

ALLAPATTAH

2141 NW 10th Ave, Miami, Florida 33127

FOR SALE

Single NNN Tenant



PROPERTY SUMMARY



BUILDING SIZE:

7,676 SF ±



TOTAL LOT SIZE:

20,300 SF ±



SALES PRICE:

Call Agent



ZONING:

D2

Property Highlights

- A rare opportunity to acquire a leased freestanding commercial asset in the heart of one of Miami's fastest growing districts.
- The property is currently leased to Tropical Distillery on a triple net (NNN) basis, making this property ideal for an investor seeking to secure immediate cash flow.
- The property is just blocks from the Miami Health District and adjacent to Wynwood, Midtown and the Design District.
- It has easy access to I-95 and I-195.
- It is located a block from the Rubell Art Gallery, Superblue Museum, Hometown BBQ, and Jon & Vinny's.

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INVESTMENT HIGHLIGHTS

Investment Overview

- **Tenant:** Tropical Distillery LLC
- **Premises:** 7,676
- **Current Rent Per SF:** \$23.34
- **Renewal Options:** Two (2) additional five (5) year options
- **Rental Escalation:** 3% annual increases
- **Lease Type:** NNN
- **Landlord Responsibilities:** Roof and Structure

Rent Roll

Lease Year	\$/SF	Annual Rent
Year 1	\$18.00	\$138,168.00
Year 2	\$22.00	\$168,872.00
Year 3	\$22.66	\$173,938.16
Year 4 (Current)	\$23.34	\$179,156.30
Year 5	\$24.04	\$184,530.98
Year 6	\$24.76	\$190,066.90
Year 7	\$25.50	\$195,768.90
Year 8	\$26.27	\$201,641.96
Year 9	\$27.06	\$207,691.21
Year 10	\$27.87	\$213,921.94

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TENANT OVERVIEW

Tropical Distillery

is a premier craft spirits producer based in Miami, Florida, founded by former NFL players Mike and Maurkice Pouncey. The twin brothers launched the distillery with a mission to create high-quality, tropical-inspired spirits that celebrate the vibrant flavors and culture of their home state. Since its debut in 2020, the distillery's flagship brand, J.F. Haden's, offers a range of unique, handcrafted liquors including mango, espresso, and citrus-infused spirits, with additional flavors currently in development. In addition to J.F. Haden's, the company also produces a line of premium whiskey under the Twin P Whiskey brand.

Tropical Distillery operates out of a modern, fully automated production facility that includes an in-house cannery, along with a 30-seat bar and tasting room designed to host visitors, tastings, and special events. The brand has cultivated a strong local following and is expanding its footprint through retail and distribution across Florida and beyond. With a compelling brand story, robust infrastructure, and long-term lease in place, Tropical Distillery represents a stable and growing tenant backed by passionate and experienced ownership.



AERIAL VIEW (Top-Down View)



NW 10th Ave

NW 21st St

NW 21st Ter

**Exclusive
parking lot**

INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTO



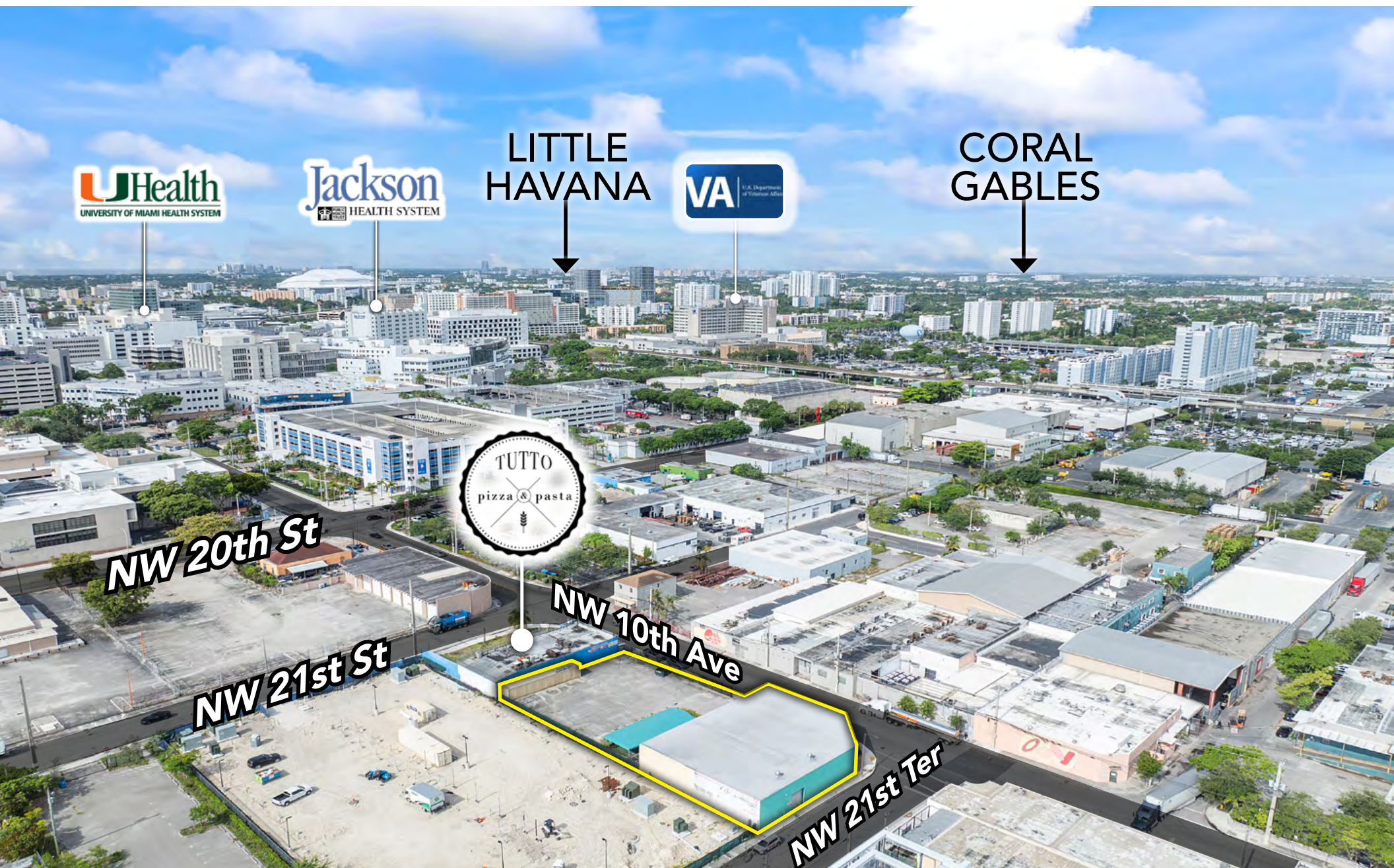
EXTERIOR PHOTO



AERIAL VIEW (N.W. To S.E. View)



AERIAL VIEW (N.E. To S.W. View)



AERIAL VIEW *(East To West View)*



AERIAL VIEW (S.W. To N.E. View)



AERIAL VIEW (West To East View)



MINDY SOLOMON



Electric Vehicle
Charging Stations





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