



OFFICE SPACE FOR LEASE

7301 SW 57 Court
Suite 535
South Miami, FL

CONTEMPORARY SOUTH
MIAMI OFFICE

At the Iconic Plaza 57 Building

Position your business in a well-maintained professional office building just minutes from Coral Gables, South Miami, and major transportation corridors. Suite 535 offers an efficient layout ideal for professional services or small corporate offices seeking a central Miami-Dade location. Flexible interior space, on-site parking, and quick access to US-1, the Palmetto Expressway, and Metrorail.

- Rare opportunity to lease premium space in one of Miami's most desirable submarkets.

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www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

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PROPERTY DESCRIPTION**CLASS "A" OFFICE SPACE***Plaza 57 Office Condominium Building***SIZE: 2,125 +/- Square Feet****OFFERED AT: \$47/SqFt (modified gross)****LEASE OPPORTUNITY****7301 SW 57th Court, Suite 535**

The building is located in the heart of South Miami's professional district, anchored by South Miami Hospital and surrounded by high-demand office users including medical specialists, law firms, and financial service providers. The area attracts a steady flow of patients, clients, and business activity.

Walkability & Amenities

Tenants benefit from walking-distance access to restaurants, cafés, retail, and services along Sunset Drive.

Excellent Connectivity

Proximity to South Miami Hospital

2 minutes to US-1

3 minutes to SR-826/Palmetto Expressway

Walking distance to Metrorail (South Miami Station)

Minutes to Coral Gables

Established Medical & Professional Corridor

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MIAMI

959

MOON THēsis

Starbucks ohho

Mamey's MCDONALD'S

club CVS

Denny's MATTRESS FIRM

citibank

Wild Fork

SUSHI SAKE

TRAXA BOREA

POPEYES

SUNSET PLACE

LARKIN HEALTH SYSTEM

SHAKE SHACK COYOTACO

JUICE MADRUGA BAKERY FIVE GUYS

Publix CHASE NOLO DONUTS

WHOLE FOODS PAPA JOHN'S WELLS FARGO

Fiola LA TERRAZZA

BEAUTY & THE BUTCHER ZIEL

JC CIGAR CELLAR

SUBJECT PROPERTY

AMC THEATRES ASC BARNES & NOBLE RICE EINSTEIN BROS BAGELS CARROT EXPRESS

GAME TIME Just 4 Fun SIM AKASHI CRAFT URBEN

WOOD BURN LA PIZZA LISBON MAVIS TIRES & BRAKES MOSAICO LA FITNESS

Pasta & Mia VOLVER CLUB PILATES SANO FOOD JENNA WHITE

SWEAT 440 PUB 52 state of kid The Boiling Crab

petco

goodwill SHERWIN WILLIAMS

Party City

CHIPOTLE MEXICAN GRILL TACO BELL

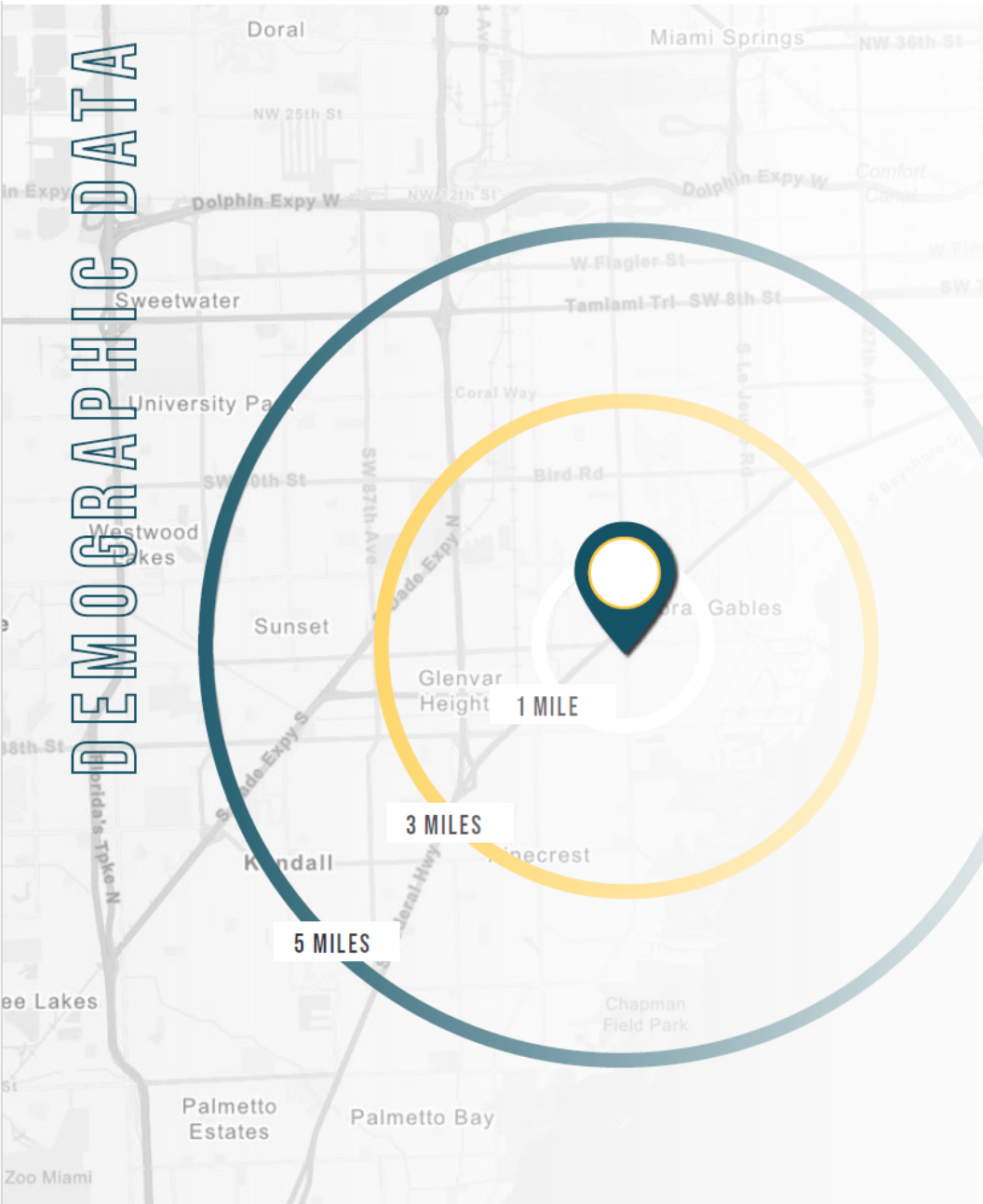
Baptist Health

F45 TRAINING

PURA VIDA

McDonald's

DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,954	106,879	325,226
Households	6,208	43,085	126,152
Families	3,650	26,365	82,166
Average Household Size	2.38	2.36	2.53
Owner Occupied Housing Units	3,391	23,954	70,798
Renter Occupied Housing Units	2,817	19,131	55,354
Median Age	37.4	40.3	44.2
Median Household Income	\$99,396	\$107,810	\$95,136
Average Household Income	\$168,010	\$169,755	\$143,644
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,179	108,831	325,174
Households	6,482	45,289	129,583
Families	3,819	27,720	84,630
Average Household Size	2.31	2.29	2.46
Owner Occupied Housing Units	3,537	24,840	73,961
Renter Occupied Housing Units	2,945	20,449	55,622
Median Age	38.6	41.0	44.9
Median Household Income	\$113,523	\$123,554	\$113,260
Average Household Income	\$184,381	\$190,224	\$166,231



SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL

South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.

MIAMI FLORIDA

MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



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