



MIAMI  
**BEST**  
WHEELS

*Clippers*  
THE ORIGINAL  
BARBERSHOP

 **Freeway**  
INSURANCE

AUTO INSURANCE  
305-251-5546

 **Freeway Insurance**  
727-321-7900

 **BARBERSHOP**

**MIAMI BEST WHEELS**  
786-732-6977



Franklin Street

OFFERING MEMORANDUM

**14227-14229 S DIXIE HWY**

MIAMI, FL 33176

# CONTACT US

## **DYLAN MORSE (LEAD)**

Associate Director

FL #SL3500133

954.820.7455

dylan.morse@franklinst.com

## **RAYZA PEREZ LOPEZ**

Director

FL #3288548

786.325.9928

rayza.perez@franklinst.com

# CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

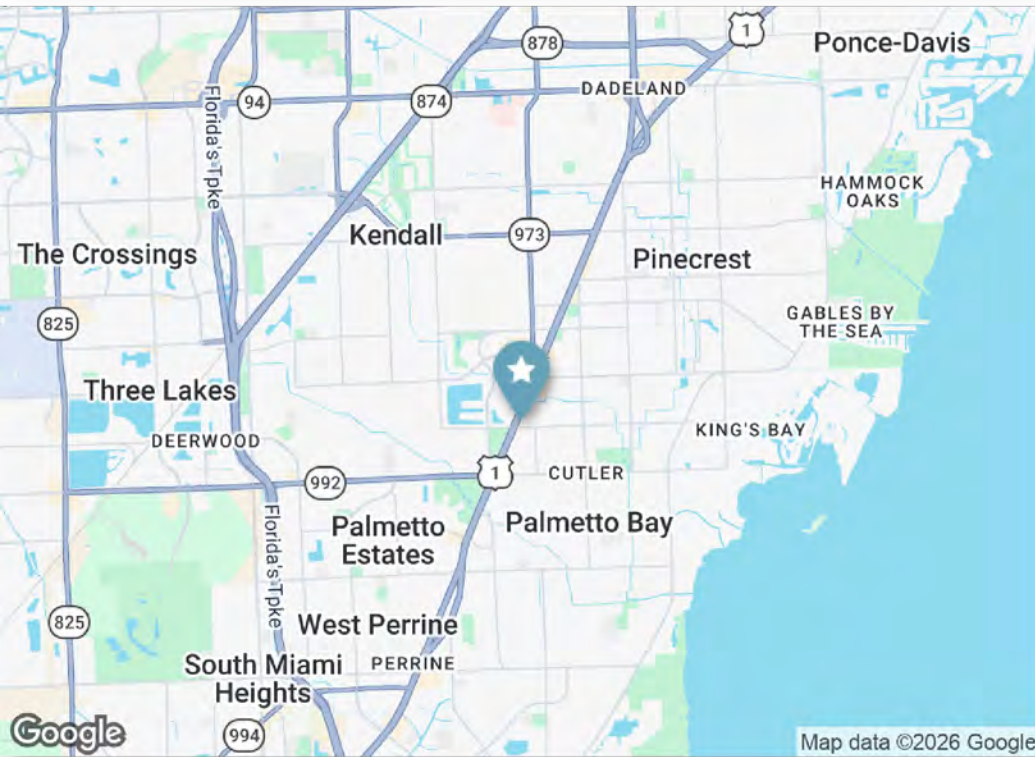
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

# TABLE OF CONTENTS



**4 PROPERTY INFORMATION**  
Offering Summary 5  
Parcel View 6  
Interior Photos 7  
Exterior Photos 8

**9 LOCATION INFORMATION**  
Aerial View 10  
Aerial View 11  
Retailer Map 12  
Location Overview 13  
Area Overview 14  
Drive Time Demographics 15

**16 FINANCIAL ANALYSIS**  
Rent Roll 17  
5 Year Cash Flow 18  
Assumptions 19  
Back Page 20

1

# PROPERTY INFORMATION

Offering Summary 5

Parcel View 6

Interior Photos 7

Exterior Photos 8

14227-14229 S DIXIE HWY  
Miami, FL 33176

# OFFERING SUMMARY

## 14227-14229 S DIXIE HWY

**SALE PRICE: \$2,250,000**

Pro Forma Year 1 Cap Rate	8.51%
Pro Forma Year 1 NOI	\$191,587
Building Size	5,100 SF
Year Built	1957
Lot Size	.23 Acres
Occupancy	100%
WALT	0.9 Years

## SALE DESCRIPTION

14227-14229 S Dixie Highway offers the opportunity to acquire a well-located multi-tenant retail property along one of South Miami's busiest commercial corridors. The property consists of 5,100 square feet and benefits from strong visibility along South Dixie Highway with over 64,500 vehicles passing the site daily. The property is occupied by Miami Wheels, Clippers Barber Shop, and Freeway Insurance, all of which have successfully operated from this location for over 30 years showing commitment and loyalty to the site.

The asset offers both an investment and owner-user opportunity. Miami Wheels occupies approximately 50% of the building and is currently on a month-to-month lease, providing flexibility for an owner-user seeking immediate occupancy or an investor looking to reposition the space. All tenants are currently operating under gross leases and paying below-market rents, creating a clear value-add opportunity through future lease rollover, rent increases, and conversion to NNN lease structures.

Surrounded by national retailers including Publix, BJ's Wholesale Club, TJ Maxx, Marshalls, Five Below, CVS, Starbucks, Chase, and Wells Fargo, the property is positioned within an affluent South Miami trade area with average household incomes exceeding \$160,000 within a three-mile radius.

## INVESTMENT HIGHLIGHTS



### First Time Offered in Over 40 Years

- First time on the market in 40+ years
- Long-term ownership
- Rare South Miami retail offering



### Established Tenant Base

- Miami Wheels, Clippers Barber Shop & Freeway Insurance
- All tenants operating at the property for 30+ years
- Proven occupancy history



### Owner-User Opportunity

- Miami Wheels occupies approximately 50% of the building
- Month-to-month lease
- Immediate occupancy potential



### Value-Add Investment Opportunity

- Well below-market rents
- NNN conversion opportunity
- Mark-to-market upside



### Premier South Miami Location

- Frontage on South Dixie Highway (64,500+ VPD)
- Surrounded by national retailers
- Affluent demographic

# PARCEL VIEW



**Subject Property**  
5,304 SF  
0.23 Acres

South Dixie Highway: 64,500+ VPD

# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# LOCATION INFORMATION

Aerial View 10

Aerial View 11

Retailer Map 12

Location Overview 13

Area Overview 14

Drive Time Demographics 15

**14227-14229 S DIXIE HWY**

Miami, FL 33176

# AERIAL VIEW



# AERIAL VIEW



# RETAILER MAP



# LOCATION OVERVIEW

## LOCATION DESCRIPTION

14227-14229 S Dixie Highway occupies a highly visible position along one of Miami-Dade County's most traveled commercial corridors. Located in the established Palmetto Bay market, the property benefits from direct frontage on U.S. 1 (South Dixie Highway), providing exceptional exposure and convenient access to surrounding residential communities, retail destinations, and major employment centers throughout South Florida. The location offers efficient connectivity to Florida's Turnpike, the Palmetto Expressway, and key north-south transportation routes, making it easily accessible for both customers and employees.

The surrounding area is recognized for its affluent demographics, strong residential base, and mature commercial infrastructure. Nearby communities such as Palmetto Bay, Pinecrest, and Kendall support a highly educated population with significant purchasing power, creating a favorable environment for businesses and service providers. The corridor is home to a diverse collection of retailers, restaurants, medical offices, and professional services, contributing to consistent consumer activity and long-term market stability.

As southern Miami-Dade County continues to experience population growth and ongoing investment, the South Dixie Highway corridor remains one of the region's most desirable commercial locations. The property's combination of visibility, accessibility, and proximity to affluent neighborhoods positions it to benefit from sustained economic activity and continued demand from both tenants and investors seeking a presence in this established market.

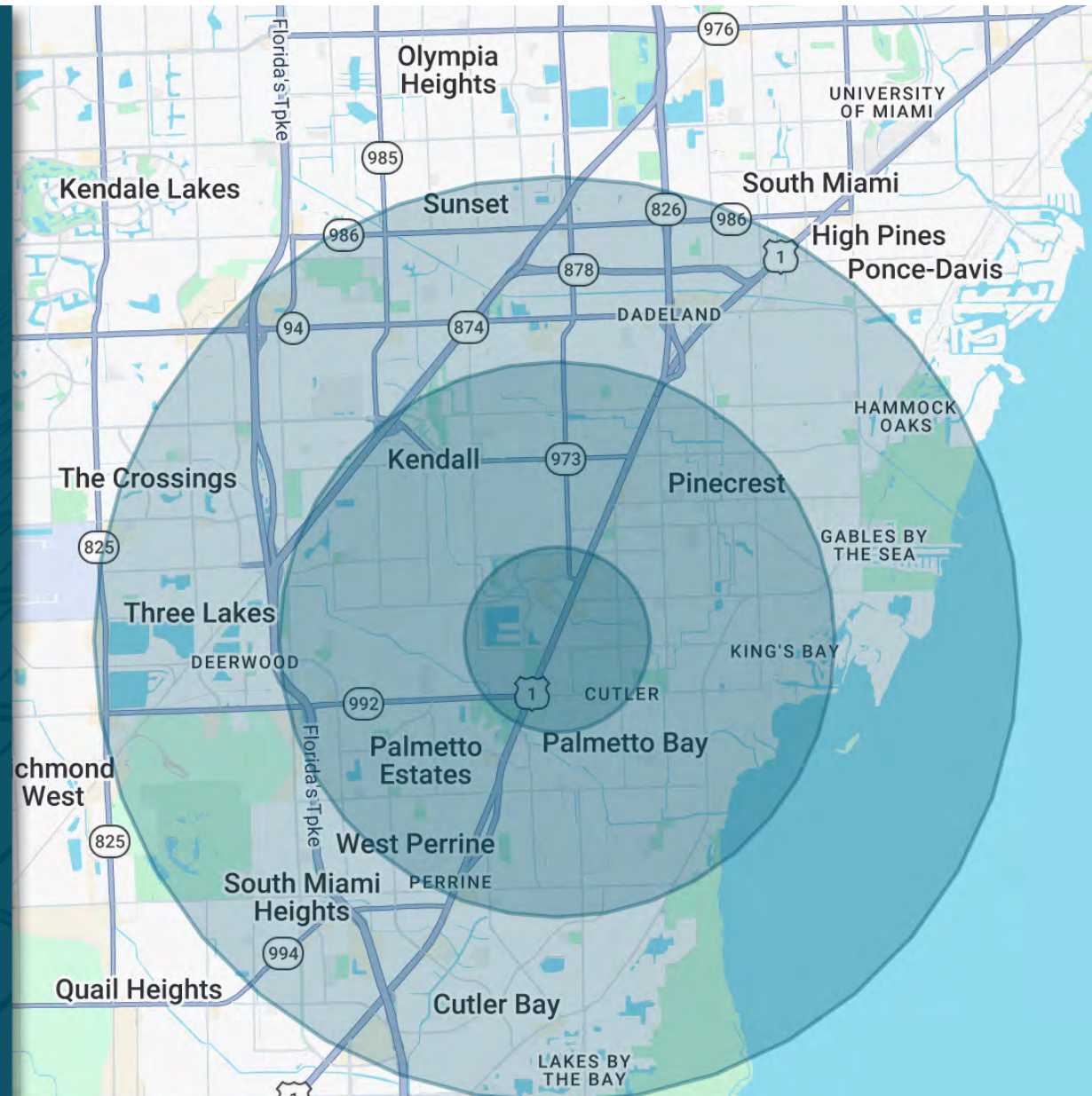


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	10,526	92,368	281,739
Median age	43	43	43
Median age (Male)	42	41	41
Median age (Female)	45	44	45
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	4,170	30,991	102,000
# of persons per HH	2.5	3	2.8
Average HH income	\$167,862	\$161,559	\$128,618
Average house value	\$726,968	\$714,045	\$604,870

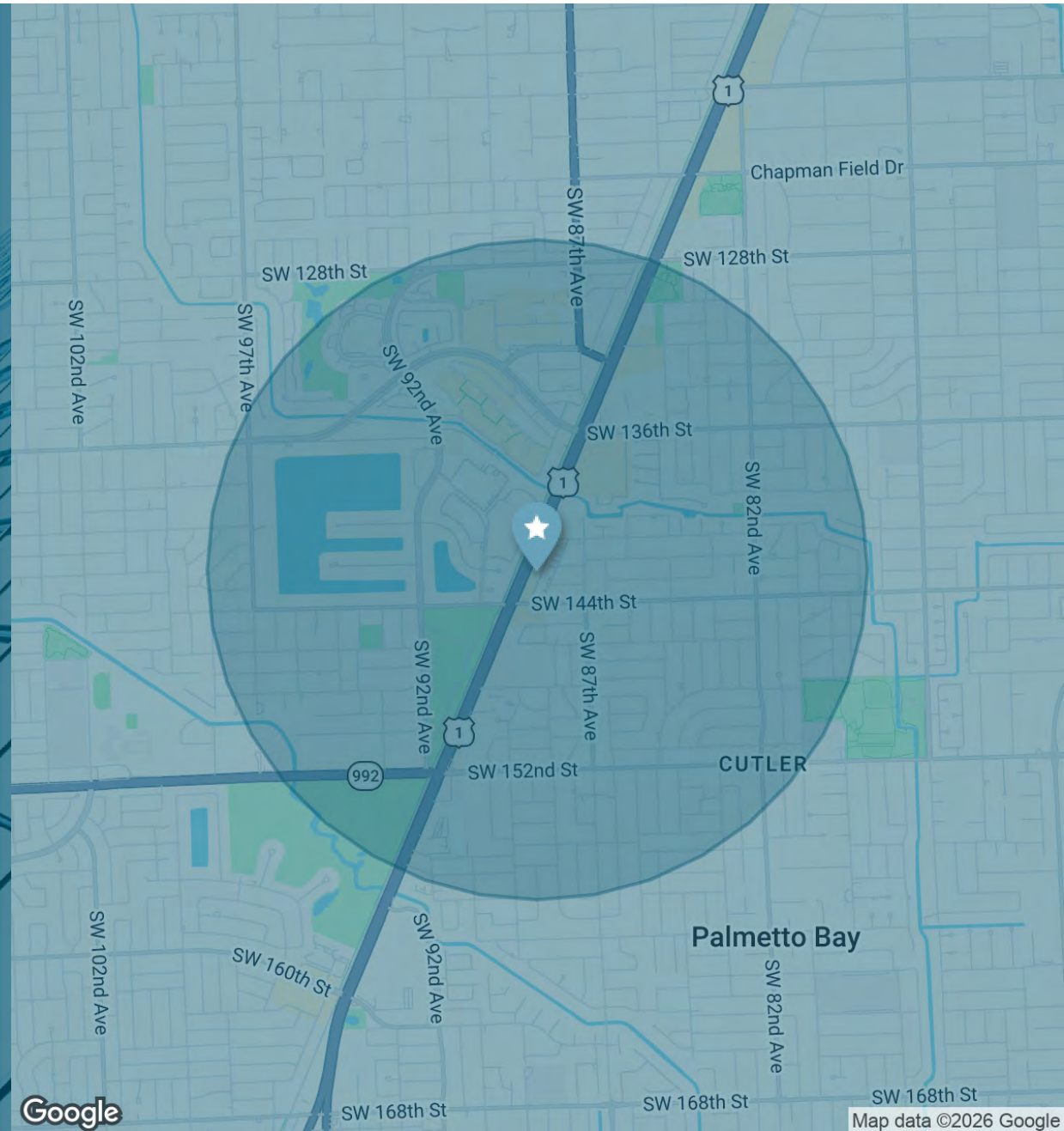
\* Demographic data derived from 2020 ACS - US Census



# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
<b>POPULATION</b>			
Estimated Population (2025)	10,827	93,054	276,281
Projected Population (2030)	9,671	83,892	248,147
Census Population (2020)	10,991	94,384	277,768
<b>HOUSEHOLDS</b>			
Estimated Households (2025)	4,182	30,856	98,672
Projected Households (2030)	3,696	27,741	88,193
Census Households (2020)	4,202	31,441	99,663
<b>HOUSEHOLD INCOMES</b>			
Estimated Average Household Income (2025)	\$167,145	\$137,761	\$107,436
Estimated Median Household Income (2025)	\$110,990	\$136,992	\$107,321
Average Household Net Worth (2025)	\$1.67	\$2.02	\$1.45





Freeway Insurance

727-321-7900



BARBER SHOP

MIAMI BEST

786-732-6975

# FINANCIAL ANALYSIS

Rent Roll 17

5 Year Cash Flow 18

Assumptions 19

14227-14229 S DIXIE HWY

Miami, FL 33176

# RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Dates	Rent Rates			Recovery Type	
				Lease Start	Lease Expires		Monthly	Annual	PSF		Incr
14227-A	Miami Wheels	2,500 SF	49.02%	1/1/95	MTM	1/1/26	\$4,000	\$48,000	\$19.20		Gross
14227-B	Clippers Barber	1,000 SF	19.61%	5/1/94	4/30/28	5/1/26 5/1/27	\$3,600 \$3,708	\$43,200 \$44,496	\$43.20 \$44.50	3.00%	Gross
14229	Freeway Insurance	1,600 SF	31.37%	3/1/84	2/28/28	3/1/26 3/1/27	\$3,713 \$3,713	\$44,556 \$44,556	\$27.85 \$27.85	-	Gross
<b>Totals / Avgs</b>		<b>5,100 SF</b>	<b>100%</b>				<b>\$11,313</b>	<b>\$135,756</b>	<b>\$26.62</b>		

# 5 YEAR CASH FLOW

For the Years Starting	Current Sep-2026	PSF	Year 1 Sep-2027	Year 2 Sep-2028	Year 3 Sep-2029	Year 4 Sep-2030	Year 5 Sep-2031	Totals
<b>Rental Income</b>								
Total Office Rents	\$135,756	\$26.62	\$202,641	\$211,455	\$217,799	\$224,333	\$231,063	\$1,087,290
Total Rental Revenue	\$135,756	\$26.62	\$202,641	\$211,455	\$217,799	\$224,333	\$231,063	\$1,087,290
CAM Recoveries	\$0	\$0.00	\$39,431	\$52,000	\$53,560	\$55,167	\$56,822	\$256,979
Effective Gross Income	\$135,756	\$26.62	\$242,073	\$263,455	\$271,358	\$279,499	\$287,884	\$1,344,269
<b>Operating Expenses</b>								
RE Taxes	\$21,465	\$4.21	\$31,184	\$32,120	\$33,083	\$34,076	\$35,098	\$165,561
Insurance	\$10,500	\$2.06	\$10,815	\$11,139	\$11,474	\$11,818	\$12,172	\$57,418
Water	\$908	\$0.18	\$935	\$963	\$992	\$1,022	\$1,053	\$4,965
Repairs & Maintenance	\$896	\$0.18	\$923	\$951	\$979	\$1,008	\$1,039	\$4,900
Trash	\$5,685	\$1.11	\$5,856	\$6,031	\$6,212	\$6,399	\$6,590	\$6,788
Landscaping	\$750	\$0.15	\$773	\$796	\$820	\$844	\$869	\$4,101
Total Operating Expenses	\$40,204	\$7.88	\$50,485	\$52,000	\$53,560	\$55,167	\$56,822	\$268,033
<b>Net Operating Income</b>	<b>\$95,552</b>	<b>\$18.74</b>	<b>\$191,587</b>	<b>\$211,455</b>	<b>\$217,799</b>	<b>\$224,333</b>	<b>\$231,063</b>	<b>\$1,076,236</b>

## Notes

Analysis start date begins in 9/1/2026 assuming 3 months from today

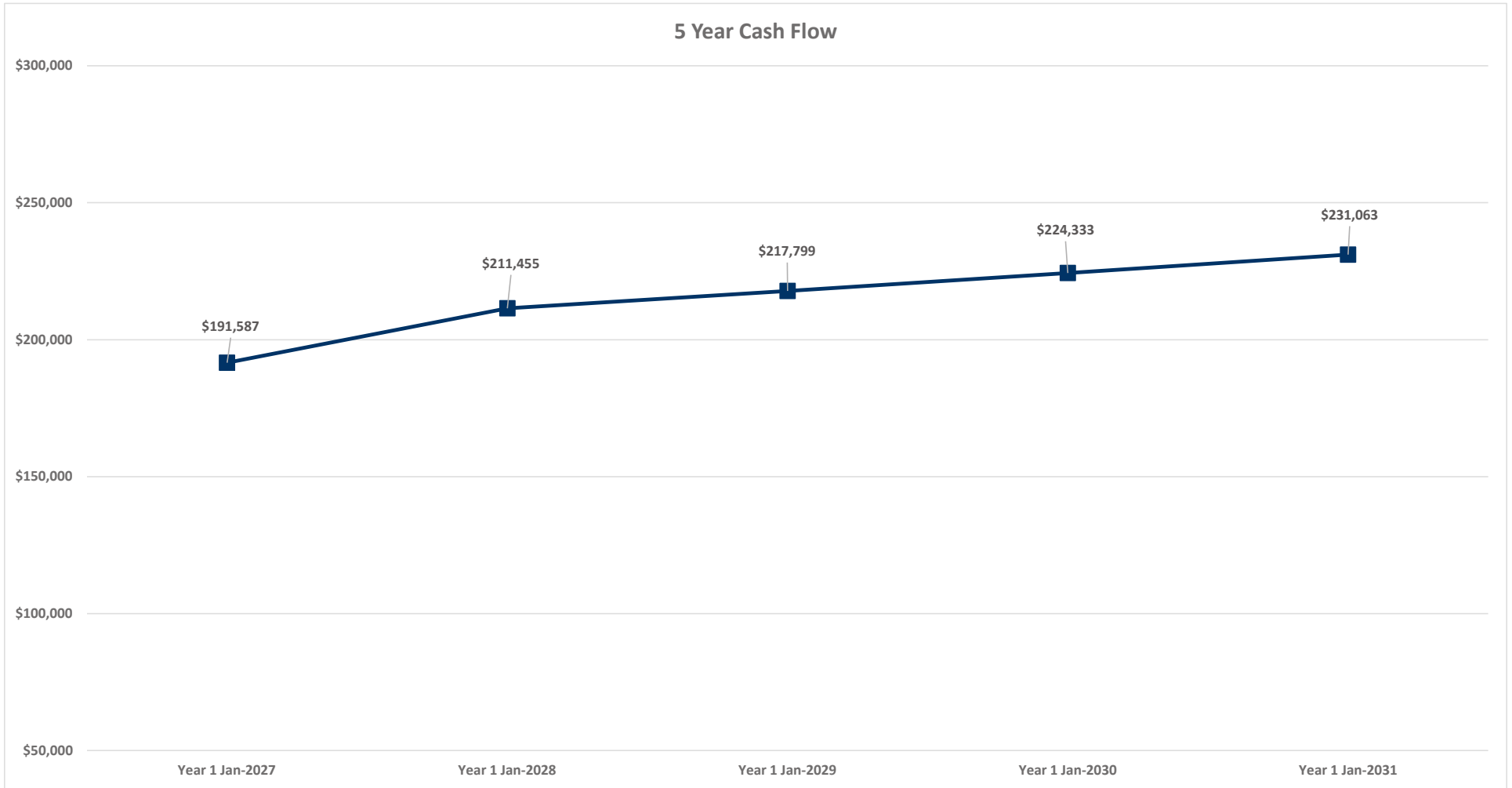
RE Taxes per Miami-Dade Appraiser; broker assumes an 80% reassessment in Year 1 In-Place

Expenses are based on owners P&L except RE Taxes

MLA is based on Triple Net Lease Structure upon lease expiration

Insurance is based on full coverage - provided by FS Insurance

# ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
Retail Unit	\$40.00/SF	15	3.00%

Time & Inflation	
Expense Growth	3%
Vacancy Allowance	0%

WALT	
WALT AREA	1.17 Years

14227-14229 S DIXIE HWY

Miami, FL 33176

Presented By:



**DYLAN MORSE (LEAD)**

Associate Director  
FL #SL3500133  
954.820.7455  
dylan.morse@franklinst.com



**RAYZA PEREZ LOPEZ**

Director  
FL #3288548  
786.325.9928  
rayza.perez@franklinst.com

