



The Crossroads Building

1,674 - 4,097 Sq Ft
Retail,
FOR LEASE

5700 Sunset Dr, South Miami, FL 33143



Available Space

The Offering

Space

Size

Pricing

7220 S Red Road 4,097 Sq Ft \$55/Sq Ft NNN

Space Use: Space was previously used as a Real Estate Office but can be utilized as any professional use.

7212 S Red Road 2,348 Sq Ft \$57.50/Sq Ft NNN

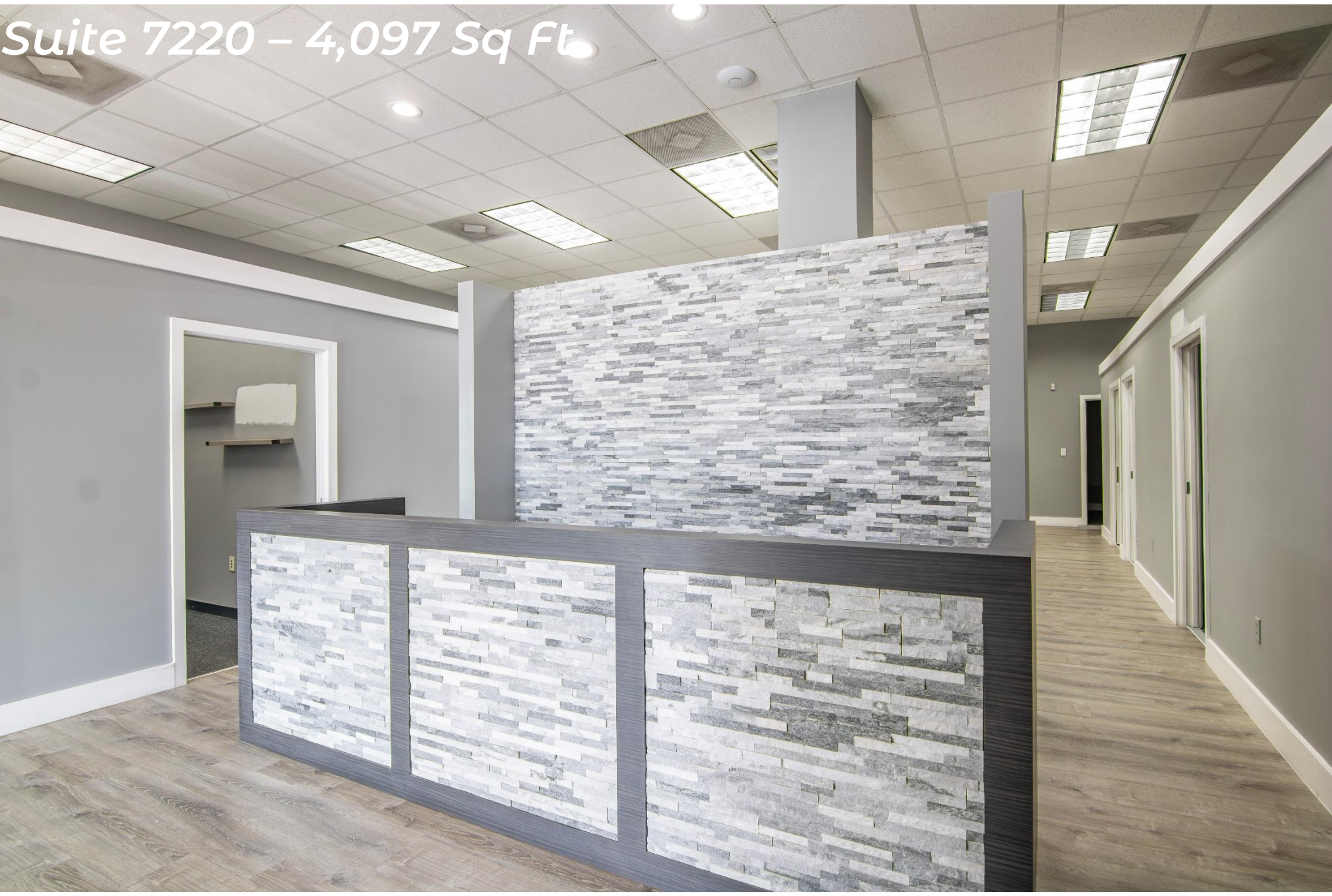
Space Use: Space was previously used as a children's event space, currently large open ground floor space.

7222 S Red Road 1,674 Sq Ft \$58.00/Sq Ft NNN

Space Use: Retail. Ground floor space. Frontage on Red Road.



Suite 7220 - 4,097 Sq Ft



Suite 7220 – 4,097 Sq Ft



Property Overview

The Crossroads building is a two-story trophy, commercial building of 34,901 sq. ft. with retail on the first floor and office on the second floor. It is located at (“Main & Main”) the southwest corner of Red Road and Sunset Drive, in busy South Miami, Florida, only a couple blocks from the University of Miami. High Traffic count of over 77,000 cars daily; heavy day time foot traffic, with a walk score of 98 out of 100: Walker’s Paradise!

**LANDLORD IN THE PROCESS OF A
LARGE RENOVATION OF THE
ENTIRE EXTERIOR OF THE
BUILDING!**



PROPOSED RENOVATION – TO BE COMPLETED IN THE NEXT 12-18 MONTHS



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Demographic Profile

2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	18,266	105,296	330,926
Households	6,493	39,879	121,444
Families	3,550	25,138	81,457
Avg Household Size	2.42	2.52	2.67
Owner Occupied Housing Units	3,025	21,508	62,861
Renter Occupied Housing Units	3,468	18,371	58,582
Median Age	31.5	39.8	43.6

Key Facts (5 miles)



330,926
Population



2.7
Average Household size

\$69,212

Median Household Income



43.6
Median Age

Business



28,118
Businesses



211,360
Total Employees

Income



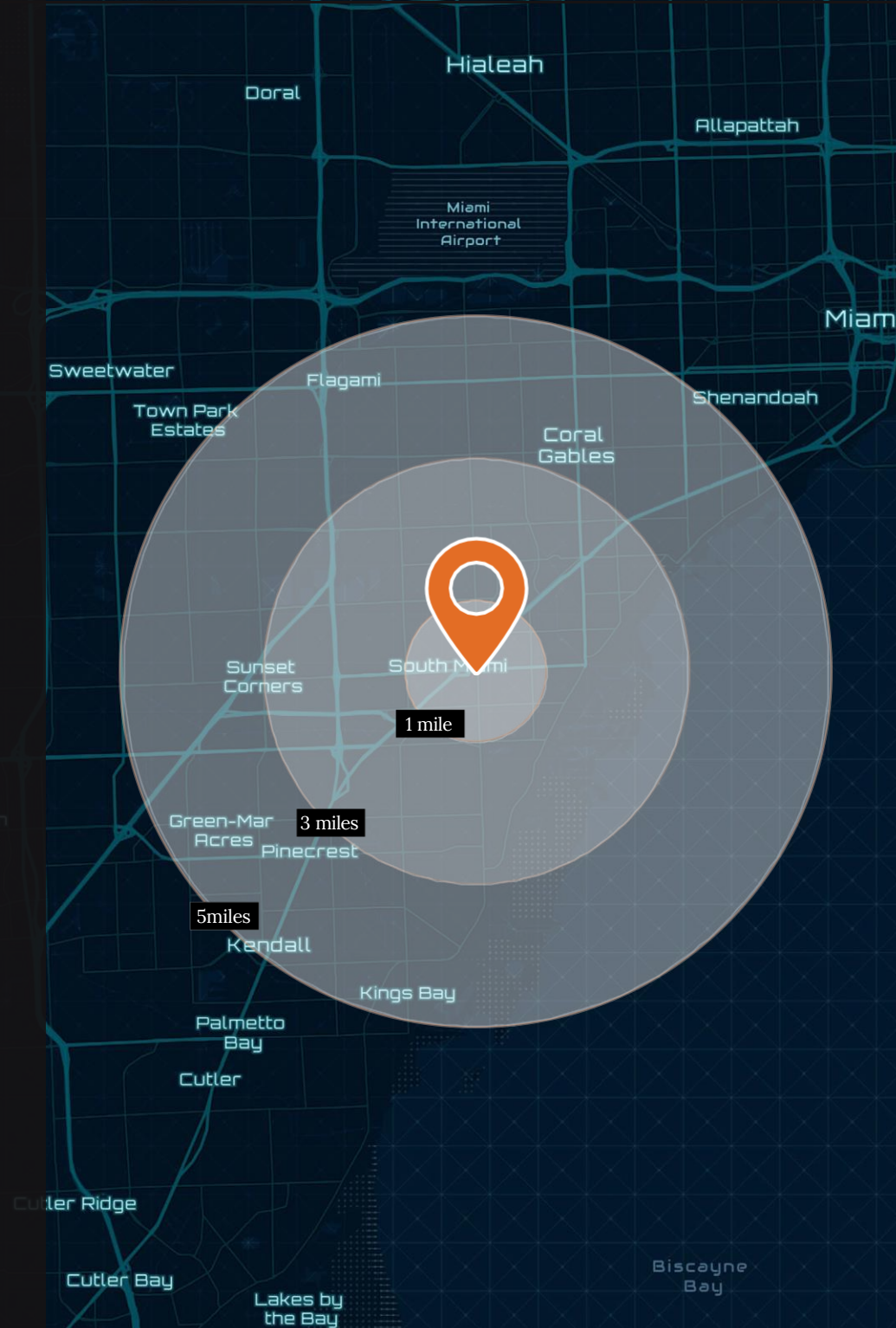
\$112,998
Average Household Income



\$41,495
Per Capita Income



\$114,477
Median Net Worth





For More Information
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