



Retail

4000 Red Road

4000 SW 57th Avenue | South Miami, FL 33155

SHOPPING CENTER FOR SALE

Space Available : 15,115 SF
Asking Price: \$16,500,000.00
Cap Rate: 4.92%
NOI: \$811,065.00

For More Information

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4000 Red Road

4000 SW 57th Avenue | South Miami, FL 33155

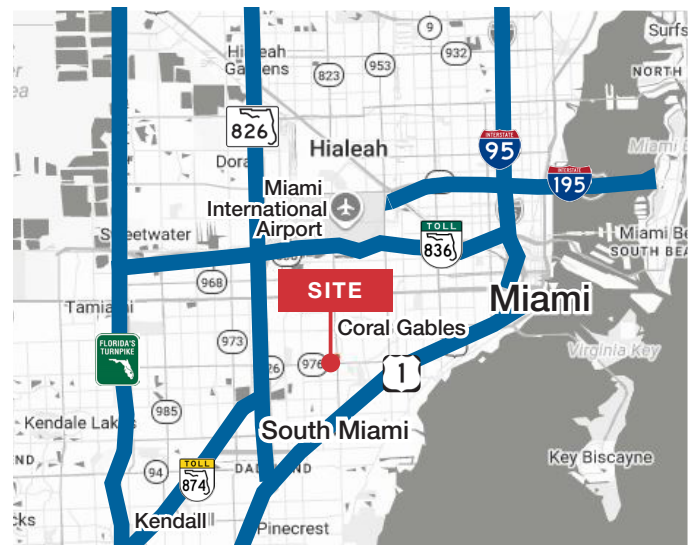


Property Features

- 15,115 SF fully leased, multi-tenant retail center, renovated in 2023
- Triple-net lease structure with staggered expirations and built-in annual rent bumps
- Signature tenant Cala-Millor, a celebrated Spanish restaurant and bakery concept, anchors the center
- \$221,000 Average household income in a 1-mile radius
- 70,000+ vehicles per day

Location Features

- Positioned in a highly walkable, transit-friendly corridors within Coral Gables' urban core
- Two miles to Metrorail access, one mile to University of Miami
- 458,000 population in a 5 mile radius
- Hard-corner signalized intersection at SW 40th St (Bird Rd) and SW 57th Ave (Red Rd)
- Less than a mile from the University of Miami's campus



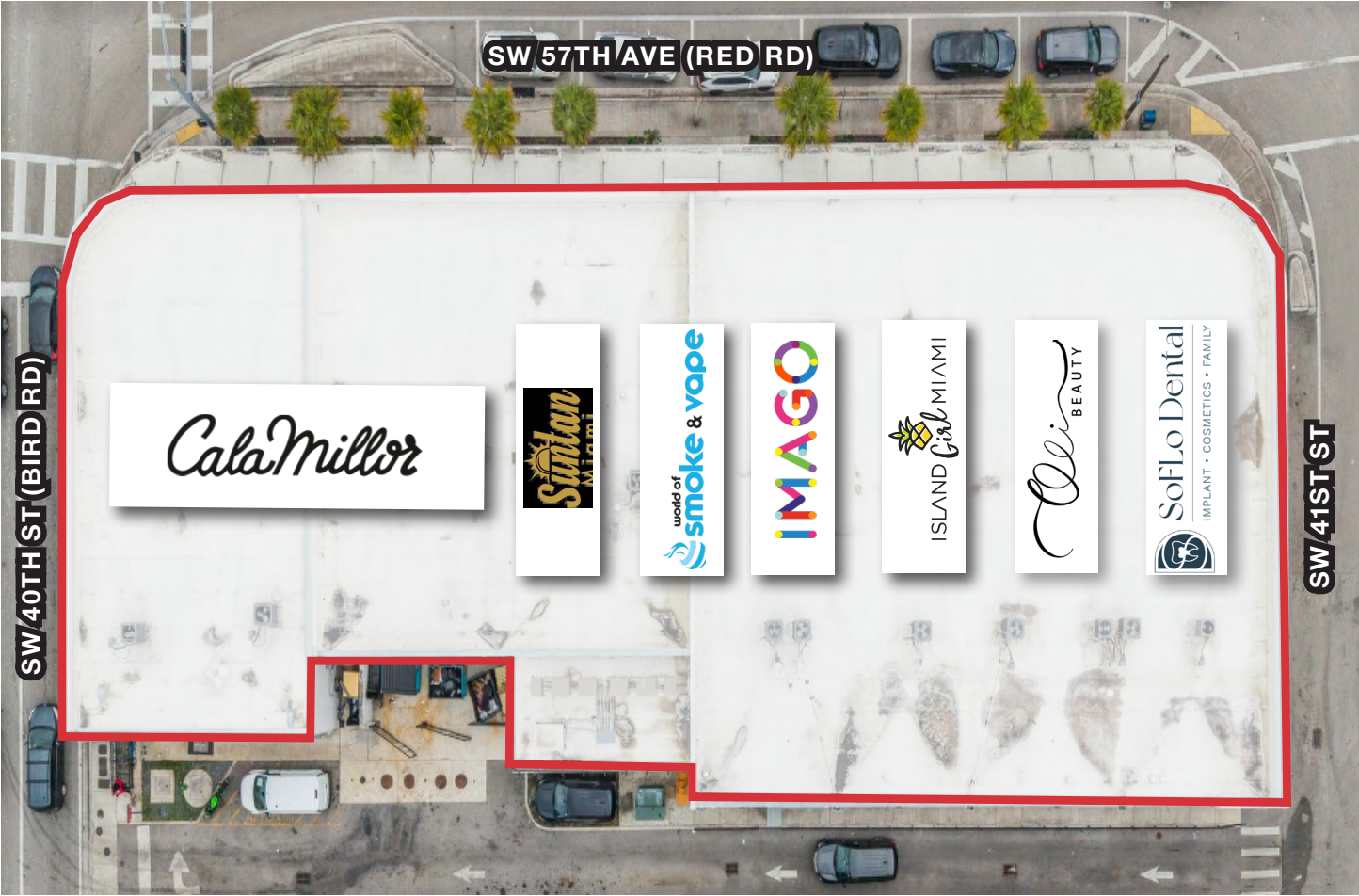
UNIVERSITY OF
MIAMI
± 1.3 Miles



METRO RAIL
STATION
± 2.2 Miles

Site Plan

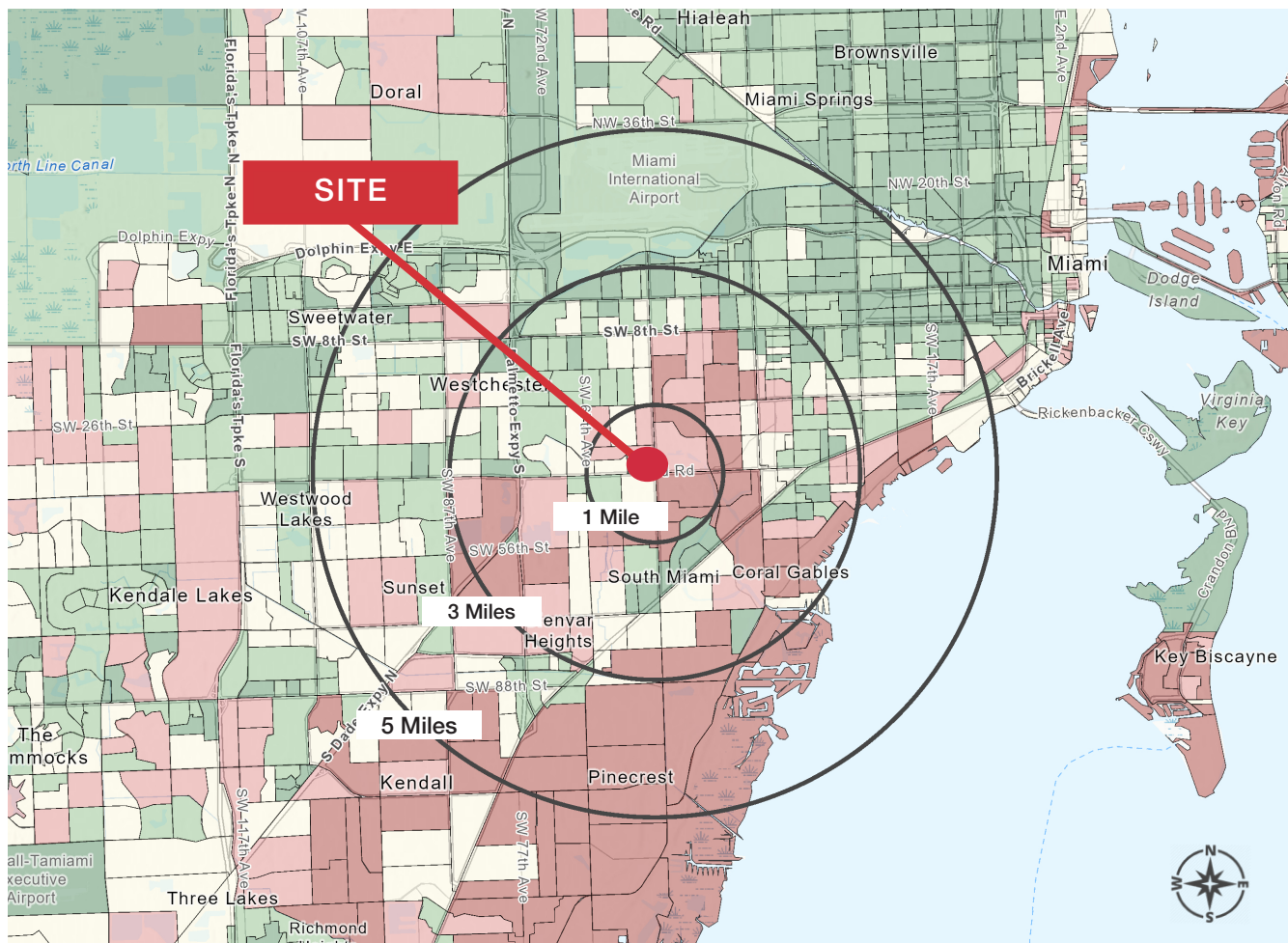
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TENANTS			
Cala-Millor	7,149 SF	Imago Art	1,277 SF
SunTan Miami	1,201 SF	Island Girl Miami	1,241 SF
World of Smoke & Vape	1,312 SF	SoFlo Dental	1,385 SF

Demographics

4000 SW 57th Avenue | South Miami, FL 33155



Demographic 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

Average Household Income



\$189,586	to	\$270,404
\$134,779	to	\$189,585
\$93,862	to	\$134,778
\$56,880	to	\$93,861
\$0	to	\$56,879

Retail Map

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Traffic Count



CARS PER DAY

SW 40th Street	50,000
SR-826	224,000
US-1	65,000



MIAMI INTERNATIONAL
AIRPORT
± 6.2 Miles



PALMETTO EXPRESSWAY
(SR-826)
± 1.9 Miles

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