

MANOR  
BISCAYNE  
RENTAL EVOLUTION

WHOLE  
FOODS  
MARKET

Publix

Wild Fork  
FOODS

Aventura

Sole Mia

Sunny Isles



CVS PHARMACY

LA FITNESS



SCAYNE BOULEVARD • 37,000 VPD

OFFERING MEMORANDUM

# Ground Lease Opportunity

11707-11755 BISCAYNE BOULEVARD, MIAMI FL 33181 & 1700-1750 SAN SOUCI BOULEVARD, NORTH MIAMI FL 33181

Marcus & Millichap  
THE SHAW GROUP

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# Table of Contents

**05** SECTION 1  
Investment Summary

**13** SECTION 2  
Market Overview

SEC.1

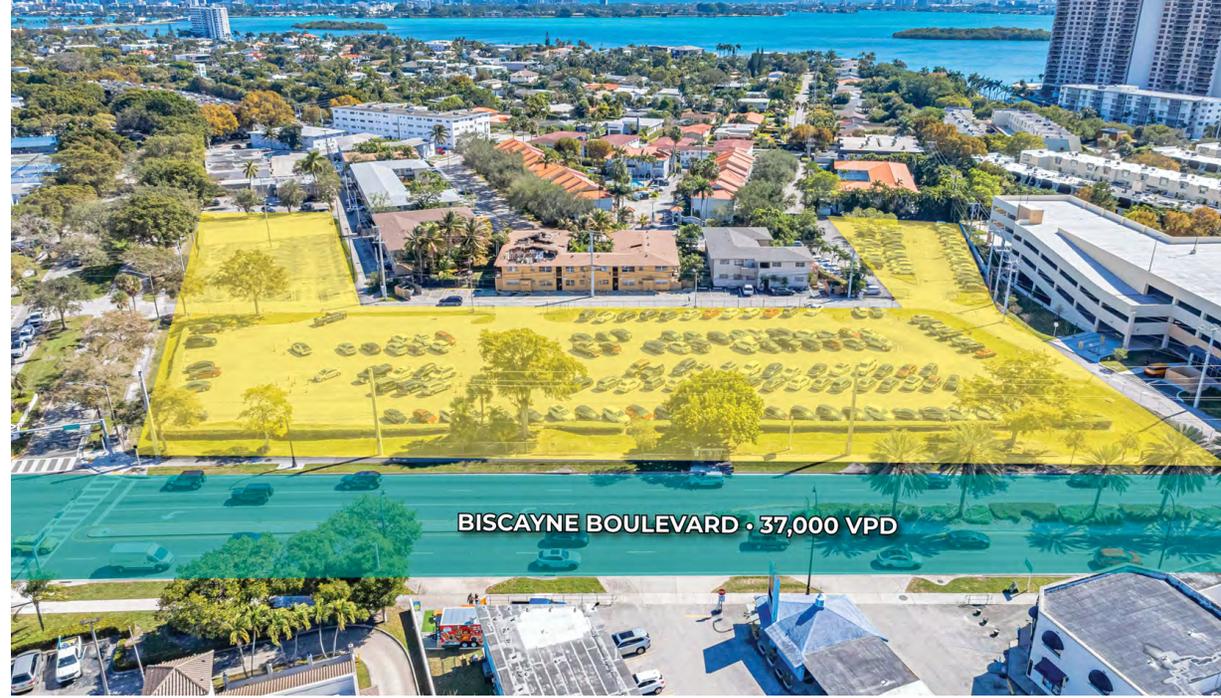
# Investment Summary

- Investment Summary
- Maps
- Property Photos
- Site Plan
- Zoning

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# Ground Lease Opportunity in Miami

Marcus & Millichap is pleased to present the attractive investment opportunity located at 11755 Biscayne Boulevard in Miami, Florida. This 3.5-acre ground lease is positioned at a premier hard corner location with exceptional visibility, strong traffic counts reaching up to 55,000 vehicles per day, and the ability for tenants to construct custom buildings tailored to their operational needs. The property is zoned C1, supporting daily needs retail users. The property is also located within a planned commercial district (PCD), ideal for mixed-use, transit-supportive development, and elevated pedestrian activity. Additionally, the site is surrounded by a strong lineup of national and regional anchors that reinforce the corridor's retail draw including LA Fitness, Whole Foods, Publix, Wild Fork, Ross Dress for Less, TJ Maxx, Home Depot, CVS, 7Eleven, Denny's and Five Below. These established retailers drive consistent daily traffic and broaden the consumer base, making the corridor one of the most active and sought after retail environments in North Miami. Additionally, North Miami is undergoing major revitalization driven by transformative mixed-use projects such as SoLé Mia, along with ongoing city and CRA initiatives focused on corridor improvements, walkability, and redevelopment incentives. These efforts are accelerating residential growth, boosting consumer demand, and strengthening the area's long-term retail viability. Overall, this opportunity provides retailers with a rare, customizable footprint in one of South Florida's fastest evolving commercial districts.

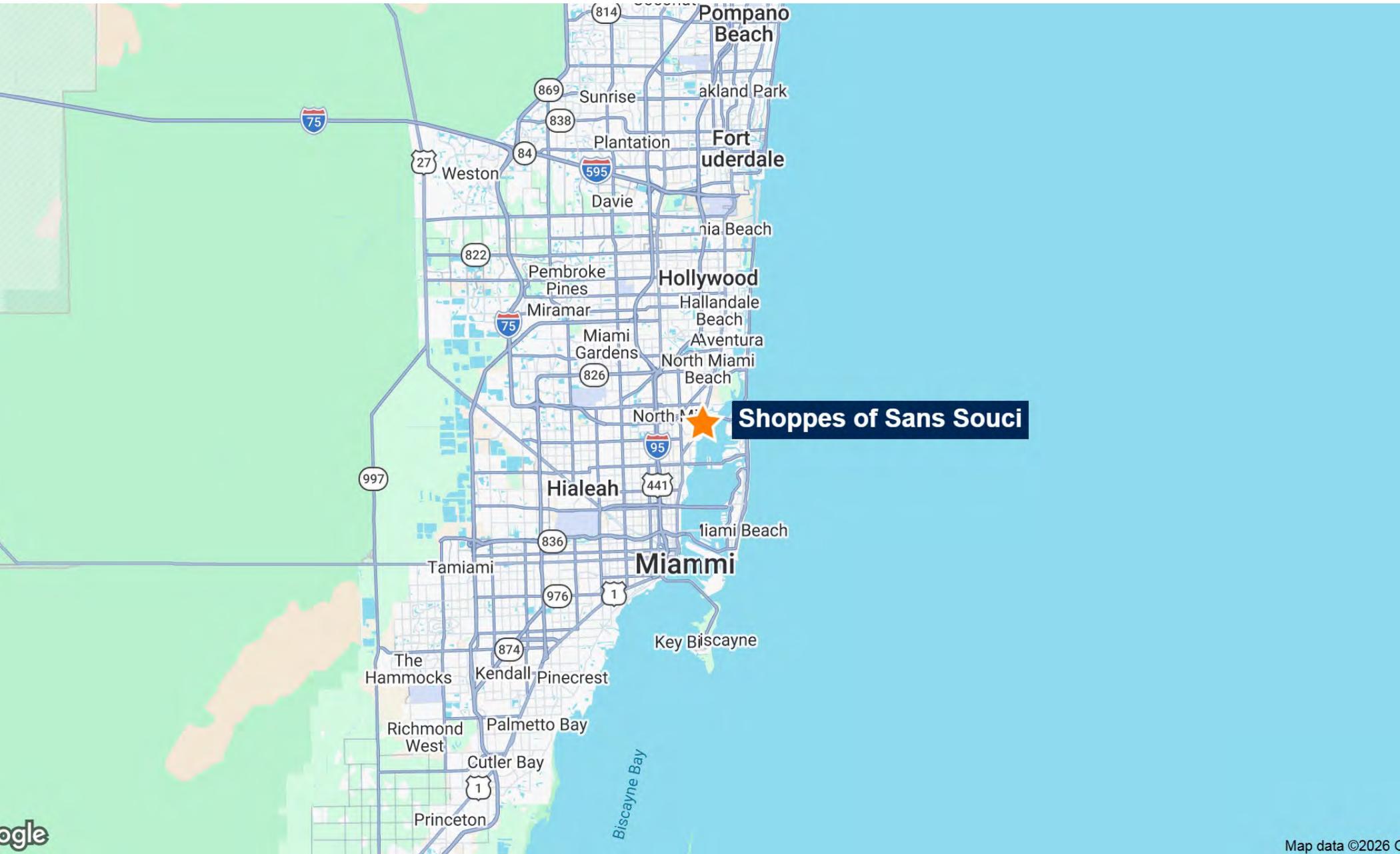


## Highlights

- High Visibility Hard Corner Location on a Major Regional Corridor
- Flexible Ground Lease Allowing for Custom Building Development
- Strong Surrounding Anchors Driving Year-Round Traffic — 37,000 Average Daily Traffic
- Significant Residential and Mixed-Use Growth Underway — Excellent Retail Development
- Supportive Zoning and Redevelopment Initiatives Enhancing Long-Term Value in North Miami, Zoning C-1 and PCD

# REGIONAL MAP

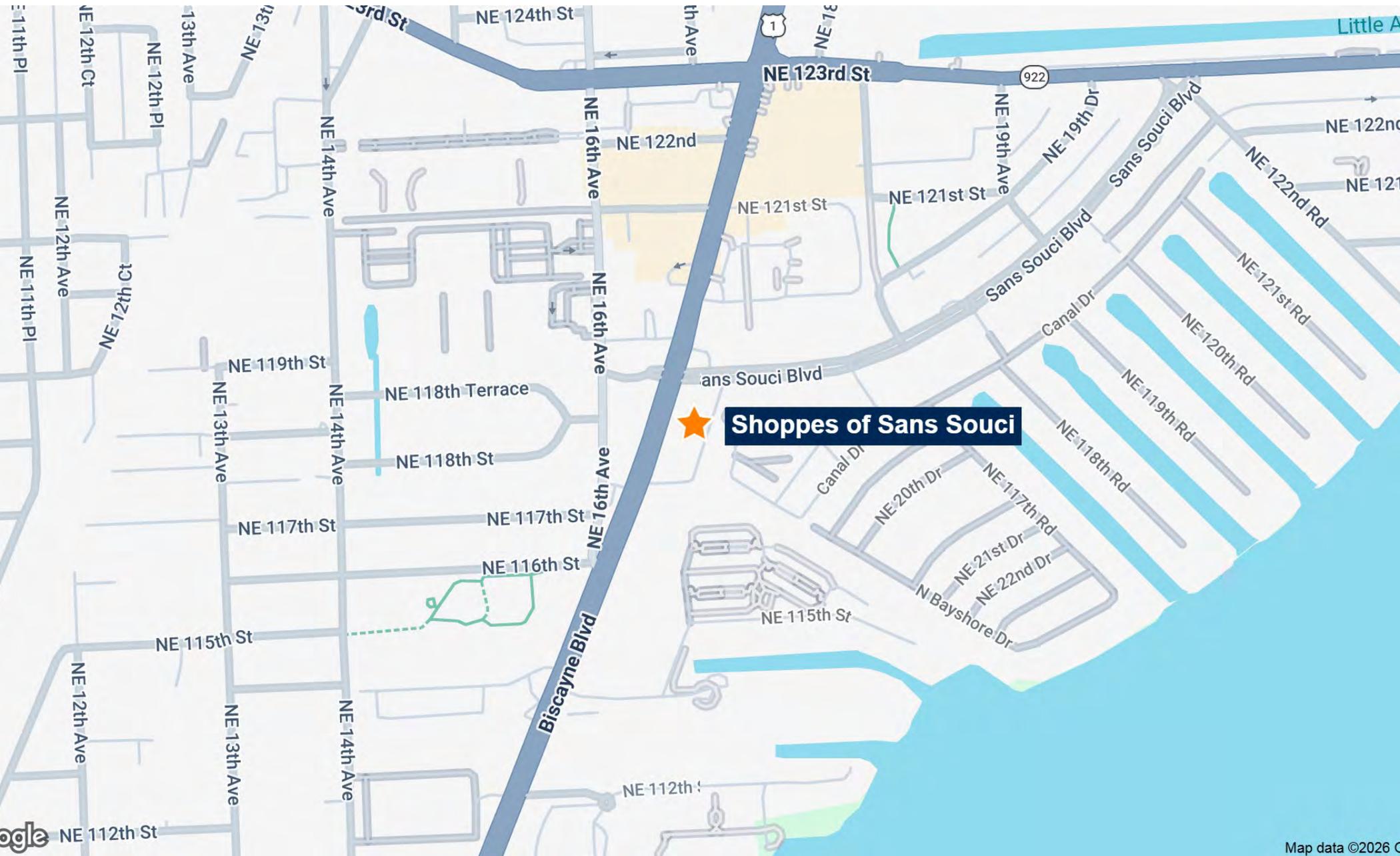
GROUND LEASE OPPORTUNITY



Map data ©2026 C

# LOCAL MAP

GROUND LEASE OPPORTUNITY



# RETAILER MAP

## GROUND LEASE OPPORTUNITY



Map data ©2026

# PROPERTY PHOTOS

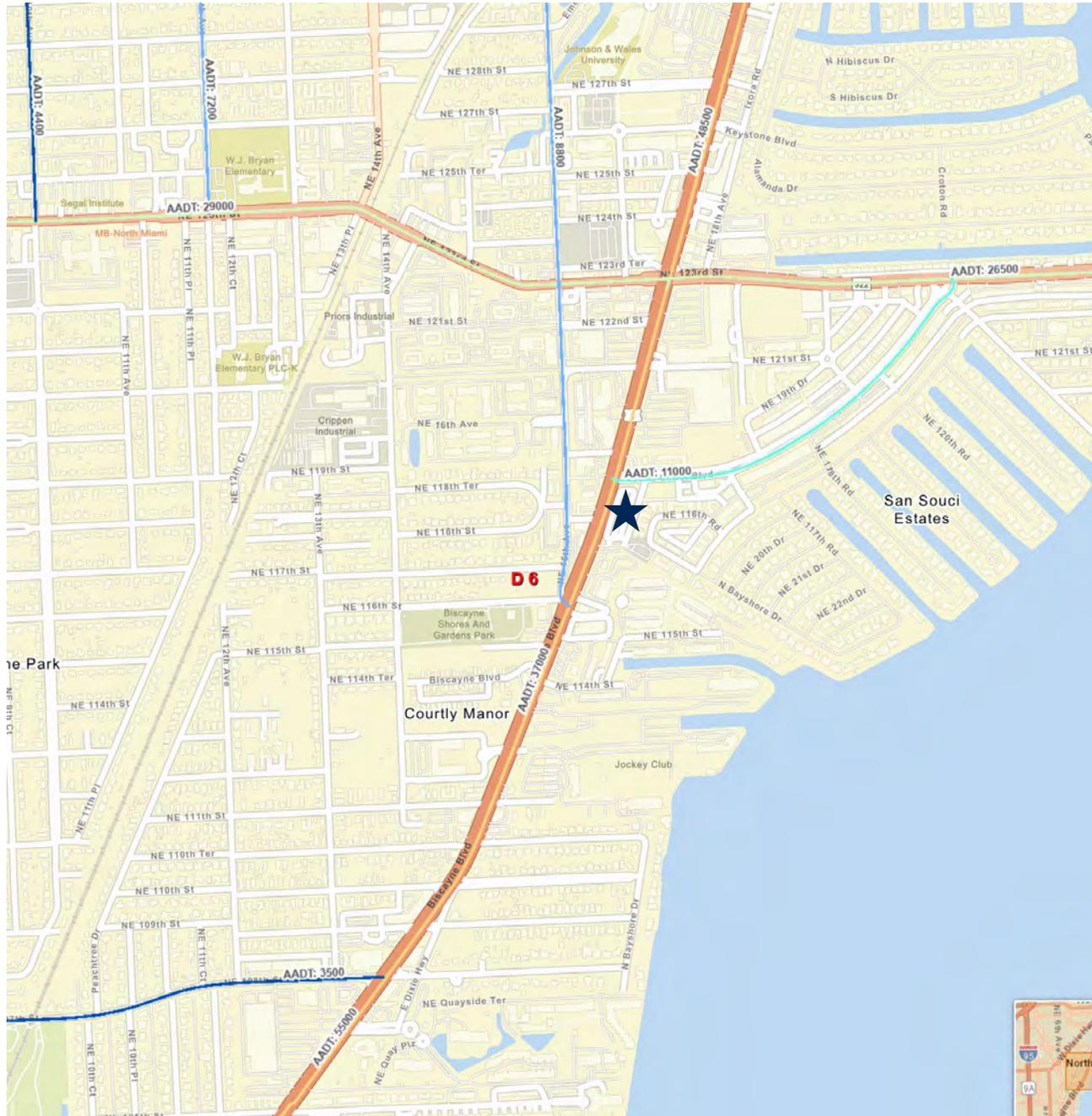
## GROUND LEASE OPPORTUNITY





# TRAFFIC COUNTS

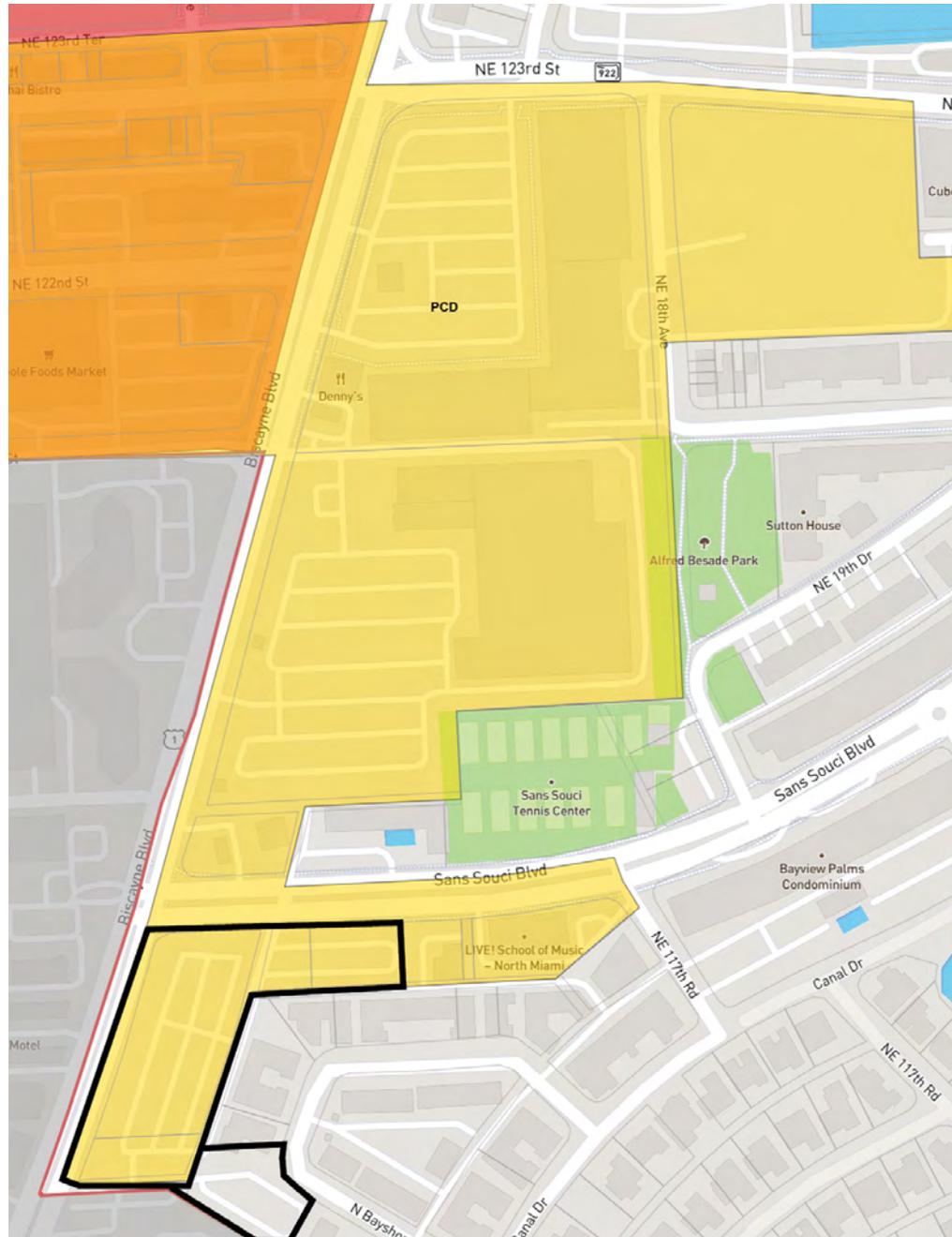
## GROUND LEASE OPPORTUNITY





# PCD ZONING

## GROUND LEASE OPPORTUNITY



SEC.2

# Market Overview

- Market Overview
- Demographics

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# MARKET OVERVIEW

## GROUND LEASE OPPORTUNITY

### MIAMI

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands — the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. With over 456,000 residents, Miami is the most populous city, followed by Hialeah, with roughly 221,000 people. Miami is a major North American tourist destination, expected to receive 28 million visitors in 2025. The city's "Downtown Miami Master Plan" aims to enhance the quality of life and vacation appeal of the central business district.

### METRO HIGHLIGHTS



#### BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, endearing the area to businesses and high-earning households. Recent years have seen a wave of corporate relations to the market.



#### INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world. For this reason, many companies position their Latin American headquarters in the county.



#### MEDICAL COMMUNITY

Miami's Health District features Florida's largest concentration of medical facilities. Public hospitals specialists centers serve county residents and draw in patients from elsewhere in the state, while also serving as a pole rallying biotech firms.



# MARKET OVERVIEW

## GROUND LEASE OPPORTUNITY

### ECONOMY

- Trade, international finance, health care and entertainment have become major strengths in the region, comprising large shares of the Miami metro employment base.
- A strong tourism industry has developed with ties to Latin America and the Caribbean. Miami's own nightlife, arts scene and oceanside amenities attract domestic tourism, as well.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both significant sources of employment for the county's residents.



\* Forecast

### MAJOR AREA EMPLOYERS

- Baptist Health South Florida
- University of Miami
- American Airlines
- Nicklaus Children's Hospital
- Publix Super Markets
- Winn-Dixie Stores
- Florida Power & Light Co.
- Carnival Cruise Line
- AT&T
- Mount Sinai Medical Center



### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# DEMOGRAPHICS

## GROUND LEASE OPPORTUNITY

### DEMOGRAPHICS

- The metro is expected to add more than 46,000 people over the next five years. During the same period, approximately 20,000 households will be formed.
- The local homeownership rate of almost 51 percent is below the national rate of 65 percent, maintaining a strong rental market.
- About 40 percent of Miami-Dade residents work in blue-collar occupations — above the national average.

### QUALITY OF LIFE

Miami-Dade County offers a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks, including the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region has a dynamic and diverse culture, family-friendly neighborhoods, and a plethora of shops and restaurants, as well as beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean, whether for tourism or residents with family abroad.

### SPORTS

- Baseball | **MLB** | Miami Marlins
- Football | **NFL** | Miami Dolphins
- Basketball | **NBA** | Miami Heat



### EDUCATION

- The University of Miami
  - Barry University
- Florida International University
  - Miami Dade College



### ARTS & ENTERTAINMENT

- Adrienne Arsht Center
  - Zoo Miami
- Perez Art Museum Miami
- Miami Children's Museum



### QUICK FACTS



POPULATION  
**2.7M**  
Growth 2025-2029\*  
1.7%



HOUSEHOLDS  
**994K**  
Growth 2025-2029\*  
2%



MEDIAN AGE  
**41**  
U.S. Median:  
39



MEDIAN HOUSEHOLD INCOME  
**\$79,000**  
U.S. Median:  
\$76,000

\* Forecast

### 2025 Population by Age

- 5% 0-4 years
- 17% 5-19 years
- 6% 20-24 years
- 27% 25-44 years
- 27% 45-64 years
- 17% 65+ years



\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



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