



THE OPPORTUNITY

JLL is pleased to exclusively offer the opportunity to acquire Pinecrest Town Center, a value-add mixed-use property totaling 94,175 square feet and situated on a 5.24-acre site along Miami's prime commercial corridor in the highly affluent and dense Village of Pinecrest. Originally developed in 1985, Pinecrest Town Center is in the midst of an economic transformation as legacy leases have started to roll to market rates allowing the owner to capture as much as a 63% premium in rental income. Currently 82.6% leased, the Property features a service and food-oriented line-up of well-established regional tenants with over 10-years of operation at the center. Executable near-term, value-add potential exists through the lease-up of the remaining 16,376 SF of available space with the opportunity to carefully curate high-traffic, demand generating tenants to the Property. Moreover, a new owner can significantly increase value through modernization with cost effective cosmetic upgrades which can yield substantial improvements in rent given the 40% higher retail lease rates



PROPERTY OVERVIEW 12651 South Dixie Highway, Pinecrest, FL 33156

Address	12651 South Dixie Highway, Pinecrest, FL 33156		
Year Built	1985, Renovated 1994, 2004		
Site Size	5.24-acres		
	Retail	Office	Total
GLA (SF)	60,484	33,691	94,175
Occupancy	82.7%	82.5%	82.6%
Parking (Ratio)	374 spaces, 4.0 per 1,000 SF		
Traffic Counts	US1 (Dixie Highway)	70,000 vpd	
NOTABLE TENANTS			

SEA SIAM



(BB)





Thai-Japanese restaurant.

Experiential

Neighborhoods





High-Traffic

Above

CORBETT'S





Quickly Stabilize Occupancy and Substantially Grow NOI through ±20% Lease-up and Lease Mark-To-Market Immediate Growth Potential via

Remerchandising with Opportunity to Continue

Evolving the Rent Roll Through Near-Term

O Leverage Recent Leasing Momentum

High Traffic Mixed-Use Retail & Office Asset with

Expirations O Long-Term Value Creation Through Modernization and Cost-Effective Cosmetic Upgrades Can Yield Substantial Increases in Achievable Rent

O Loyal and Successful Tenant Following with Proven Track Record and Average Nine-Year Tenure O Ideal Tenant Roster with Internet-Proof

Retail,

Daytime Traffic O Strategic High Exposure Location within Miami-Dade County's Most Dynamic and Underserved Commercial Corridor, US1, with over 70,000 vehicles per day

O Affluent Trade Area Demographics Catering to Some of the Area's Most Desirable

with

Providers and Boutique Office Users Providing

Demographic Statistics (100,517 Population, \$141,661 AHHI, \$535,241 Median Home Value within a 3-mile radius) To access the offering memorandum and document center, please execute the confidentiality agreement below.

SIGN ELECTRONIC **DOWNLOAD** VIEW WEB LISTING CONFIDENTIALITY AGREEMENT CONFIDENTIALITY **AGREEMENT**

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DEBT & EQUITY PLACEMENT





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