Blvd., Key Biscayne, FL

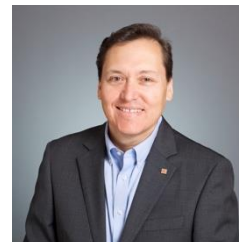


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