

FOR SALE

NNN LEASED INVESTMENT PROPERTY

Lincoln Towers

1300 Lincoln Road, Unit C-1A, Miami Beach, FL 33139

PROPERTY HIGHLIGHTS:

- 3,770 SF Commercial Condominium
- True Triple Net Lease
- Tenant Pays All Expenses & Repairs
- Zero Landlord Responsibility
- Great South Beach Location

OFFERED FOR SALE AT \$3,900,000

- NOI-- 1 Year \$222,000
- Yearly Increases



NEARBY RETAILERS:



Subject to errors, omissions, prior withdrawal, lease or sale without notice

Steven A. Leeds



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2799 Northwest Boca Raton Blvd. Suite 213, Boca Raton FL, 33431

Lincoln Towers

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Miami Beach, FL 33139

ZONING

- CD-2

YEAR BUILT

- 1966

PARKING

- On Street Metered
- 2 Reserved



DEMOGRAPHICS

2022	1 mile	5 miles	10 miles
Population:	27,107	325,472	992,226
Average Income:	\$91,623	\$87,126	\$77,164
Average Age:	43.8	42.1	41.9



Commercial Real Estate and Construction Services

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