

FOR LEASE

9055

9059

RESTURANT/RETAIL/MEDICAL OFFICE

9059 SW 73RD CT

MIAMI, FL 33156



EXECUTIVE SUMMARY

APEX Capital Realty is proud to present 9059 SW 73rd Ct, a premier 1,600 SF ground-floor retail condominium located within Metropolis at Dadeland, a 397-unit luxury mixed-use tower in the heart of Downtown Dadeland, one of Miami’s most dynamic live-work-play districts.

The space is currently built out as a commercial bakery and is available with significant existing infrastructure in place, including a Type 1 hood and fire suppression system, bakery ovens, prep areas, refrigeration, display cases, customer seating, and related improvements. This provides a unique opportunity for food and beverage operators to substantially reduce startup costs and accelerate their opening timeline.

Beyond its current use, the space offers exceptional flexibility for a variety of commercial tenants. Its highly visible storefront location, strong pedestrian activity, and affluent surrounding demographics make it an ideal fit for medical, wellness, beauty, boutique fitness, professional office, specialty retail, café, or other service-oriented concepts.

Situated steps from Dadeland Mall, the Dadeland North and South Metrorail Stations, and numerous office towers, the property benefits from a built-in customer base generated by the surrounding residential, office, and retail population. Metropolis at Dadeland provides immediate access to hundreds of residents and thousands of daily visitors, creating a highly desirable environment for businesses seeking strong visibility and consistent foot traffic.

This is a rare opportunity to lease a turnkey commercial space in one of Miami’s most established and rapidly growing urban neighborhoods.



BUILDING AREA
1,600 SF



ZONING
MF
Mixed-Use



BUILDING CLASS
Class A



YEAR BUILT
2006
Renovated 2025

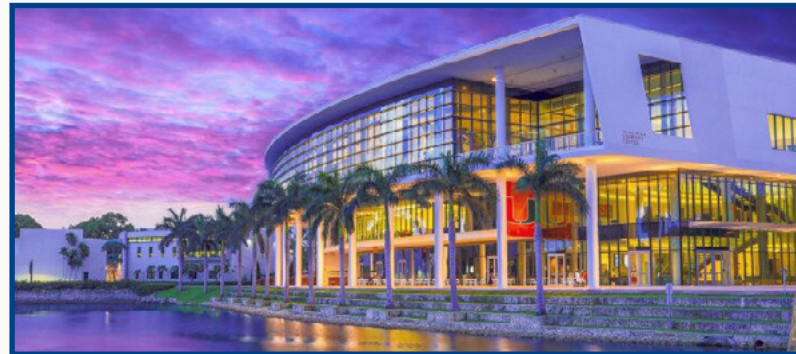
ASKING PRICE | \$60 P/SF



PROPERTY HIGHLIGHTS

- ➔ Turn-key commercial bakery build-out with Type 1 hood, fire suppression, ovens, proofers, refrigeration, display cases, and POS
- ➔ Active, transferable Health Dept. permits – open for business on Day 1
- ➔ Located in a Class A 397-unit luxury mixed-use tower – Metropolis at Dadeland
- ➔ 16+ parking spaces available in building
- ➔ ~100,000 residents within 3-mile radius | Avg. HH Income: \$113,711

LOCATION OVERVIEW: DADELAND, MIAMI FL



Strategically positioned in the heart of Downtown Dadeland, this asset sits at the base of Metropolis at Dadeland – a 397-unit luxury mixed-use tower that anchors one of the strongest urban retail nodes in all of Miami-Dade County, combining dominant retail, high residential density, and direct rail transit access.

Within immediate walking distance: Dadeland Mall (~1.4M SF, anchored by Macy’s, Nordstrom, Saks Fifth Avenue, and JCPenney), Downtown Dadeland’s ~126-acre mixed-use district, the Dadeland North Metrorail station, two Marriott-branded hotels, and

Publix Supermarket. Morning commuter, residential, shopper, hotel-guest, and office traffic overlap throughout the day, an ideal demand pattern for a bakery and café concept.

Approximately 100,000 residents live within a 3-mile radius with an average household income near \$113,711. Regional connectivity is exceptional: immediate access to US-1 / South Dixie Highway and minutes to the Palmetto Expressway and Don Shula Expressway. Brickell is 15 minutes north; MIAMI Airport 20 minutes; Coral Gables and the University of Miami under 10 minutes.

Dadeland continues to attract both local operators and institutional investors, driven by land value appreciation, neighborhood densification, and strong demographic fundamentals. The area’s premier retail concentration, combined with its strategic positioning within Miami’s urban core, makes it one of the most compelling retail investment opportunities in South Florida.

EXTERIOR: STORE FRONT



INTERIOR: RETAIL/DINING



INTERIOR: RETAIL/DINING



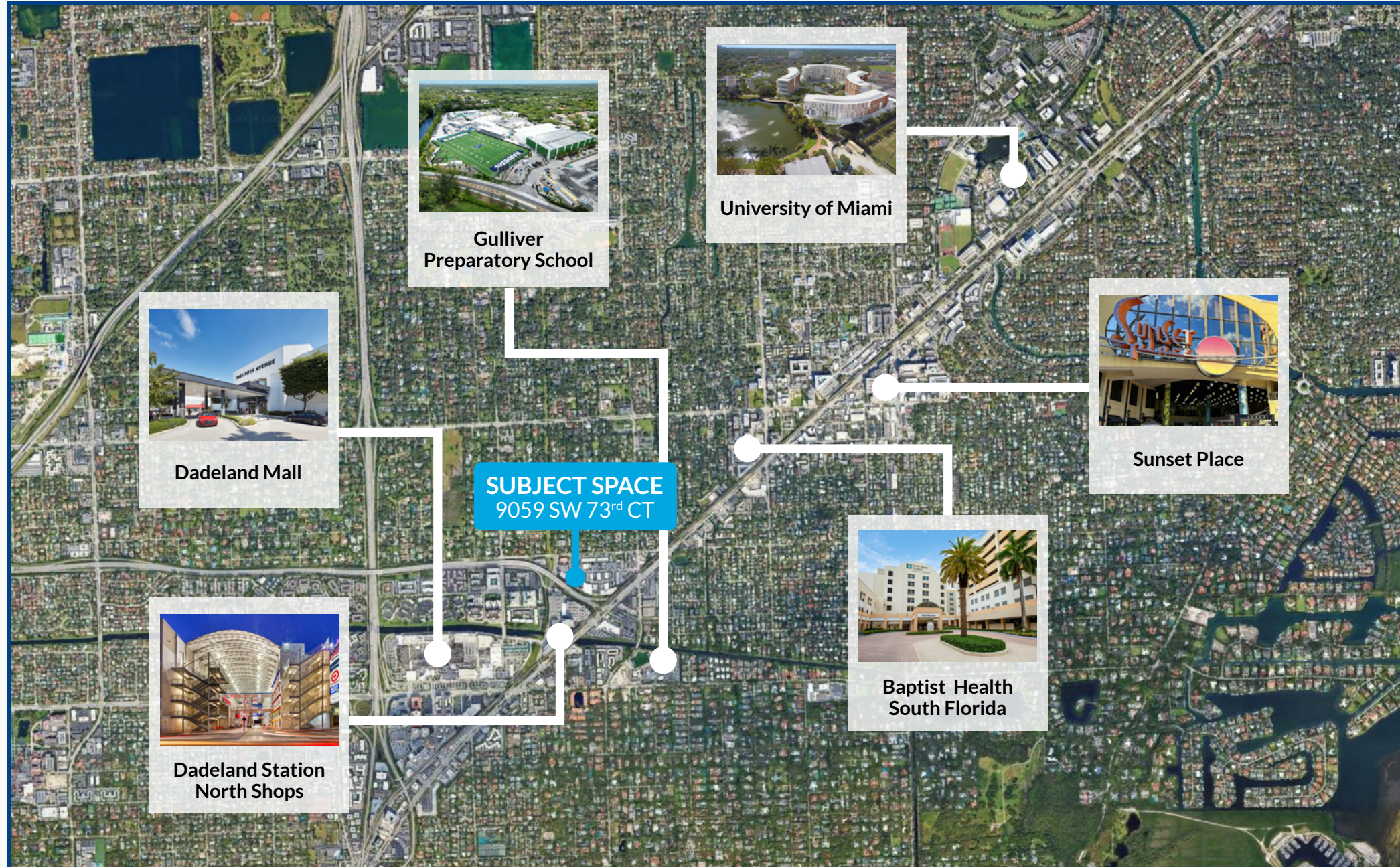
INTERIOR: KITCHEN



AERIAL PHOTOS

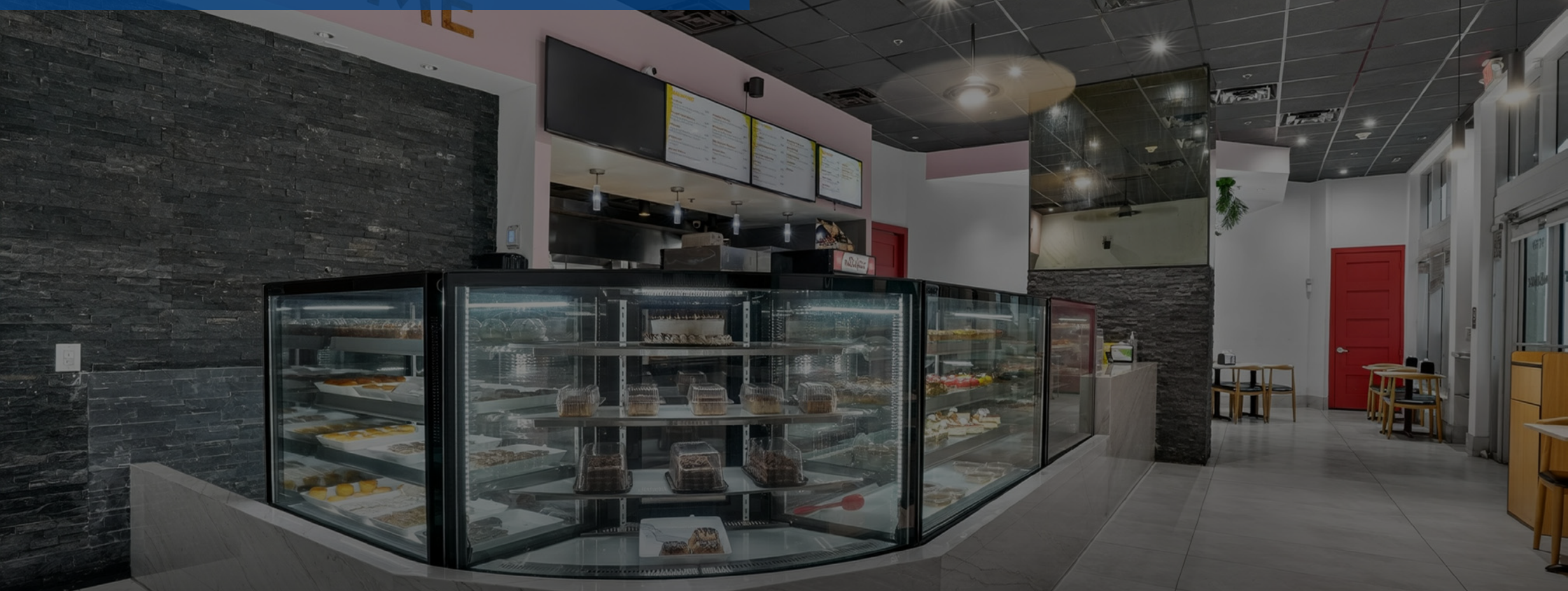


LOCATION MAP



LET'S SIMPLIFY YOUR LEASE!

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