

FOR SALE

Landmark Multi-Tenant Shopping Center

4000 SW 57th Avenue, South Miami, FL 33155



SW 57TH AVE (RED RD)

SW 40TH ST (BIRD RD)

Confidential Offering Memorandum

NAI Miami
Fort Lauderdale

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Executive Summary



Executive Summary



4000 SW 57th Avenue, South Miami, FL 33155

In Miami's highly sought-after **South Miami / Coral Gables** submarket, **4000 SW 57th Avenue** presents an exceptional opportunity to acquire a fully occupied, **multi-tenant NNN retail investment** in one of South Florida's most established and desirable markets. The property benefits from a strategic Miami location surrounded by dense high income residential neighborhoods, established commercial corridors and strong consumer demand.

The property is comprised of **15,115 square feet** of retail space situated on a **22,500-square-foot parcel** and is currently **100% occupied**, providing investors with a diversified income stream across multiple businesses. The **multi-tenant NNN structure** further enhances the investment profile by offering an attractive combination of stable occupancy, contractual rental income and reduced landlord operating responsibilities.



Address
4000 SW 57th Avenue,
South Miami, FL 33155



Class "A"
Multi-Tenant Retail
Shopping Center



Asking Price
\$16,500,000.00



Cap Rate
4.92%



NOI
\$811,065.00



Price / PSF
\$1,092.00

Property Overview



Offering Highlights

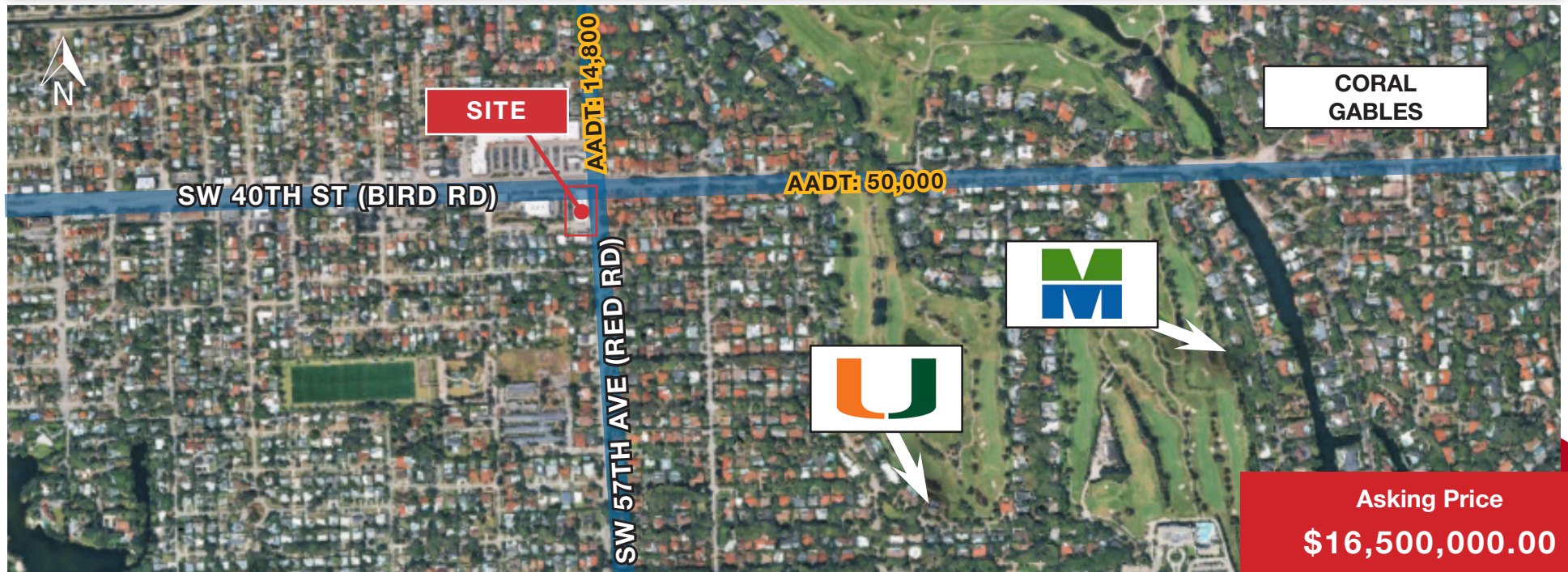
PROPERTY SUMMARY	
Address	4000 SW 57th Avenue, Miami, FL 33155
Asking Price	\$16,500,000.00
Submarket	South Miami / Coral Gables
Building Size	15,115 Square Feet
Property Type	Multi-Tenat NNN Retail Investment
Occupancy	100%
Tenants	7
Folio Number	09-4024-006-0050
Land Size	22,550 Square Feet (0.52 AC)
Year Built	1946
Year Remodeled	2023

CURRENT TENANTS	
	
	
	
	



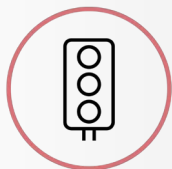
Location Highlights

4000 SW 57th Avenue, South Miami, FL 33155



STRATEGIC SOUTH MIAMI / CORAL GABLES LOCATION

Prominent hard-corner positioning with direct access to Coral Gables, South Miami and key demand drivers.



HARD-CORNER LOCATION
Signalized intersection of
Bird Rd (SW 40th St) & Red
Rd (SW 57th Ave)



< 1 MILE
To the University of Miami



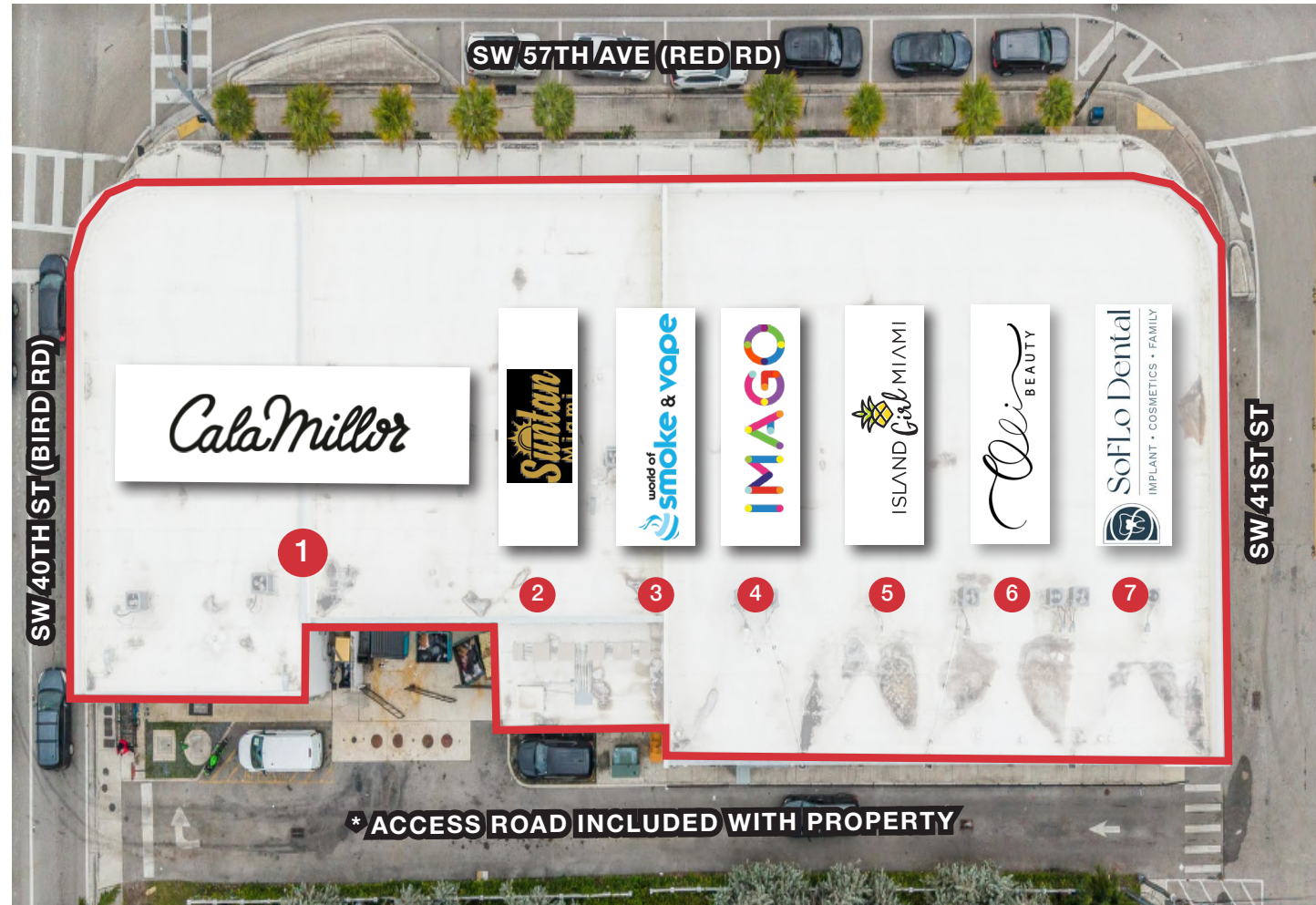
2 MILES
To Metrorail access



458,000 + RESIDENTS
Within a 5-mile radius

Site Plan

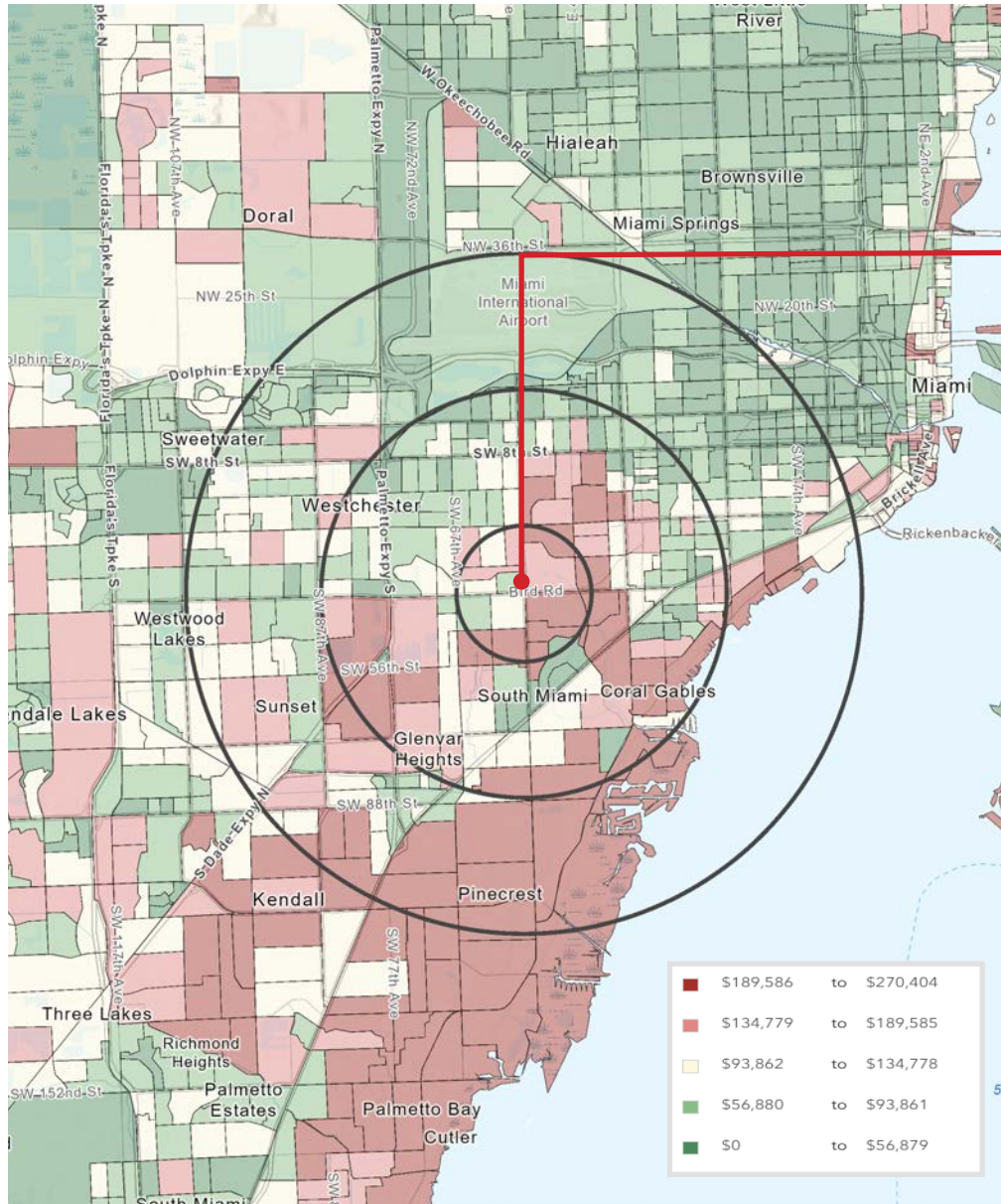
TENANTS		SQUARE FOOTAGE
1	CalaMillor	7,149 SF
2	SunTan Miami	1,201 SF
3	World of Smoke & Vape	1,312 SF
4	Imago Art	1,277 SF
5	Island Girl Miami	1,241 SF
6	Oli's Beauty	1,550 SF
7	SoFlo Dental	1,385 SF



Property Photos



Demographic Summary



2025 Summary	1-mile	3-miles	5-miles
Population	13,133	184,384	450,037
Households	4,748	75,790	180,542
Families	3,604	48,633	118,314
Average Household Size	2.68	2.46	2.50
Daytime Employment Population	6,795	127,678	279,892
Median Age	45.5	43.4	44.2
Median Household Income	\$156,471	\$102,081	\$83,563
Average Household Income	\$224,778	\$161,892	\$137,970

Investment Summary

Investment Highlights



TURNKEY RETAIL ASSET

Fully leased, recently renovated asset offering passive NNN income and diversified tenancy.



100% LEASED
15,115 SF Class A
Retail Center



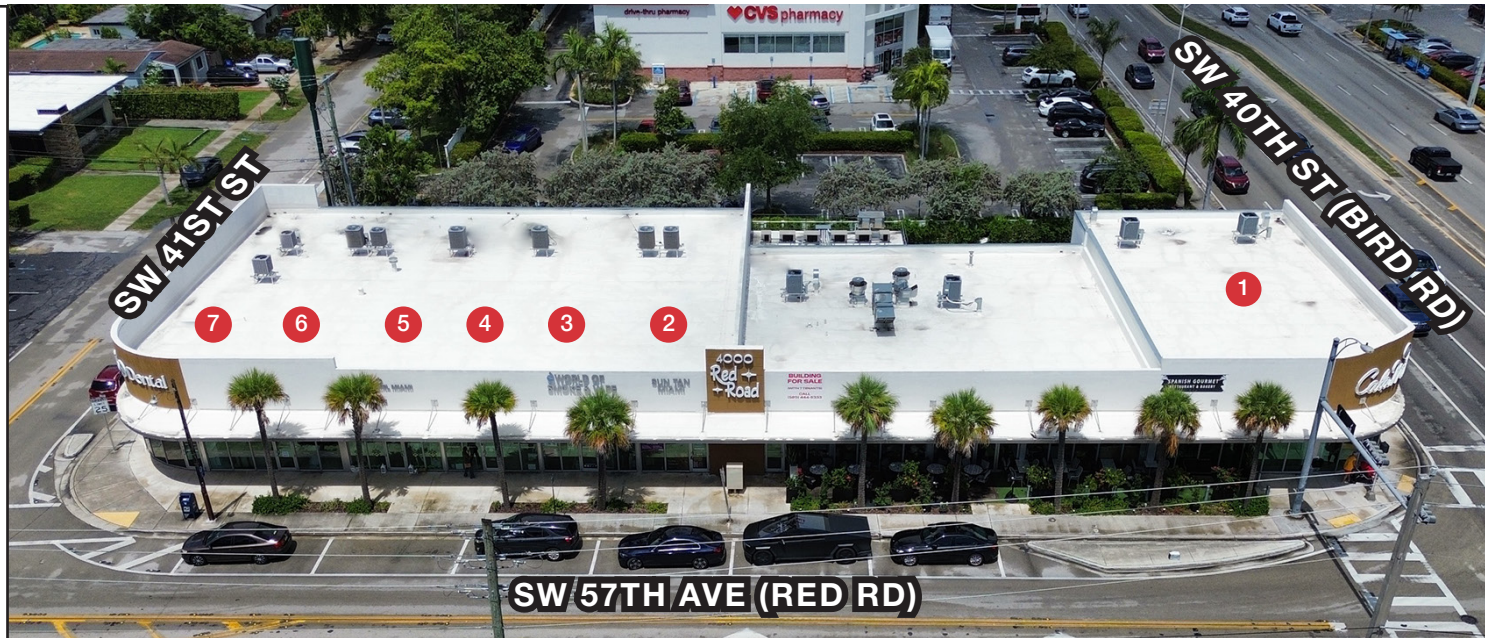
CAP RATE
4.92%



WALKABLE URBAN CORE ASSET
Suited for Coral Gable's
urban plan



NOI
\$811,065.00



Rent Roll

Tenant	Use	Suite	Square Footage	Lease Start	Lease End	Rent / SF	Monthly Rent	Annualized Rent	Increases	Lease Type	Options	Comments
CalaMillor	Restaurant	4000	7,149	4/1/2022	3/31/2032	\$56.15	\$33,450	\$401,400	3.00% Annually	NNN	5 (5-Year)	Option Periods 1-2: 3% Annual Increases; 3rd-5th Option Periods: Fair market value, but not less than 3% Annual Increases
Suntan Miami	Tanning Salon	4020	1,201	2/15/2023	2/14/2028	\$55.52	\$5,556	\$66,678	Greater of CPI; or 3.00% Annually	NNN	1 (5-Year)	Option at Fair Market Value
World of Smoke & Vape	Smoke Shop	4024	1,312	10/1/2022	9/30/2027	\$43.52	\$4,758	\$57,098	Greater of CPI; or 3.00% Annually	NNN	1 (5-Year)	Option at Fair Market Value
Imago Art	Art Galley	4028	1,277	6/1/2022	5/31/2029	\$61.55	\$6,550	\$78,600	Greater of CPI; or 3.00% Annually	NNN	1 (5-Year)	Option at Fair Market Value
Island Girl Miami	Clothing Store	4032	1,241	8/1/2023	7/31/2028	\$71.52	\$7,396	\$88,753	Greater of CPI; or 3.00% Annually	NNN	1 (5-Year)	Option Period Rent Fair market value, but no less than 3% greater than previous year's rent
Oli Beauty Salon	Beauty Salon	4038	1,550	7/1/2022	7/1/2032	\$38.15	\$4,928	\$59,135	4.00% Annually	NNN	1 (5-Year)	Option at Fair Market Value
SoFlo Dental	Dental Office	4040	1,385	4/1/2022	4/1/2032	\$42.89	\$4,950	\$59,401	3.00% Annually	NNN	3 (5-Year)	1st and 2nd Option Periods 4.00% Annually; 3rd Option Period Fair Market Value.
Total			15,115				\$67,589	\$811,065				

Location & Market Overview



Location Map



Retail Map



Aerial View - Southwest View



Aerial View - West View



Aerial View - East View



Aerial View - Southeast View



About South Miami

South Miami offers a distinctive blend of walkable urban amenities, affluent residential neighborhoods, and convenient regional connectivity. Strategically positioned between Coral Gables and Pinecrest, the city provides convenient access to Downtown Miami, Brickell, Coconut Grove, Miami International Airport, and surrounding employment centers. Downtown South Miami serves as the community's commercial and entertainment hub, featuring an eclectic mix of restaurants, boutiques, professional services, fitness concepts, and neighborhood-oriented retail within a pedestrian-friendly setting.

South Miami benefits from strong residential, retail, education, healthcare, and employment demand, supported by its proximity to the University of Miami, South Miami Hospital, Coral Gables, and the US-1 commercial corridor. The South Miami Metrorail station provides direct regional transit connectivity, while major thoroughfares including US-1, SW 57th Avenue, and Sunset Drive provide convenient access throughout the surrounding market. With established neighborhoods, a vibrant downtown district, and proximity to some of Miami-Dade County's most prominent institutions and commercial destinations, South Miami remains a highly desirable location for residents, businesses, and commercial real estate investment.



About Coral Gables

Coral Gables, known as “The City Beautiful,” is one of Miami-Dade County’s most established and prestigious communities, recognized for its Mediterranean-inspired architecture, tree-lined streets, affluent residential neighborhoods, and thriving commercial districts. Strategically located near Downtown Miami, Brickell, Miami International Airport, Coconut Grove, and South Miami, the city serves as a major business and employment center with more than 10,000 businesses and over 11 million square feet of commercial space. Downtown Coral Gables and Miracle Mile form the heart of the city’s commercial activity, offering a dynamic mix of restaurants, boutiques, professional services, offices, entertainment, and cultural destinations.

Coral Gables benefits from a strong combination of employment, education, retail, hospitality, recreation, and residential demand, supported by prominent destinations such as the University of Miami, Shops at Merrick Park, the Biltmore Hotel, and Venetian Pool. The city also maintains more than 60 parks and open spaces, reinforcing its reputation for exceptional quality of life and carefully planned development. With convenient access to major transportation corridors and some of South Florida’s most desirable residential communities, Coral Gables continues to attract businesses, residents, visitors, and investment, positioning the area as one of Miami-Dade County’s premier commercial real estate markets.





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SoFlo Dental

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25

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FAMILY
DENTISTRY

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4040

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4038

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FLORIDA SUPERIOR

4024

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