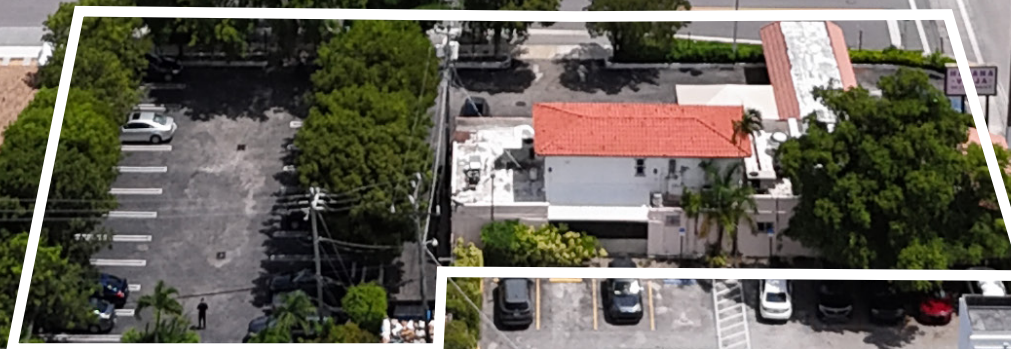


2475 S Douglas Road

±4,582 SF FREESTANDING RESTAURANT WITH CONTIGUOUS
±9,600 SF PARKING ASSEMBLAGE

CORAL WAY / CORAL GABLES SUBMARKET



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller’s exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an “as is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller’s obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller’s exclusive agent, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein.

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2475 S
Douglas Road

EXECUTIVE
SUMMARY



EXECUTIVE SUMMARY

Cushman & Wakefield, as exclusive advisor, is pleased to present the fee-simple sale of 2475 S Douglas Road (the “Property”), a ±4,582 SF freestanding restaurant building offered together with a contiguous ±9,600 SF entitled parking parcel. The combined ±0.43-acre corner assemblage occupies the hard signalized intersection of S Douglas Road (SW 37th Avenue) and SW 25th Street, one block from Miracle Mile and the Coral Gables central business district. The Property presents an increasingly rare combination in this supply-constrained submarket: a standalone building with a functional layout, two-street corner frontage, and a dedicated, contiguous surface parking field, a profile purpose-built for an owner-user or an adaptive reuse repositioning.

The main structure is operated as a single-tenant restaurant by Feten Group Corporation under the Habana Vieja Restaurant trade name, and delivers the attributes today’s end users pay a premium for: masonry construction, single-story efficiency, a hard signalized corner, pylon and building signage, and 27 on-site surface spaces at a ratio of 5.89/1,000 SF. That parking profile materially outperforms the surrounding Miracle Mile corridor, where the peer set averages minimal to zero on-site parking. Because the parking parcel is directly contiguous to the building, a future owner controls the real estate and its parking as a single, unbroken corner site, an advantage the surrounding multi-tenant storefronts cannot replicate.

With an excellent location, exceptional pedestrian connectivity, and submarket vacancy near historic lows of ±2.2%, the Property is positioned to reward a chef-driven concept, a flagship medical or service user, or a creative retail-to-office conversion. In parallel, the entitled parking assemblage delivers genuine long-term optionality for a larger-scale redevelopment as the corridor continues to intensify.



OFFERING SNAPSHOT

Address	2475 S Douglas Road, Miami, FL 33145
Property Type	Retail — Freestanding Restaurant
Building GLA	±4,582 SF
Contiguous Parking Parcel	±9,600 SF
Combined Assemblage	±18,675 SF
Year Built	1939 (Masonry)
Parking	27 surface spaces — 5.89 / 1,000 SF
Zoning	C-1 Restricted Commercial
Peer Market Rent	\$57.72 / SF NNN (avg.)



2475 S
Douglas Road

INVESTMENT
HIGHLIGHTS



INVESTMENT HIGHLIGHTS

Rare Owner-User Profile with Dedicated Parking.

A standalone $\pm 4,582$ SF masonry building with 27 contiguous on-site parking spaces at a ratio of 5.89/1,000 SF, materially outperforming the surrounding Miracle Mile storefront set, where on-site parking is minimal to non-existent.

Corner Frontage on Two Streets

Single-story efficiency, a hard signalized corner, and two-street frontage give an end user the flexibility to reimagine the interior and exterior for a chef-driven concept, medical or wellness use, showroom, or creative office conversion.

Contiguous ± 0.43 -Acre Corner Assemblage.

The building and the $\pm 9,600$ SF parking parcel trade together as one unbroken corner site at Douglas Road and SW 25th Street, a genuine land position in the heart of Coral Way.

Embedded Redevelopment Optionality.

The parking parcel sits within the C-1 Restricted Commercial framework, offering a path to pursue a covenant modification through the City of Miami's public-hearing process for a larger-scale vertical redevelopment.

Best-in-Class Location Fundamentals.

"Excellent Location" score of 89, positioned one block from Miracle Mile and the Coral Gables CBD, ± 0.9 miles from Shops at Merrick Park, and ± 1.6 miles from the University of Miami.

Supply-Constrained, High-Demand Submarket.

Coral Way retail vacancy sits near historic lows of $\pm 2.2\%$ with peer market rents averaging \$57.72/SF NNN, underscoring pricing power upon stabilization. No new retail is currently under construction within the Coral Way submarket.

Strong Traffic and Visibility.

More than 38,900 vehicles per day on SW 22nd Street and 31,000 vehicles per day on SW 24th Street, supported by pylon and building signage at a signalized intersection.



2475 S
Douglas Road

PROPERTY
OVERVIEW

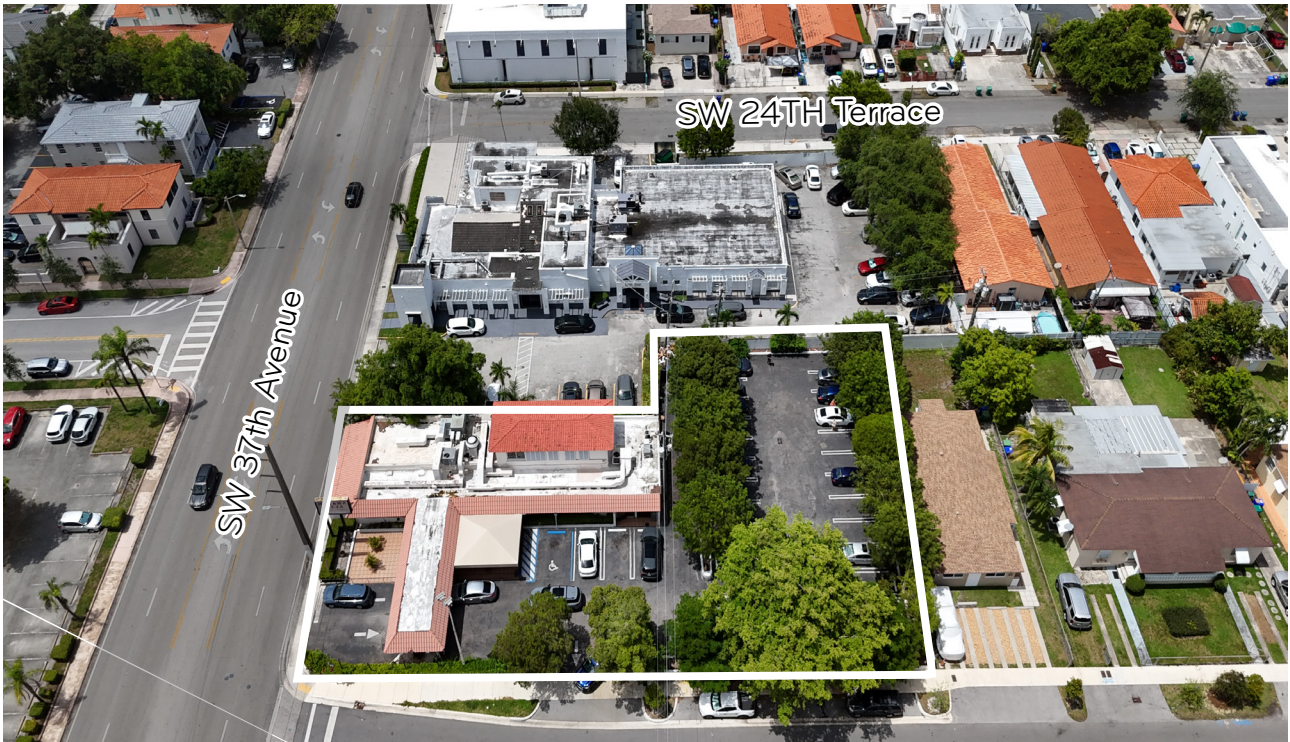


PROPERTY OVERVIEW

The Property comprises a ±4,196 SF single-story masonry restaurant building at the northeast corner of S Douglas Road and SW 25th Street, together with a directly contiguous ±9,600 SF surface parking parcel to the east and south. Together they form a ±0.43-acre corner assemblage under common ownership. The building offers corner frontage of 82.5’ on SW 37th Avenue (S Douglas Road) and 110’ on SW 25th Street, per the recorded lot dimensions, complemented by pylon and building signage and a signalized corner location.

Building GLA	±4,582 SF	Construction	Masonry
Building Site	±0.21 AC	Year Built	1939
Parking Parcel	±9,600 SF (±0.22 AC)	Stories	One (1)
Combined Site	±0.43 AC (±18,700 SF)	Building FAR	0.50
Parking	27 spaces (5.89/1,000 SF)	Zoning	C-1 Restricted Commercial
Tenancy	Single tenant (in place)	Location Score	Excellent (89)
Frontage	82.5' SW 37th Ave 110' SW 25th St	Signage	Pylon + Building

Parking Assemblage Note: The contiguous parking parcel (Lots 31 & 32, Block 6, Silver Bluff Homesites; Parcel IDs 01-4116-015-1760 & -1750) is subject to a recorded Declaration of Restrictions (Book 27306, Page 772) limiting its current use to surface parking serving the adjacent commercial site. Any change of use or vertical development requires a covenant modification approved by the City of Miami City Commission after a public hearing.



GROUND FLOOR PHOTOS



INTERIOR PHOTOS



2475 S
Douglas Road

AERIAL OVERVIEW

EAST VIEW

GROVE CENTRAL

MATTRESS FIRM five BELOW target

SPROUTS FARMERS MARKET CVS Panera BREAD

CORPORE Total Wine & MORE BLACK SHEEP COFFEE

DOWNTOWN MIAMI / BRICKELL

Publix

GROVE STATION TOWER

COCONUT GROVE METRORAIL STATION

2475 S
Douglas Road



SW 25th Terrace

2475 S
Douglas Road

AERIAL OVERVIEW

WEST VIEW

THE PLAZA AT CORAL GABLES

 CVI.CHE 105

 SWEET PARIS crêperie & café

 FOGO DE CHÃO

 USE & THE JUICE

 [solidcore]

 MYKA GREEK FROZEN YOGURT

LOEWS
HOTELS

Coconut Grove Dr

Santander Ave

Malaga Avenue

SW 37th Avenue

SW 25th Terrace

2475 S
Douglas Road

2475 S
Douglas Road

AMENITIES & ACCESS



AMENITIES & ACCESS

The Property benefits from a highly accessible, amenity-rich location at the intersection of Coral Gables and Coral Way. Building-level features support a broad range of end users, while the surrounding corridor offers immediate access to premier retail, dining, employment, and transit. The corner earns strong walkability and transit scores, positioning it well for uses that draw both drive-in and pedestrian traffic.

BUILDING & SITE FEATURES

- Freestanding masonry building with efficient single-story layout
- 27 on-site surface parking spaces (5.89 / 1,000 SF) a rarity in the Coral Gables retail corridor
- Two points of frontage on SW 37th Avenue (Douglas Road) and SW 25th Street
- Pylon and building signage with strong visibility to more than 38,900 vehicles per day
- Direct bus-line service along the Douglas Road / Ponce de Leon corridor
- Contiguous ±9,600 SF parking parcel supporting current operations and future flexibility

WALKABILITY & ACCESS SCORES



OVERALL LOCATION

SCORE: 89
RATING: EXCELLENT



PEDESTRIAN FRIENDLY

SCORE: 90
RATING: EXCEPTIONALLY



TRANSIT FRIENDLY

SCORE: 80
RATING: ABOVE AVERAGE



AMENITIES & ACCESS

PROXIMITY TO TRANSIT

The Property is served by Miami-Dade bus routes along the Douglas Road and Ponce de Leon corridors and sits within close reach of the Metrorail system, providing a direct rail connection to Miami International Airport, Downtown, Brickell, and the greater metro. The Douglas Road Metrorail Station, the nearest station, is approximately 0.8 miles from the corner.

NEARBY RETAIL, DINING & DEMAND ANCHORS

- Miracle Mile and the Coral Gables central business district (one block)
- Shops at Merrick Park, an upscale open-air center anchored by Nordstrom and Neiman Marcus (±0.9 miles)
- University of Miami and the University Metrorail Station (±1.6 to ±2.3 miles)
- Coconut Grove retail and dining district (±2.2 miles)
- Miami International Airport, Downtown, and Brickell within a ±4.0 to ±4.6-mile drive



2475 S
Douglas Road

RETAIL RENT
COMPARABLES



RETAIL RENT COMPARABLES

The subject sits within a tightly held Coral Gables edge-retail cluster where in-place vacancy is effectively nil and peer market rents average \$57.72/ SF NNN. The comparables below, drawn from the immediate Miracle Mile, Ponce de Leon, Le Jeune, and Coral Way trade area, span restaurant, retail, medical, and service uses and frame the rent environment a stabilized end user or investor can expect to capture. Only comparables with a disclosed or estimated NNN rate are shown.

PROPERTY / ADDRESS	TENANT	USE TYPE	SF	NNN RENT/SF	RENT BASIS
2475 S Douglas Rd (Subject)	Feten Group Corporation	Restaurant	4,582	\$47.21 – \$57.70	Est. Asking
2345 S Douglas Rd	-	Restaurant	3,168	\$67.87 – \$82.96	Est. Asking
2209 SW 37th Ave (Gables Entrance)	Boustan	Restaurant	1,548	\$75.00	Asking
2624 Ponce de Leon Blvd	-	Restaurant	2,400	\$65.36 – \$79.89	Est. Asking
1 Miracle Mile	-	Restaurant	5,518	\$62.22 – \$76.05	Est. Asking
316-318 Miracle Mile	Ami Ami	Restaurant	2,700	\$60.00	Signed NNN
2516-2526 Ponce de Leon Blvd (Gamma Bldg)	Precision Trading Corp.	Restaurant	2,374	\$60.00	Asking NNN
262 Miracle Mile	WOSV	Retail	2,510	\$58.00	Asking NNN
159 Aragon Ave	-	Restaurant	4,125	\$50.12 – \$61.26	Est. Asking
2305 Ponce de Leon Blvd	-	Restaurant	2,557	\$47.42 – \$57.96	Est. Asking
3252 Coral Way (Sergio's)	-	Restaurant	5,931	\$46.09 – \$56.33	Est. Asking
4231 S Le Jeune Rd	Baptist Health South Florida	Medical	3,075	\$50.00	Asking NNN
2611-2615 Ponce de Leon Blvd	-	Retail	2,000	\$48.00	Asking NNN
256 Miracle Mile	Massage Envy	Service	2,400	\$40.00	Starting NNN
3390 Coral Way	-	Retail	2,239	\$37.00	Starting NNN
4000 Ponce de Leon Blvd (4000 Ponce)	Bagel Emporium & Grille	Restaurant	9,053	\$33.00	Signed NNN
Peer Average		Mixed	3,388	\$57.72	-

Source: CoStar signed-lease comps (Coral Gables / Coral Way submarket) and Coral Gables edge-retail asking rents, retrieved July 14, 2026. Signed rents shown where a lease has been executed; ranges reflect estimated NNN asking. Use type inferred from tenant and CoStar buildout classification.

RETAIL LEASE COMPS – NNN RENT BY COMPARABLE (\$/SF)



2475 S
Douglas Road

AREA OVERVIEW



AREA OVERVIEW



MIRACLE MILE

MOTEK

COFFEE BAKERY KITCHEN

DOC B's
RESTAURANT

PURA VIDA
miami

BARNES & NOBLE

HILLSTONE



CARROT EXPRESS

Seasons
FRESH GRILL 52

LOEWS
HOTELS

THE PLAZA CORAL GABLES

CVI.CHE 105

SWEET PARIS
crêperie & café

FIVE IRON GOLF

corepower
YOGA

[solidcore]

MIKA

MYKA
GREEK FROZEN YOGURT

FOGO DE CHÃO



GROVE CENTRAL

MATTRESS FIRM

FIVE BELOW



SPROUTS
FARMERS MARKET

CVS

Panera
BREAD



Total Wine
& MORE



VIZCAYA MUSEUM
& GARDENS

THE SHOPS AT MERRICK PARK

NORDSTROM

lululemon

alo

SEPHORA

POTTERY
BARN

Neiman Marcus

Crate&Barrel

VICTORIA'S SECRET

VUORI

CORAL
GABLES

COCONUT GROVE
METRORAIL STATION

COCONUT
GROVE

DAVID T.
KENNEDY PARK

AREA OVERVIEW

DEMAND DRIVERS & CONNECTIVITY

Miracle Mile and the Coral Gables central business district

One block from the Property.

Shops at Merrick Park

an upscale open-air center anchored by Nordstrom and Neiman Marcus — ±0.9 miles.

University of Miami and the University Metrorail Station

±1.6 to ±2.3 miles.

Coconut Grove retail and dining district

±2.2 miles.

Douglas Road Metrorail Station

±0.8 miles — with direct rail service to Miami International Airport, Downtown, and Brickell within a ±4.0 to ±4.6-mile drive.



TRADE AREA SNAPSHOT (1 / 3 / 5-MILE RADIUS)

METRIC	1 MILE	3 MILES	5 MILES
Population	39,825	232,086	521,466
Households	17,816	91,618	213,253
Avg. Household Income	\$117,884	\$109,907	\$107,846
Med. Household Income	\$86,748	\$73,990	\$73,483
Daytime Employment	50,406	135,832	390,543
% HH Income > \$75K	55%	49%	49%
College Graduates	51.9%	38.3%	38.0%

2475 S
Douglas Road

CONSTRUCTION
& DEVELOPMENT



CONSTRUCTION & DEVELOPMENT

The Coral Way submarket remains among the most supply-constrained retail nodes in Miami. No retail space is currently under construction within the submarket, and within the Coral Way submarket. The immediate cluster surrounding the Property has seen effectively no new competitive supply, reinforcing the durability of in-place rents and the scarcity value of a standalone corner asset with dedicated parking.

Within the broader five-mile radius, development activity is concentrated in the urban core rather than the Coral Gables edge. Approximately 630,750 SF of retail is underway across four projects, all of which are 100% preleased, while approximately 89,490 SF delivered over the past 12 months at full occupancy. The scale and preleasing of this pipeline signal healthy underlying demand, yet its geographic concentration in Downtown, Brickell, and the airport corridor leaves the Coral Way trade area largely insulated from near-term competitive pressure.

DEVELOPMENT ACTIVITY SUMMARY (5-MILE RADIUS)

METRIC	5-MILE RADIUS	CORAL WAY SUBMARKET
Under Construction (SF)	630,750	0
Under Construction (Properties)	4	0
Preleased	100%	N/A
Delivered, Trailing 12 Mo. (SF)	89,490	0
Delivered, Trailing 12 Mo. (Properties)	4	0
Delivered, Percent Leased	100%	N/A

SELECTED PROJECTS UNDER CONSTRUCTION (5-MILE RADIUS)

PROJECT	GLA (SF)	EST. DELIVERY	DIST. FROM SUBJ.	PRELEASED
Miami Freedom Park Retail	500,000	Dec 2026	3.3 mi	100%
Miami World Center (725 NE 1st Ave)	63,750	Dec 2026	4.6 mi	100%
114 SW North River Dr	58,000	Nov 2028	3.9 mi	100%
1101 S Miami Ave	9,000	Dec 2026	4.0 mi	100%

RECENT DELIVERIES (TRAILING 12 MONTHS, 5-MILE RADIUS)

PROJECT	GLA (SF)	EST. DELIVERY	DIST. FROM SUBJ.	PRELEASED
Flow Brickell: West Bldg	13,720	Nov 2025	3.8 mi	100%
Flow Brickell: East Bldg	11,090	Nov 2025	3.8 mi	100%
845 E Okeechobee Rd	17,680	Nov 2025	4.6 mi	100%
1542 S Dixie Hwy	47,000	Jul 2025	3.1 mi	100%



2475 S Douglas Road

CORAL WAY / CORAL GABLES SUBMARKET

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