



OFFICE SPACE FOR SALE

7633 SW 62nd Avenue
Miami, FL

SOUTH MIAMI FREE-STANDING OFFICE BUILDING

This well-maintained property offers excellent visibility, easy access to US-1 and the Palmetto Expressway, and walkability to South Miami Hospital and downtown South Miami's shops and restaurants. Ideal for medical, professional, or investor use, the building features functional layouts, ample parking, and strong upside in one of Miami's most sought-after office submarkets. This is a rare chance to own real estate in a high-demand corridor.



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www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

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PROPERTY DESCRIPTION**CLASS "A" OFFICE SPACE***Free-Standing Building with 20 parking places***SIZE: 4,280 +/- Square Feet****OFFERED AT: \$3,995,000.00****INVESTMENT OVERVIEW****7633 SW 62nd Avenue, South Miami, FL****Property Summary**

This freestanding professional office building is located in the vibrant South Miami submarket, one of Miami-Dade County's most desirable areas for healthcare, legal, and professional service users. Situated just steps from South Miami Hospital and minutes from US-1, the Palmetto Expressway (SR-826), and Metrorail, this property offers excellent access, visibility, and long-term positioning in a supply-constrained corridor.

Property Highlights

± 4,280 SF freestanding office building on 14,000 SF Lot

Ample on-site parking (20 Surface Spaces)

Built in 1998

Flexible interior layout suitable for medical, legal, or professional offices

Walkable to South Miami Hospital, downtown South Miami, restaurants, and retail

Affluent Surrounding Demographics

The building is surrounded by high-income neighborhoods such as Coral Gables, Pinecrest, and High Pines. These areas are home to professionals, executives, and families, offering a strong client base and workforce for tenants or owner-users.

Accessibility & Connectivity

7633 SW 62 Ave is easily accessed via major arteries:

2 minutes to US-1**3 minutes to the Palmetto Expressway (SR-826)****Walking distance to Metrorail at South Miami Station****15 minutes to Coral Gables, 20 minutes to Brickell**







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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

petco

goodwill SHERWIN WILLIAMS

PartyCity

CHIPOTLE TACO BELL

Baptist Health

F45 TRAINING

PURA VIDA

McDonald's

★ SUBJECT PROPERTY

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

Just 4 Fun

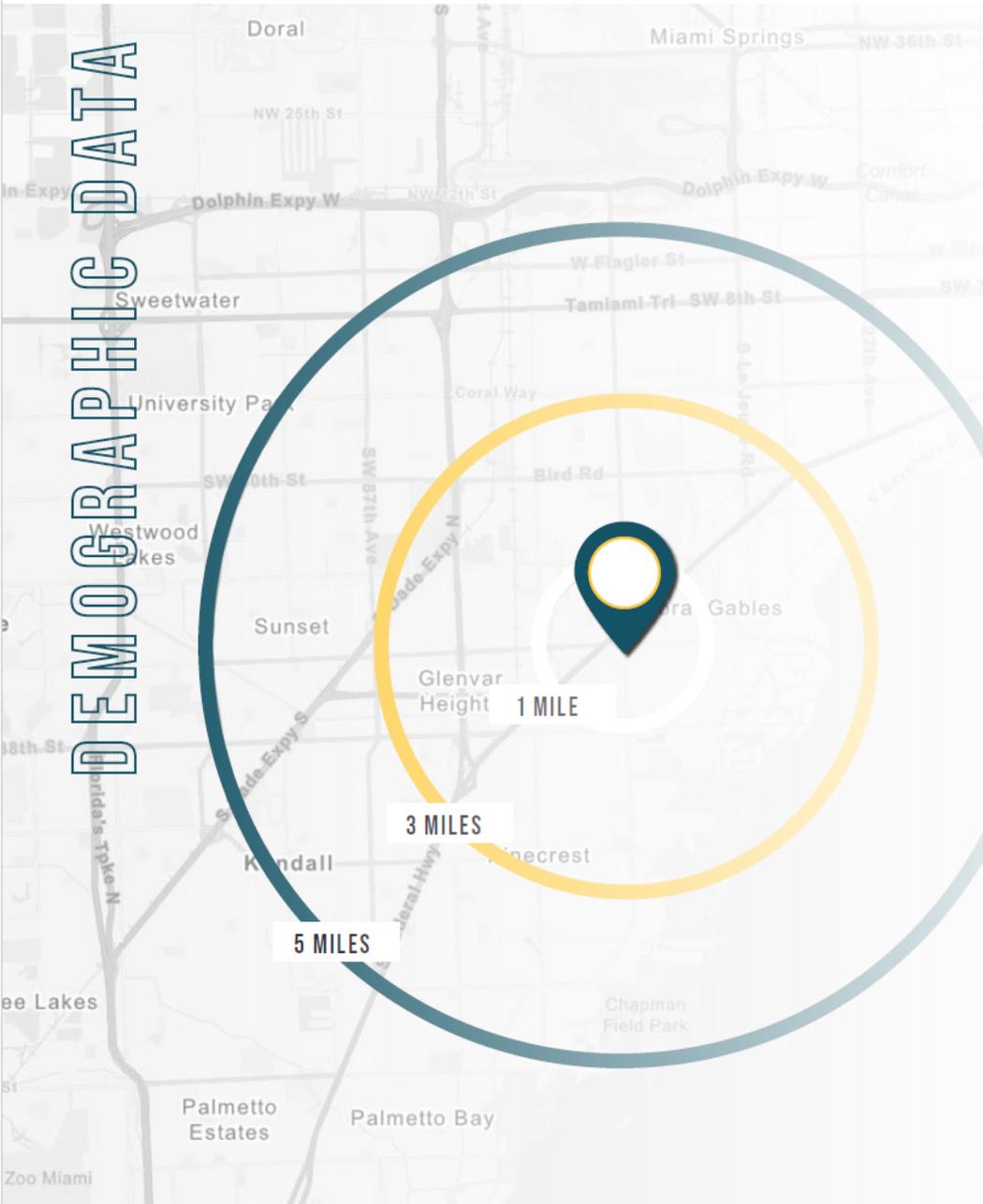
GAME TIME SIM AKASHI CRAFT URBEN

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

Pasta & Ma Volver CLUB PILATES SANO FOOD JENNA WHITE

SWEAT 440 PUB 52 state of kid The Boiling Crab

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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