

1890 SW 57TH AVE, MIAMI, FL, 33155



RED ROAD PLAZA

MIAMI, FL



RARE RETAIL OFFERING
SERVING CORAL GABLES



INFILL LOCATION WITH
INCREDIBLE DENSITY




HIGH HISTORICAL
OCCUPANCY




OFFERING SUMMARY






1982
YEAR BUILT



18,840
GLA (SF)



0.85
TOTAL SIZE (ACRES)



100%
OCCUPANCY



22K
VPD ON RED ROAD

INVESTMENT HIGHLIGHTS

OFFERING SUMMARY

Cushman & Wakefield's Retail Investment Advisors is pleased to offer for sale Red Road Plaza, a high-quality unanchored retail strip center serving the prestigious community of Coral Gables. The center is situated along Red Road (57th Avenue) between 8th Street and Coral Way, minutes from Miracle Mile and Downtown Coral Gables.

This offering represents the unique opportunity to acquire an established strip center benefiting from a diverse tenant line-up and a prime location along Red Road in one of Miami-Dade's most densely populated and affluent areas.

01

DESIRABLE LOCATION

- Irreplaceable location at the intersection of Red Road and SW 19th Street along the western border of Coral Gables.
- Red Road is one of Miami-Dade County's major north/south commercial and residential arteries and has a direct link to the Dolphin Expressway 2-miles to the north.
- Situated between 8th Street and Coral Way, the Property is conveniently located proximate to Miracle Mile and Downtown Coral Gables (1.5-miles), The Biltmore Hotel (1.0-mile), and a newly constructed Publix (0.15-miles).

02

DEMOGRAPHICS OF CHOICE

- Outstanding income levels in the trade area with an average household income of \$113K in a 1-mile radius and home values reaching \$3.0M.
- Incredible population density with 23K and 106K residents in a 1 and 2-mile radius, respectively.

03

DIVERSE & SECURE TENANT ROSTER

- Diverse and internet-resistant tenant mix with 82% of revenue coming from medical and service uses.
- 100% of tenants have annual rent escalations.
- High historical occupancy.

04

LIMITED COMPETITION IN A HEALTHY SUBMARKET

- Limited retail competition along Red Road.
- High barrier-to-entry market with no available land for new development in the trade area.
- Extremely healthy retail submarket with an average occupancy of 99%.



VIEW TO THE SOUTHEAST



DOWNTOWN MIAMI

COCONUT GROVE

MERRICK PARK

DOWNTOWN CORAL GABLES

THE BILTMORE HOTEL



GRANADA GOLF COURSE



CORAL GABLES

HOME VALUES UP TO \$3.0M



RED ROAD (SW 57TH AVE) - 22K VPD

SW 19TH STREET



CAPITAL MARKETS TEAM

MITCHELL HALPERN

Director
+1 305 533 2855
mitchell.halpern@cushwake.com

ADAM FEINSTEIN

Executive Director
+1 305 533 2863
adam.feinstein@cushwake.com

SCOTT QUICK

Senior Financial Analyst
+1 305 533 2869
scott.quick@cushwake.com

DREW WINIG

Financial Analyst
+1 786 792 5206
andrew.winig@cushwake.com

HEIDI PECKHAUS

Senior Graphic Designer
+1 305 533 2890
heidi.peckhaus@cushwake.com

MEAGAN CLEMENTS

Graphic Designer
+1 305 351 2456
meagan.clements@cushwake.com