

Prime Two-Story Retail in the Heart of Edgewater

501 NE 31st St #CU-1 | Miami, FL

OFFERING MEMORANDUM

FOR SALE



Paraiso Bayviews

ONE | Sotheby's
INTERNATIONAL REALTY

Prime Two-Story Retail in the Heart of Edgewater

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City of
EDGEWATER
Inc. 1951

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INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Manny Chamizo III

ONE Sotheby's International Realty

Global Commercial Director

(786) 453-3171

FLAcommercial@gmail.com

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Versatile Concept Compatibility

This turn-key retail canvas is structurally custom-tailored to support an array of industry-leading commercial uses:

- **Premier Co-Working & Executive Suites:** Utilize the bi-level separation for active hot-desking, an espresso bar downstairs, and quiet private workspaces or tech-forward conference rooms upstairs.
- **Gourmet Marketplace & Specialty Grocer:** Optimize the open floor plan for artisanal displays and fresh grocery aisles, leveraging the hood/grease trap infrastructure for hot bars or prepared food concepts .
- **Luxury Salon Suites & Beauty Co-Ops:** Benefit from a highly flexible floor plate that allows custom engineering for individual plumbing lines, wash stations, and private aesthetic studios across two full floors.
- **Flagship Culinary, Medical, or Luxury Retail Showrooms:** Take advantage of premium Class A construction to anchor a landmark restaurant group, high-end fashion house, art gallery, or state-of-the-art medical wellness center.
 - **Sports & Wellness Club**
 - * **Biohacking**
 - * **Recovery center**
 - * **Cryotherapy**
 - * **Hyperbaric chambers**
 - * **Pilates reformer**
 - * **Longevity medicine**
 - * **Nutrition clinic**

The Space

Property Highlights

**Prime Flagship Commercial Opportunity | 7,108 SF
Luxury Two-Story Corner Space**

Address: 501 NE 31st St #CU-1, Miami, FL 33137

(Paraiso Bayviews, Edgewater)

Condition: Class A Premium – Grey Box Delivery
Establish your brand’s next flagship location in the epicenter of Edgewater, one of Miami’s absolute fastest-growing luxury neighborhoods. Situated directly at the base of the premier Paraiso Bayviews development, this exceptional two-story commercial corner property offers an unparalleled corporate presence surrounded by a massive, built-in base of high-net-worth residents, hybrid professionals, and local entrepreneurs. Delivered in designer ready- grey box condition, this architectural blank canvas offers absolute design freedom for market leaders seeking a prominent, high-traffic neighborhood footprint.

The Space & Architectural Highlights

- **Massive Double-Height Exposure:** Command immediate street presence with a full-height glass façade featuring the largest, highly visible commercial glass frontages in the building and sub-market.
- **The Ultimate Bi-Level Layout:** Spanning 7,108 SF across two beautifully fluid levels (3,554 SF per floor). **Seamlessly connect high-traffic customer zones, retail markets, or open-concept co-working lounges on the ground floor with quiet executive suites, private treatment rooms, or administrative office support functions upstairs.**
- **Premium Infrastructure Ready:** Fully optimized for immediate operational needs, equipped with hard-to-find **grease trap capabilities** alongside **highly desirable outdoor terrace dening** perfect for a restaurant, specialty cafe counter, or members-only events.

PROPERTY FEATURES

SOFT PER FLOOR	3,554
PROPERTY SQFT	7,108
LAND SF	-14
YEAR BUILT	2018
ZONING TYPE	4604
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	11
CORNER LOCATION	Yes

FINANCIAL SUMMARY

PRICE	\$5,400,000
PSF	\$759.71



Highly desirable outdoor terrace



02

Location

Location Summary

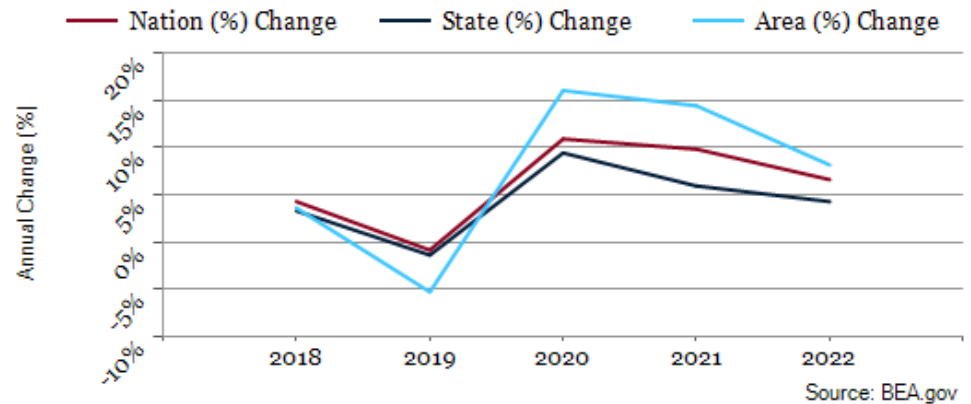
Location & Elite Demographics Summary

- ONE Sotheby's International Realty is pleased to present a rare ground-floor retail opportunity in the heart of Edgewater, one of Miami's fastest-growing neighborhoods. Set within the luxury Paraiso Bayviews development along the bay, the space sits among a dense cluster of high-rise residential towers that bring a steady, built-in customer base right to the door. It's the kind of location where foot traffic isn't something you have to chase.
- A Captive, Walkable Audience: Positioned directly beneath a dense cluster of luxury residential high-rise towers. Your customers and members live right upstairs and in adjacent towers, offering a built-in, walkable client base that eliminates the daily commute.
- Unrivaled Central Connectivity: Located seconds from Biscayne Boulevard and the I-195 interchange. This central location puts the ultra-luxury Miami Design District, Wynwood, Downtown, and Miami Beach all within a 5-minute drive, making it a highly accessible destination hub.
- Affluent Neighborhood Spending: Tap into an exceptionally wealthy local economy boasting a strong 1-mile Median Household Income of \$100,085 and a striking average household income of \$148,939.

Largest Employers

Miami-Dade County Public Schools	Approximately 30,000 employees
Miami-Dade County Government	Approximately 27,000 employees
University of Miami	Approximately 16,000 employees
Jackson Health System	Approximately 11,000 employees
Miami International Airport (MIA)	Approximately 10,000 employees
Florida Power & Light Company (FPL)	Approximately 10,000 employees
Miami-Dade Transit	Approximately 3,000 employees
Miami-Dade Police Department	Approximately 3,000 employees

Miami-Dade County GDP Trend



- Explosive Growth Market: Secure your position in a booming district with a projected 1-mile population **growth rate of 29.80% by 2031**, ensuring your business occupancy and revenue scale alongside the neighborhood



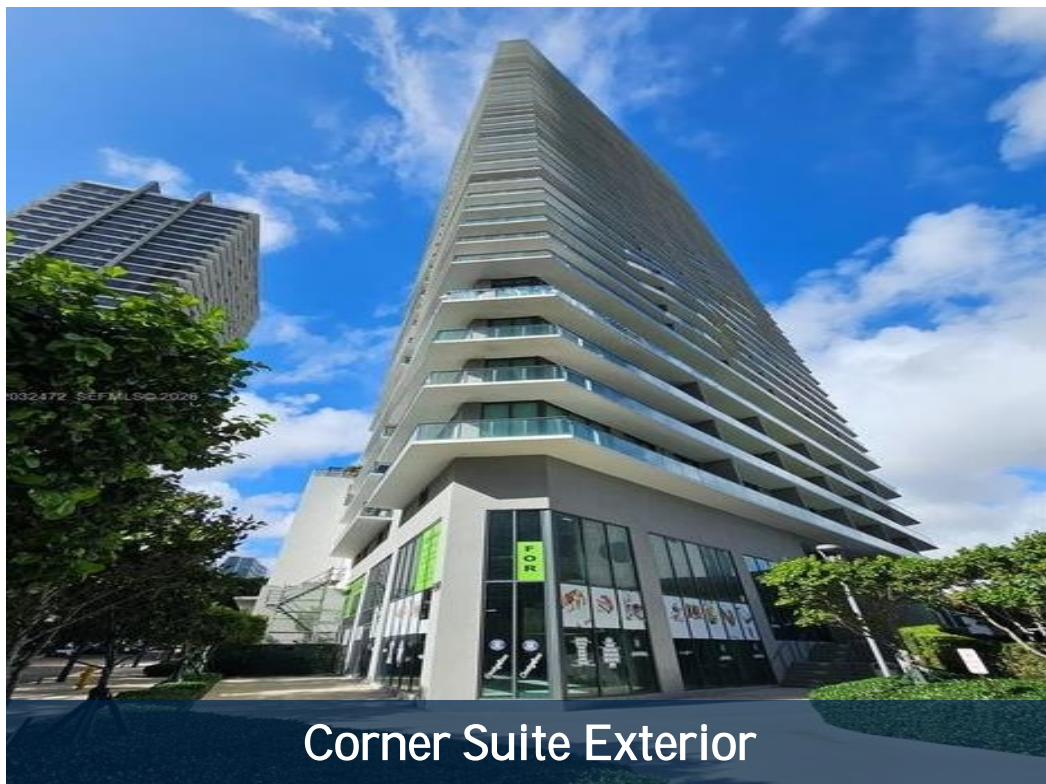
Aerial View



Building Exterior



Building Exterior



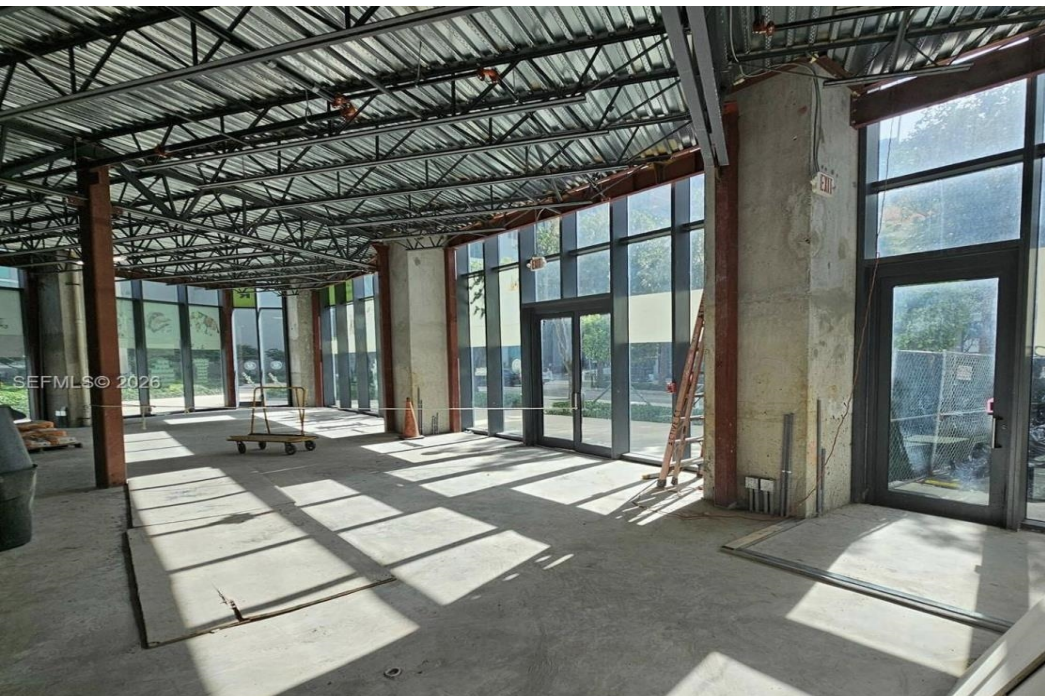
Corner Suite Exterior



Frontage Exterior



First Floor Retail Concept



First Floor Interior



First Floor Interior



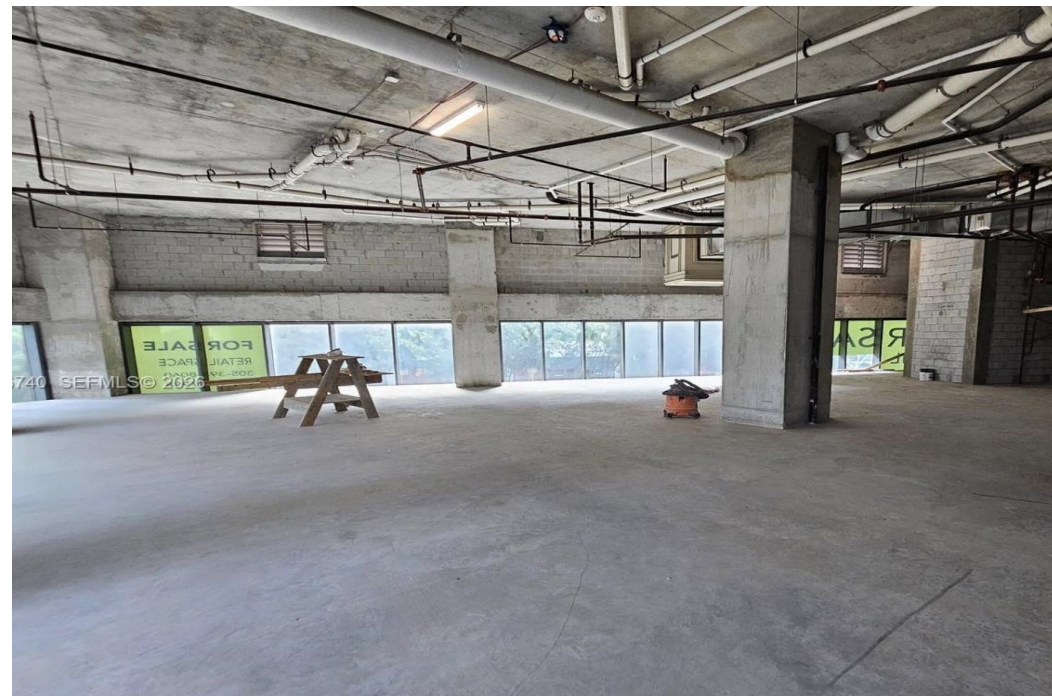
Elevator



Staircase



Second Floor Wellness & Bio-hacking concept



Second Floor Interior

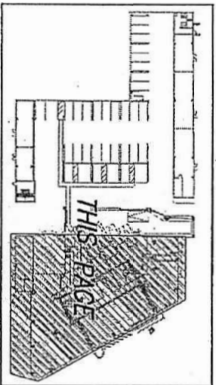
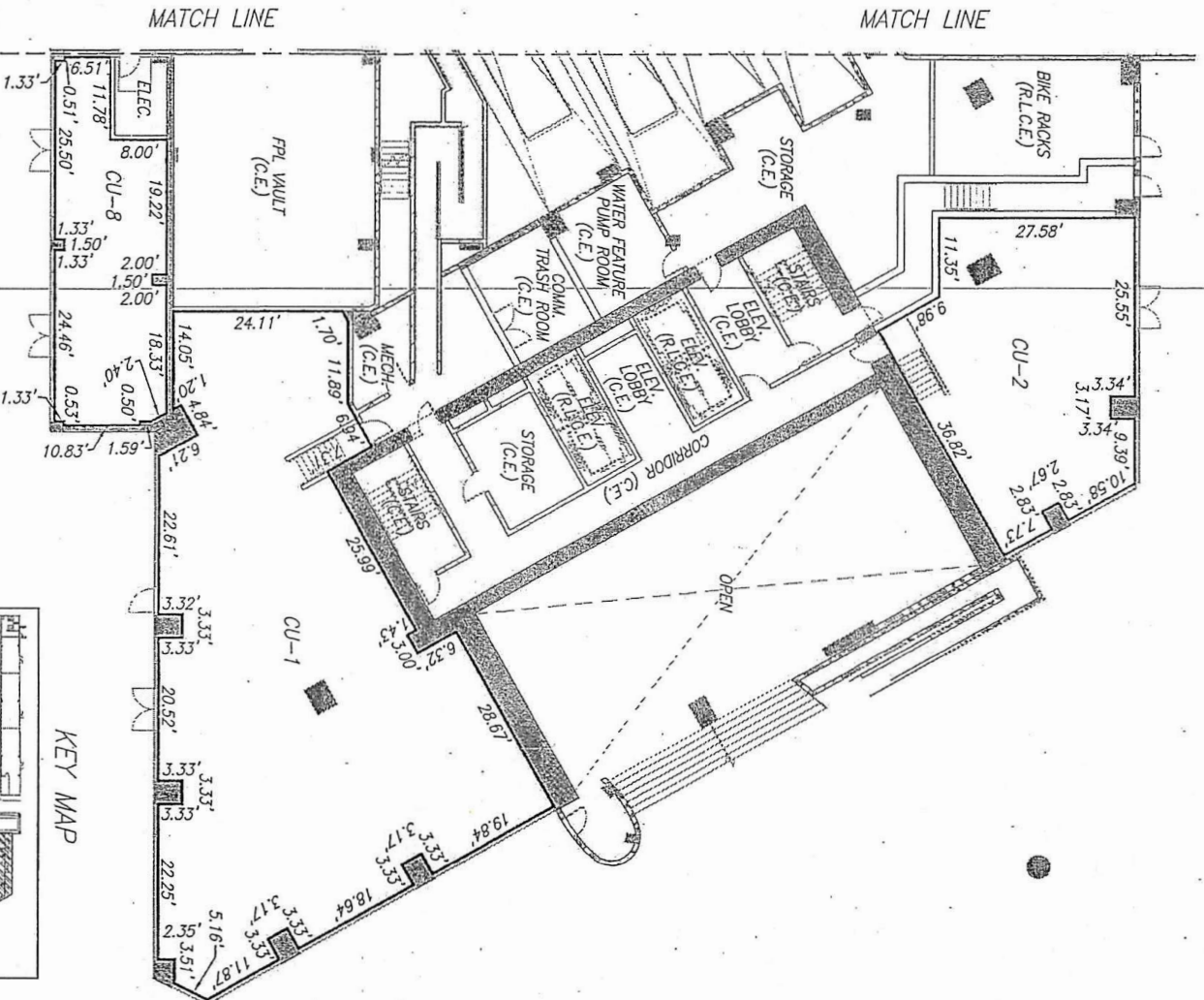


03

Demographics

501 NE 31ST ST #CU-1

SURVEYOR'S NOTES :
 1. Unless otherwise designated as a "Unit", "L.C.E." (Limited Common Element) or "R.L.C.E." (Residential Limited Common Element), all areas and spaces within the Condominium are "C.E."s (Common Elements).
 2. ELEV. Denotes Elevator



KEY MAP



Lying Generally Between Elevations
 5.00' and 11.33' (NGVD29)



**GROUND FLOOR
 UNIT BOUNDARIES
 PARAISO BAYVIEWS, A CONDOMINIUM**

Prepared By:
Schwab-Stickler & Associates, Inc.
 Engineers, Surveyors, Planners
 3240 Corporate Way, Miramar, FL 33025
 Ph. (954) 435-7010

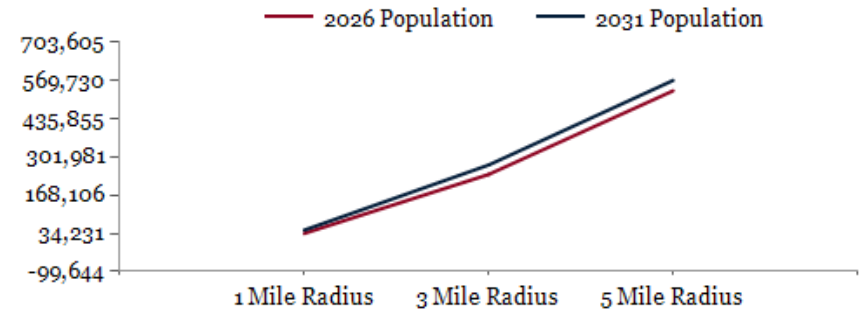
City of Miami, Florida
 Page 9
 Exhibit 2

Prepared For:
 PRH Paraiso Four, LLC
 315 S. Biscayne Blvd., 4th Floor
 Miami, FL 33133
 On December 2, 2014
 REVISED: July 24, 2015

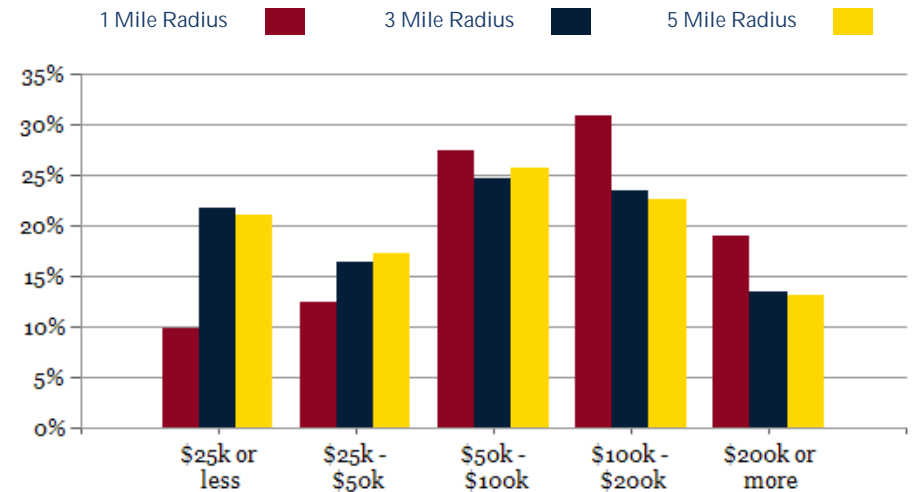
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,151	167,400	446,113
2010 Population	21,896	187,363	474,868
2026 Population	34,231	240,707	533,408
2031 Population	45,712	273,802	569,730
2026 African American	3,133	50,161	94,474
2026 American Indian	127	1,376	2,666
2026 Asian	1,002	4,354	8,263
2026 Hispanic	18,708	140,164	328,033
2026 Other Race	4,157	33,653	72,355
2026 White	13,781	72,285	165,811
2026 Multiracial	12,018	78,801	189,700
2026-2031: Population: Growth Rate	29.80%	13.05%	6.65%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,111	15,990	31,371
\$15,000-\$24,999	744	8,221	18,309
\$25,000-\$34,999	712	7,021	16,852
\$35,000-\$49,999	1,632	11,127	23,981
\$50,000-\$74,999	3,123	16,869	37,123
\$75,000-\$99,999	2,003	10,556	23,681
\$100,000-\$149,999	3,792	17,570	35,114
\$150,000-\$199,999	1,992	8,553	18,164
\$200,000 or greater	3,560	14,965	31,108
Median HH Income	\$100,085	\$68,468	\$67,475
Average HH Income	\$148,939	\$116,568	\$115,995

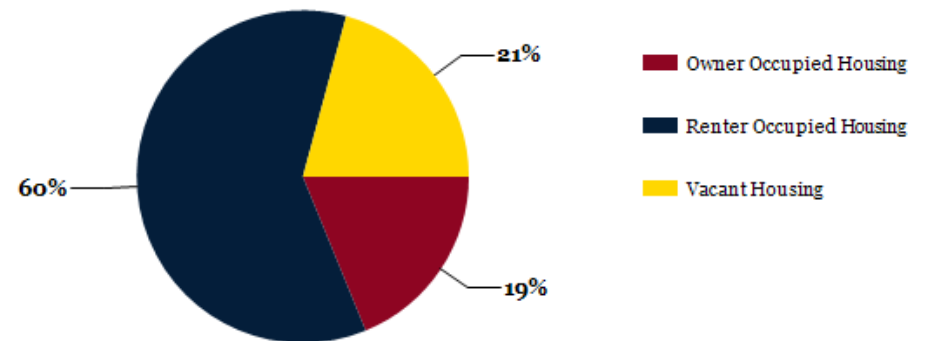
- **Edgewater is an Affluent Neighborhood Spending: Tap into an exceptionally wealthy local economy boasting a strong 1-mile Median Household Income of \$100,085 and a striking average household income of \$148,939**



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

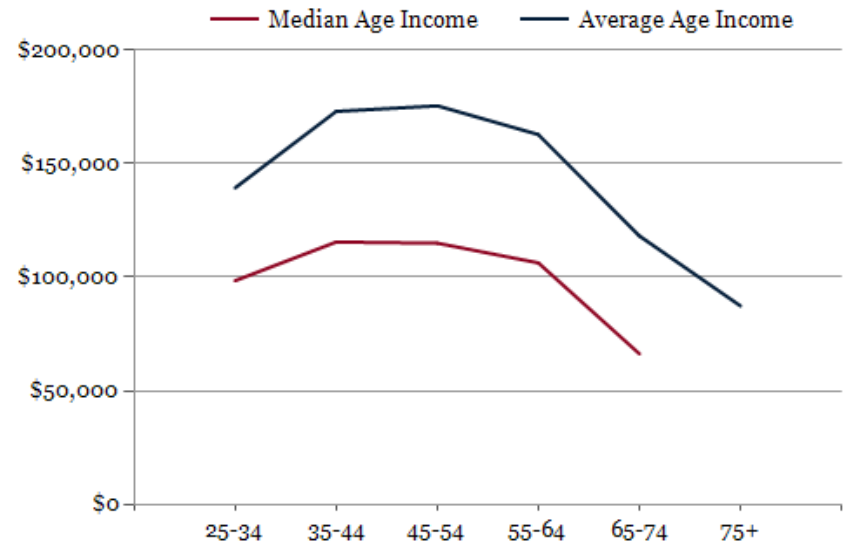
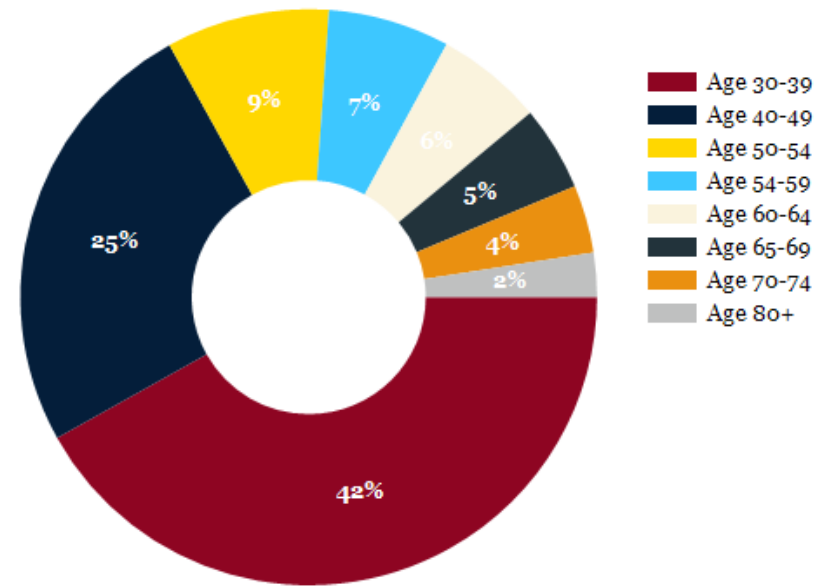


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,055	25,427	47,532
2026 Population Age 35-39	4,332	22,430	44,430
2026 Population Age 40-44	3,232	18,632	40,042
2026 Population Age 45-49	2,393	15,354	35,291
2026 Population Age 50-54	2,052	14,301	34,581
2026 Population Age 55-59	1,527	13,108	32,425
2026 Population Age 60-64	1,346	13,064	32,383
2026 Population Age 65-69	1,068	11,162	27,294
2026 Population Age 70-74	854	9,352	23,017
2026 Population Age 75-79	557	7,172	18,011
2026 Population Age 80-84	369	4,703	12,211
2026 Population Age 85+	312	4,300	11,720
2026 Population Age 18+	30,122	201,213	444,161
2026 Median Age	36	38	40
2031 Median Age	36	39	41

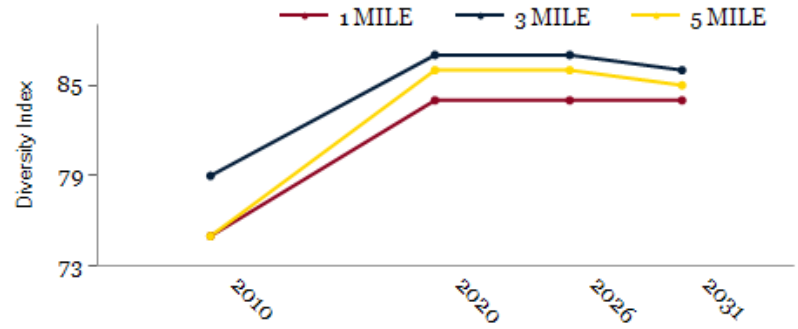
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,429	\$86,882	\$82,453
Average Household Income 25-34	\$139,352	\$125,116	\$122,465
Median Household Income 35-44	\$115,489	\$88,440	\$84,193
Average Household Income 35-44	\$173,033	\$140,318	\$137,947
Median Household Income 45-54	\$114,979	\$82,676	\$83,613
Average Household Income 45-54	\$175,489	\$138,230	\$140,017
Median Household Income 55-64	\$106,289	\$61,652	\$66,077
Average Household Income 55-64	\$162,798	\$121,273	\$123,324
Median Household Income 65-74	\$66,241	\$40,038	\$45,314
Average Household Income 65-74	\$118,159	\$85,129	\$89,817
Average Household Income 75+	\$87,351	\$62,395	\$67,548

Population By Age

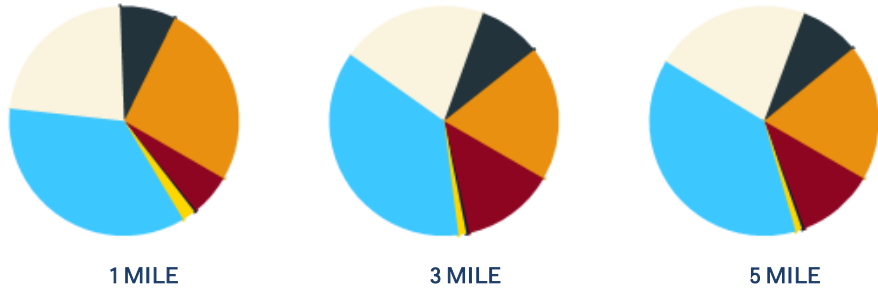


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	86	85
Diversity Index (current year)	84	87	86
Diversity Index (2020)	85	87	86
Diversity Index (2010)	75	79	75

POPULATION DIVERSITY



POPULATION BY RACE

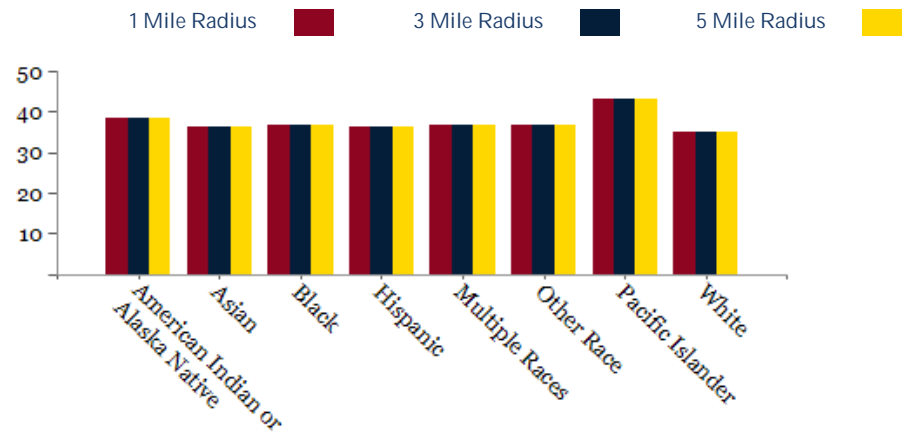


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	13%	11%
American Indian	0%	0%	0%
Asian	2%	1%	1%
Hispanic	35%	37%	38%
Multiracial	23%	21%	22%
Other Race	8%	9%	8%
White	26%	19%	19%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	37	38
Median Asian Age	36	35	37
Median Black Age	37	37	38
Median Hispanic Age	36	39	42
Median Multiple Races Age	37	40	43
Median Other Race Age	37	37	38
Median Pacific Islander Age	43	40	42
Median White Age	35	37	39

2026 MEDIAN AGE BY RACE



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Manny Chamizo III

786.453.3171

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Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



Prime Two-Story Retail in the Heart of Edgewater



MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

“Connect with the well connected.”

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Exclusively Marketed by: Manny Chamizo III - Global Director 786-453-3151



MANUEL CHAMIZO III
Global Commercial Director
786.453.3171
flacommercial@gmail.com

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