



GROUND FLOOR RETAIL
1,640 SF

FOR SALE

9059 SW 73 CT, MIAMI, FL 33156

**GROUND FLOOR RETAIL AT METROPOLIS AT
DADELAND**

FA
Commercial

EXECUTIVE SUMMARY

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



ASKING PRICE

\$1,135,000



AVAILABLE SF

1,640 SF



HOA FEES

\$703/ month

PROPERTY OVERVIEW

FA Commercial Advisors is pleased to present for sale this 2nd generation restaurant located in the area of Dadeland. The subject property is located minutes away from Dadeland Mall, which is anchored by national tenants including Macy's, Nordstrom, Saks, Fifth Avenue, and JCPenney. The space is also located in a busy residential area that offers great schools, hospitals, and restaurants.

PROPERTY HIGHLIGHTS

- Prime Retail Condo located on the ground floor of Metropolis at Dadeland, a mixed-use project with a total of 397 units
- **Excellent Location:** across the street from **2 Marriott hotels**, a Publix Supermarket and minutes away from Downtown Dadeland & Dadeland Mall
- **2nd Generation Restaurant:** Working walk-in cooler, exhaust with vent, 2 restrooms ready
- **Potential uses:** Restaurant, med spa, office, showroom
- **Great residential area** with a population of nearly 100,000 in a 3-mile radius an average household income of \$113,711.
- **Easy access to major roadways**, including the Palmetto Expressway, South Dixie Highway and the Don Shula Expressway.
- A quarter-mile from the Dadeland Metrorail Station
- Also available for lease (**\$45/SF + \$9 NNN**)

PROPERTY PHOTOS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



GROUND FLOOR RETAIL
1,640 SF

PROPERTY PHOTOS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



PROPERTY PHOTOS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



PROPERTY PHOTOS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



INTERIOR PHOTOS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



SPACE AMENITIES

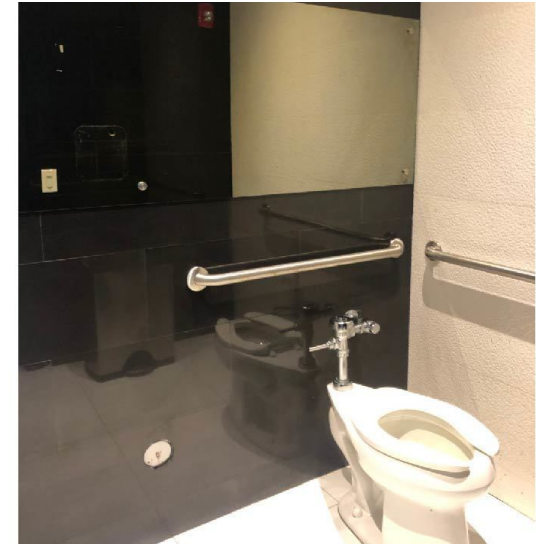
Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



SPACE AMENITIES

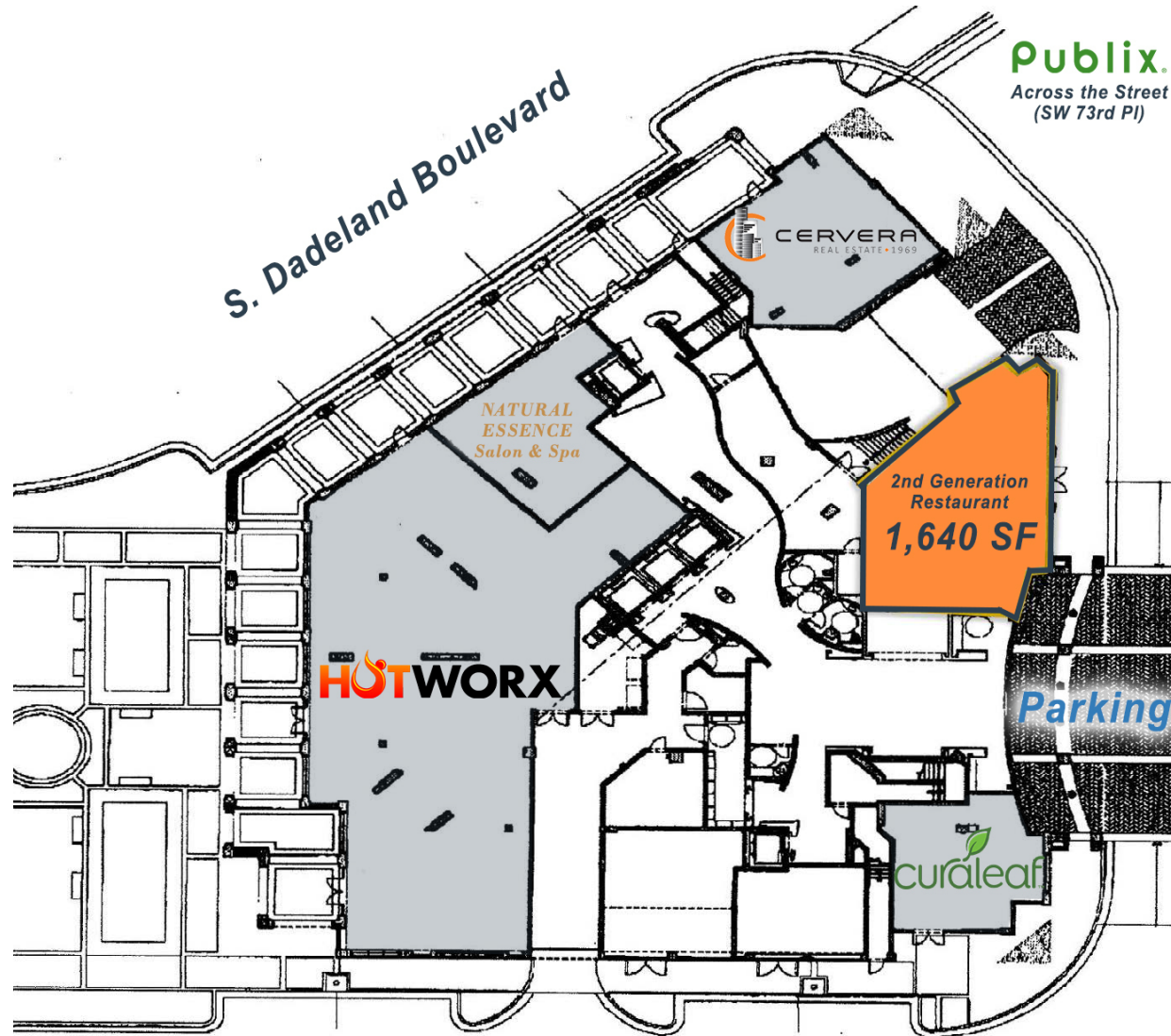
The subject property includes several second generation restaurant features, including: **working walk-in cooler** (pictured top-right and bottom-left) **exhaust with vent** (pictured top-left) also includes **2 fully functional restrooms** (one is pictured bottom-right)



FLOOR PLAN

Retail Property For Sale

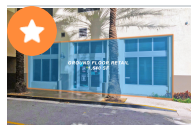
9059 SW 73 CT, KENDALL, FL 33156



SALE COMPS SUMMARY

2nd Generation Restaurant Property For Lease

9059 SW 73 CT, KENDALL, FL 33156



SUBJECT PROPERTY

Ground Floor Retail in Metropolis at Dadeland

9059 SW 73 Ct
Kendall, FL 33156

PRICE

\$1,135,000

BLDG SF

1,640 SF

PRICE/SF

\$692.07

1

SALE COMPS

PRICE

BLDG SF

PRICE/SF

CLOSE

9799 S Dixie Hwy

Miami, FL
33156

\$2,500,000

3,604 SF

\$693.67

01/08/2020

2

12900 SW 87 Ave

Miami, FL
33176

\$693,750

1,392 SF

\$498.38

05/17/2019

3

12401 S Dixie Hwy

Miami, FL
33156

\$1,750,000

1,444 SF

\$1,211.91

05/03/2019

PRICE

BLDG SF

PRICE/SF

CLOSE

Totals/Averages

\$1,647,917

2,147 SF

\$767.54

LOCATION MAPS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



RETAILER MAP

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



Dadeland Mall

- ZARA
- Saks Fifth Avenue
- SEPHORA
- TEXAS de BRAZIL
- BB&T
- STARBUCK COFFEE
- Chick-fil-A
- Apple
- TESLA

- BEST BUY
- TARGET

- McDonald's
- INSEIN BURRITOS
- THE REAL GUY
- CHIPOTLE MEXICAN GRILL
- TACO BELL
- DUNKIN'

Downtown Dadeland

- PASION DEL CIELO COFFEES
- Orangetheory FITNESS
- LIME
- west elm
- ZUUK Mediterranean Kitchen
- chilis
- WELLS FARGO
- Panera BREAD

- ROSS DRESS FOR LESS

- FIVE GUYS BURGERS AND FRIES

- CHASE
- Bank of America

- FLANGAN'S
- Gyu-Kaku Japanese BBQ

Map data ©2020 Google Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, Sanborn, U.S. Geological Survey

AERIAL PHOTO

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



DEMOGRAPHICS

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 14,935 | 95,771 | 291,908 |



| HOUSEHOLD INCOME | 1 MILE | 3 MILES | 5 MILES |
|------------------|----------|-----------|----------|
| 2018 | \$85,726 | \$113,711 | \$92,318 |

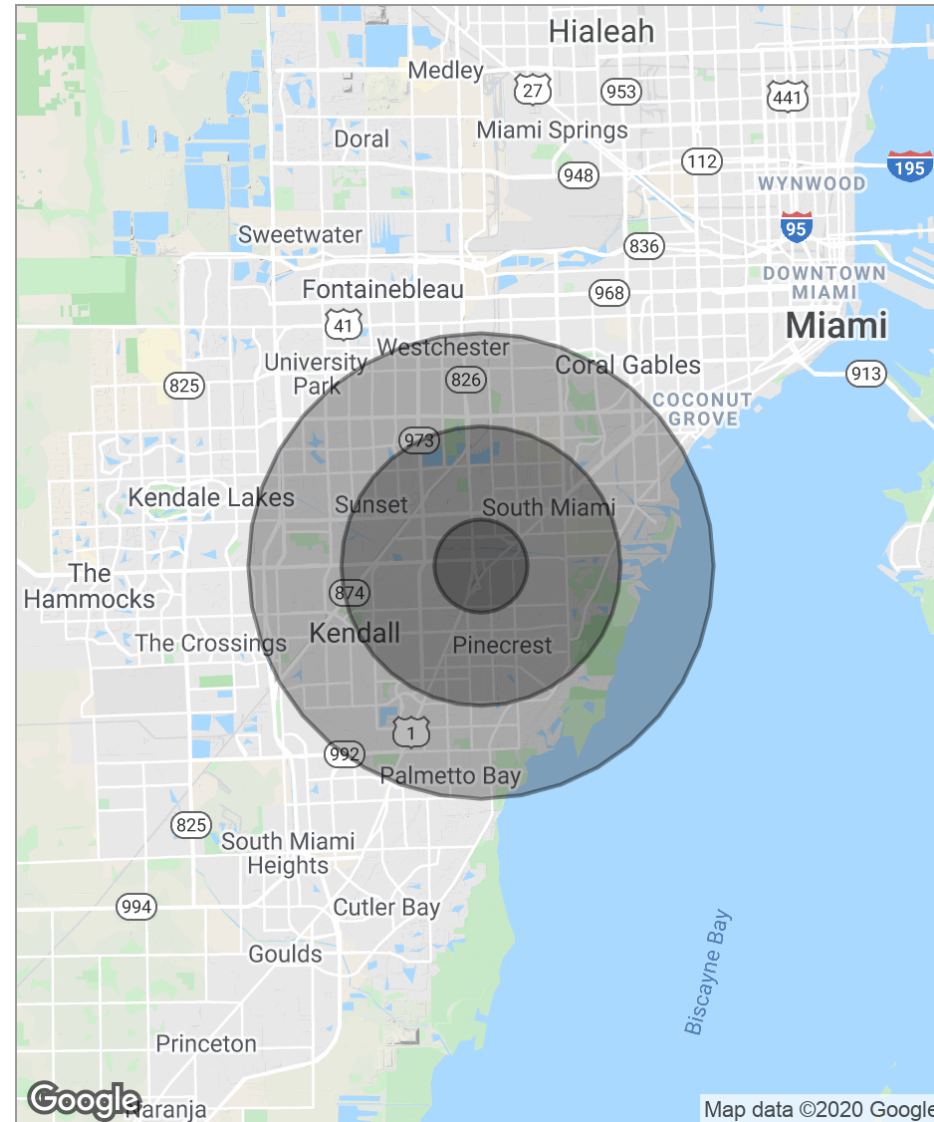


| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic | 46.8% | 51.3% | 66.8% |



| RACE | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 12,154 | 82,878 | 261,541 |
| Total Population - Black | 1,386 | 4,937 | 11,647 |
| Total Population - Asian | 973 | 4,215 | 7,271 |
| Total Population - Hawaiian | 0 | 0 | 0 |
| Total Population - American Indian | 6 | 172 | 216 |
| Total Population - Other | 200 | 2,090 | 7,326 |

* Demographic data derived from 2010 US Census



NEW DEVELOPMENTS - KENDALL

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



SHOPPES AT KENDALL

Shoppes at Kendall is a recently-completed retail project that is fully leased with 12 tenants; the largest being Fuddrucker's, the Learning Experience Kindergarten School and CAC Florida Medical Health Center. The plaza is located at 15400 Southwest 88th Street on roughly 4.7 acres. The 47,826 square-foot center was developed by MMG Equity Partners, who began construction in 2012 and completed the project in 2014.



Image for reference only

BOARDWALK AT LAKESIDE

Boardwalk at Lakeside, a planned 192-unit apartment complex consisting of 4 4-story buildings, is being developed by SH Communities. CFM Architects designed the project. The development project sits north of SW 132nd Street and west of SW 127th Avenue, and covers almost 9 acres of land. Planned amenities include a boardwalk along the lake, clubhouse, fitness center, pool and a dog park. To the west of the project is the Miami Executive Airport.

DISCOVER DADELAND

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



DOWNTOWN DADELAND

Downtown Dadeland is a 127,000 square foot urban residential and retail development located across Kendall Drive from Dadeland Mall. Downtown Dadeland was completed in 2005, during a South Florida real estate boom. The development features 15 acres of parking on two underground levels, unprecedented in South Florida. This 7.5-acre property is close to Miami-Dade's Metrorail system, US-1 and the Palmetto Expy, 2 million square feet of adjacent office space, several hotels, and more than 3,000 residential units in several nearby neighborhoods including Pinecrest, South Miami, Coral Gables, and Kendall.



DADELAND MALL

Dadeland Mall is a large enclosed shopping mall located in Kendall, Florida, in the Dadeland district. The mall has a total retail floor area of 1,498,485 square feet and 167 stores and services. Dadeland is managed by the Indianapolis-based Simon Property Group, who purchased 50% of the center in 1997. Morgan Stanley owns the other 50%. The mall's anchor tenants include JCPenny, Saks Fifth Ave, Nordstrom and Florida's largest Macy's. Dadeland Mall is located between South Dixie Highway and the Palmetto Expressway. It is also served by the Dadeland North Metrorail station, which has a pedestrian walkway connecting to the mall. The Dadeland South station is located just south of the mall.

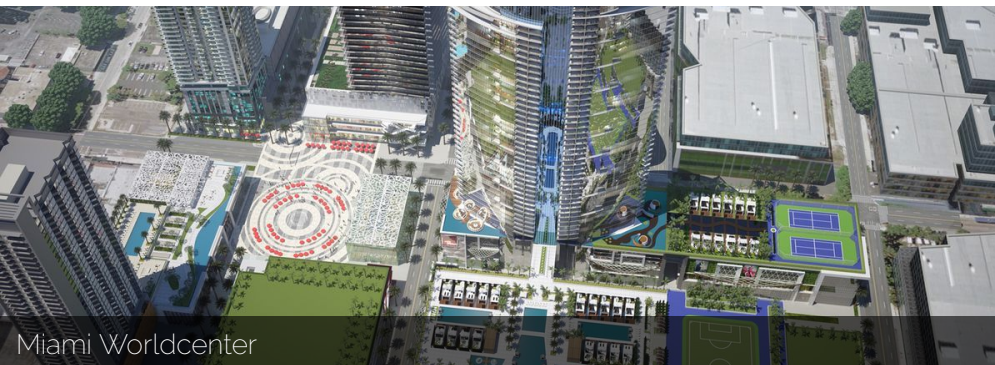
DISCOVER MIAMI

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



Brickell City Centre



Miami Worldcenter



Brightline

THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» Brickell City Centre (BCC): Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» Miami Worldcenter: Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» Brightline: The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational in 2018.

DISCOVER MIAMI

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156



Miami Grand Central



Miami Skyrise



Miami sky line

THE TRANSFORMATION OF MIAMI

» MiamiCentral: Spanning nine acres next to County Hall, Downtown Miami's "Grand Central" will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

» SkyRise Miami: By 2019, Miami will be home to its own Eiffel Tower with the construction of SkyRise Miami, a brand new icon on Miami's skyline that is more than just an observation tower with breathtaking 40-mile views of the oceanfront city. Its entertainment venues, including a fine dining restaurant, exclusive nightclub, ballroom, and distinctive event space, are designed to be enjoyed by tourists and residents alike. The estimated cost of the project exceeds \$400 million.

» Record Tourism and Visitation: Miami achieved record tourism for the sixth consecutive calendar year in 2015, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both Miami International Airport (MIA—the 10th-busiest airport in the country) and Fort Lauderdale-Hollywood International Airport (FLL—the 21st-busiest airport in the country) achieved record passenger traffic in 2015, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2015 (finishing just 0.5 percent below 2014's record number).

OFFICIAL BIO

Retail Property For Sale

9059 SW 73 CT, KENDALL, FL 33156

FABIO FAERMAN

CCIM | Broker Associate



1390 Brickell Avenue.
Suite 104
Miami, FL 33131
T 786.262.9966
info@facommercial.com

FORTUNE
INTERNATIONAL
— REALTY —

PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune International Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five consecutive years he has been awarded as the #1 Top Producing Broker of Fortune International Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petite, La Cantina # 20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Ubreakifix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence, and Granier Bakery.

EDUCATION

CCIM, MBA, BA in Architecture

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International Realty was founded in 1983 by Edgardo Defortuna. Since then, the company experienced exponential growth to include brokerage activities, property management, financing, new development sales and proprietary developments.

What started as a boutique company has now become one of the leading real estate firms in South Florida with 12 local offices as well as 6 international locations, reaching revenue of \$3billion annually.

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

www.facommercial.com
www.fir.com

Presented By:

FABIO FAERMAN, CCIM
786.262.9966
info@facommercial.com

