



Premier **dual frontage and visibility** from US-1 and Sunset Drive provide Sunset One with some of the highest traffic counts for high-street retail in Miami (a combined 121,500 vehicles per day).



This immediate area is poised to benefit tremendously from the upcoming surge of activity through multiple significant mixed-use developments in the immediate area of the property.



Currently fully stabilized with a strong and diverse mix of professional office and retail tenants.



Located in the prime corner of South Miami's Opportunity Zone, with excellent surrounding demographics, and pinned between two of Miami's most affluent neighborhoods, Coral Gables and Pinecrest.



Within close proximity to the well-to-do student base of the University of Miami and the significant employee base of South Miami Hospital.



The accessibility to a major transit station, combined with the walkability of the area, has made the Sunset neighborhood one of Miami's most popular dining and nightlife hotspots.

For more information, please contact:

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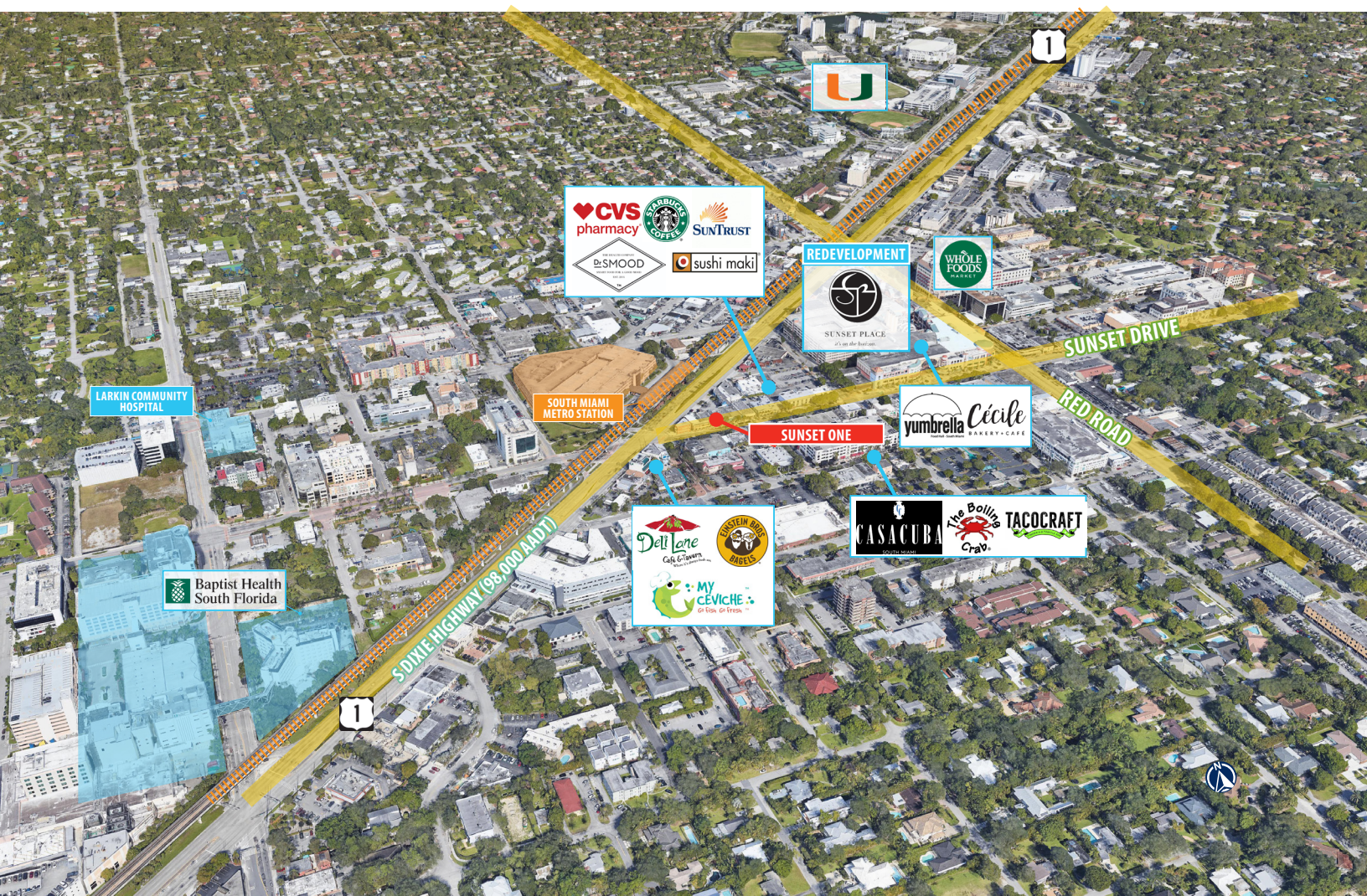
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PROPERTY STATS

 Property Name	Sunset One	 Property Size (SF)	±9,674 SF
 Address	5875 Sunset Drive South Miami, FL 33143	 Lot Area	0.24 acres 10,267 SF
 Use Types	Office and Retail	 Occupancy	100%
 Folio	09-4025-030-0010		



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