



4735 W Flagler St, Coral Gables FL 33134

PRICED AT \$5,100,000 **100% OCCUPIED**

For Sale

EXCEPTIONAL INVESTMENT OPPORTUNITY – RETAIL STRIP CENTER IN WEST FLAGLER

Located in the rapidly growing West Flagler submarket, just minutes from Little Havana, this fully occupied retail strip center offers investors a rare chance to maximize returns. With tenants currently paying below-market rents, there's significant potential for income growth through lease adjustments, including converting gross leases to NNN leases and passing on operational costs (like water and trash) to tenants.

Property Highlights:

- **Prime Location:** Flagler Street frontage with 38,000 vehicles passing daily
- **Income Growth Potential:** Below-market rents with 5 tenants on month-to-month leases and 2 leases expiring in 2026
- **High Demand:** Small retail spaces in this area are in high demand, ensuring a competitive edge
- **Redevelopment Potential:** Ideal for Live Local Act incentives, providing additional opportunities for growth

DON'T MISS OUT ON THIS EXCEPTIONAL INVESTMENT OPPORTUNITY!



Madelin
Estupinan

PRINCIPAL/FOUNDER OF THE ESTUPINAN GROUP
COMMERCIAL DIVISION DIRECTOR

37 YEARS' EXPERIENCE

CCIM 101 GRADUATE 2005 / CB COMMERCIAL 2005

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