



Terrazu1

700 SW 7th Terrace | Miami, Florida

- Located at the base of 22-story new development, consisting of 932 student housing units with a total of 1,201 beds and 647 parking spaces.
- The property is located across the street from the east entrance of FIU (56,000 students) and on a high traffic corner with 56,500 cars per day.
- Several shopping, dining and entertainment options are available within a 1-mile radius, while downtown Miami is 14 miles east of the community.



Pedestrian-friendly, less than a 3-minute walk from campus



Easy access to US Route 41 and Florida's Turnpike



Delivering Q2 2024

Property highlights



- ✓ Ground floor – 15,442 SF
- ✓ Premier retail corner location
- ✓ Across the street FIU: 50K+ Students
- ✓ Potential for drive thru window
- ✓ Ceiling height - 22' ft.
- ✓ 155' ft of wraparound frontage on SW 107th Ave & SW 7th Terrace
- ✓ 46 parking spaces dedicated to the retail



Property highlights

- ✓ 2,000 SF of prime dining area exclusively designated for the retail tenant, running alongside the pedestrian walkway
- ✓ With addition of new FIU engineering school, foot traffic is predicted to increase by two fold.



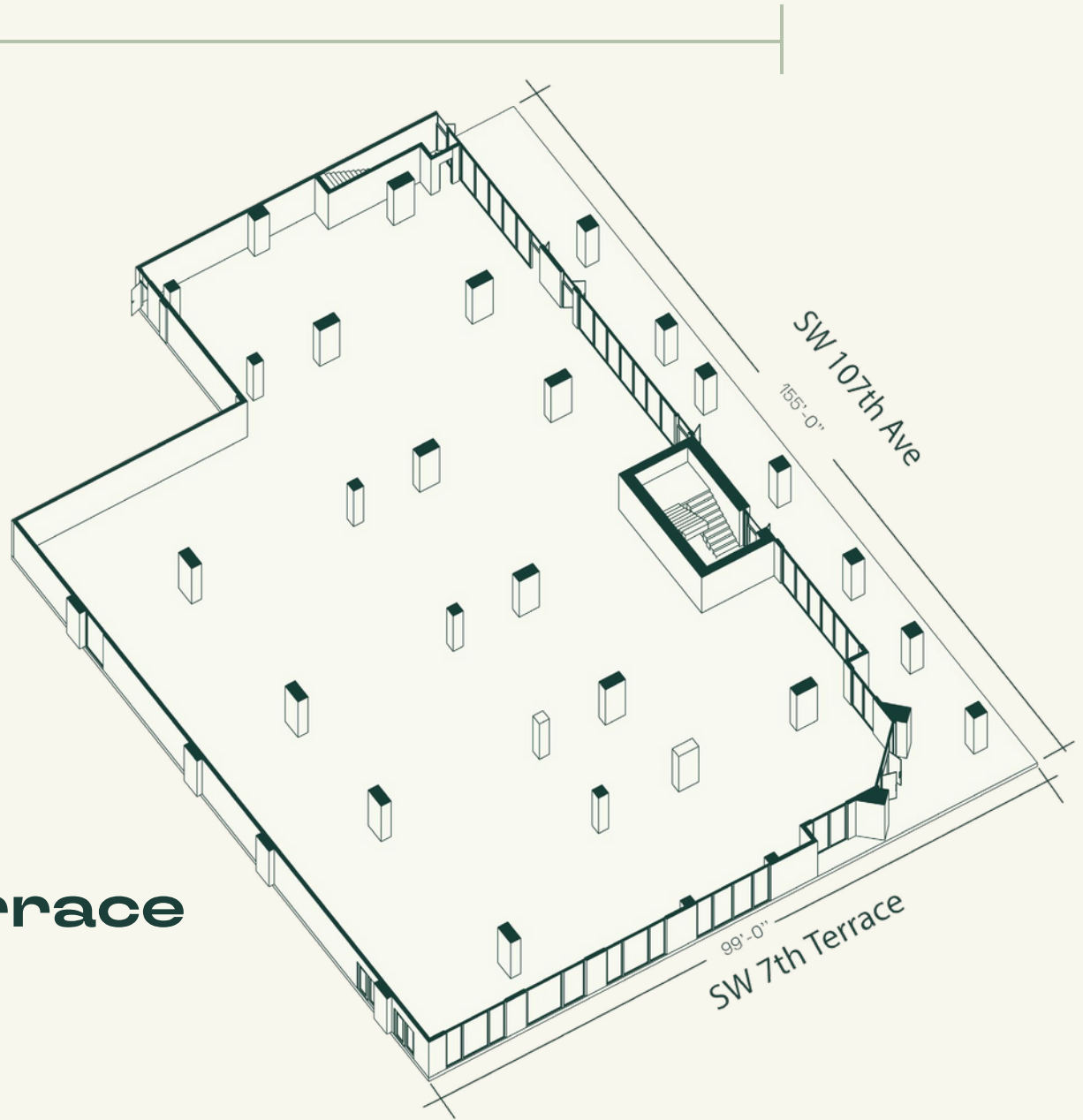


Traffic count information:

 56,500 Vehicles drive by daily



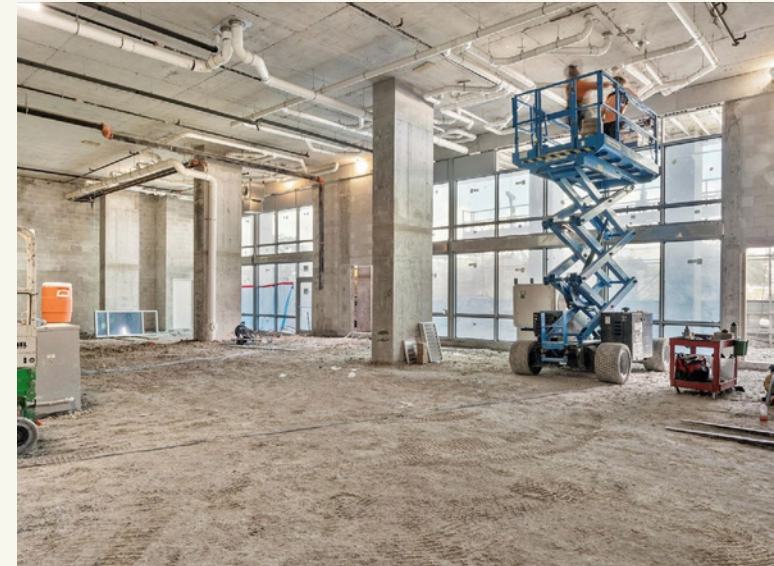
Floorplan



700 SW 7th Terrace

15,442 sq ft

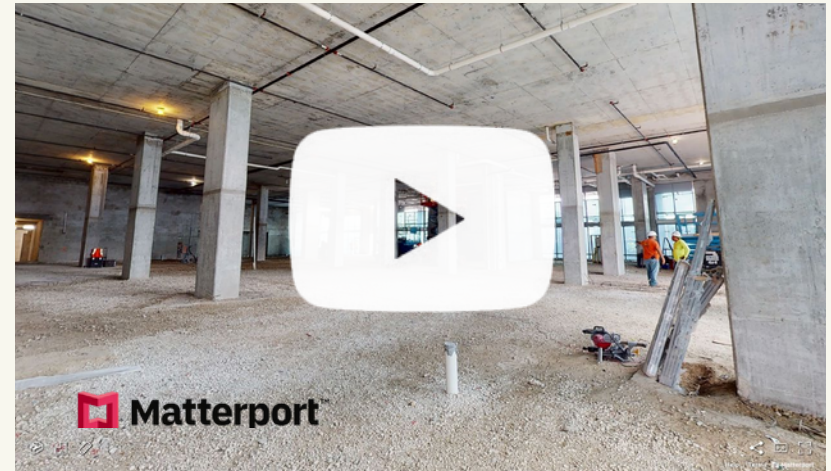
The space



Take a tour



Click above for aerial tour



Click above to tour the space



Click above for a virtual tour

The area

Located in Miami, FL, the neighborhood surrounding 10726 SW 7th St offers a diverse array of residential properties, student housing and new developments including single-family homes, townhouses, and apartments. It's situated in a convenient location near major highways and is directly across the street from Florida International University. Local amenities include the Miami International Mall, located just 2.5 miles away, and the Miami International Airport, which is 9 miles away. Despite rush hour traffic, the area maintains a strong sense of community, reflective of the cultural richness of Miami.



Neighborhood demographics



Population
40,000



Annual spending
\$336M

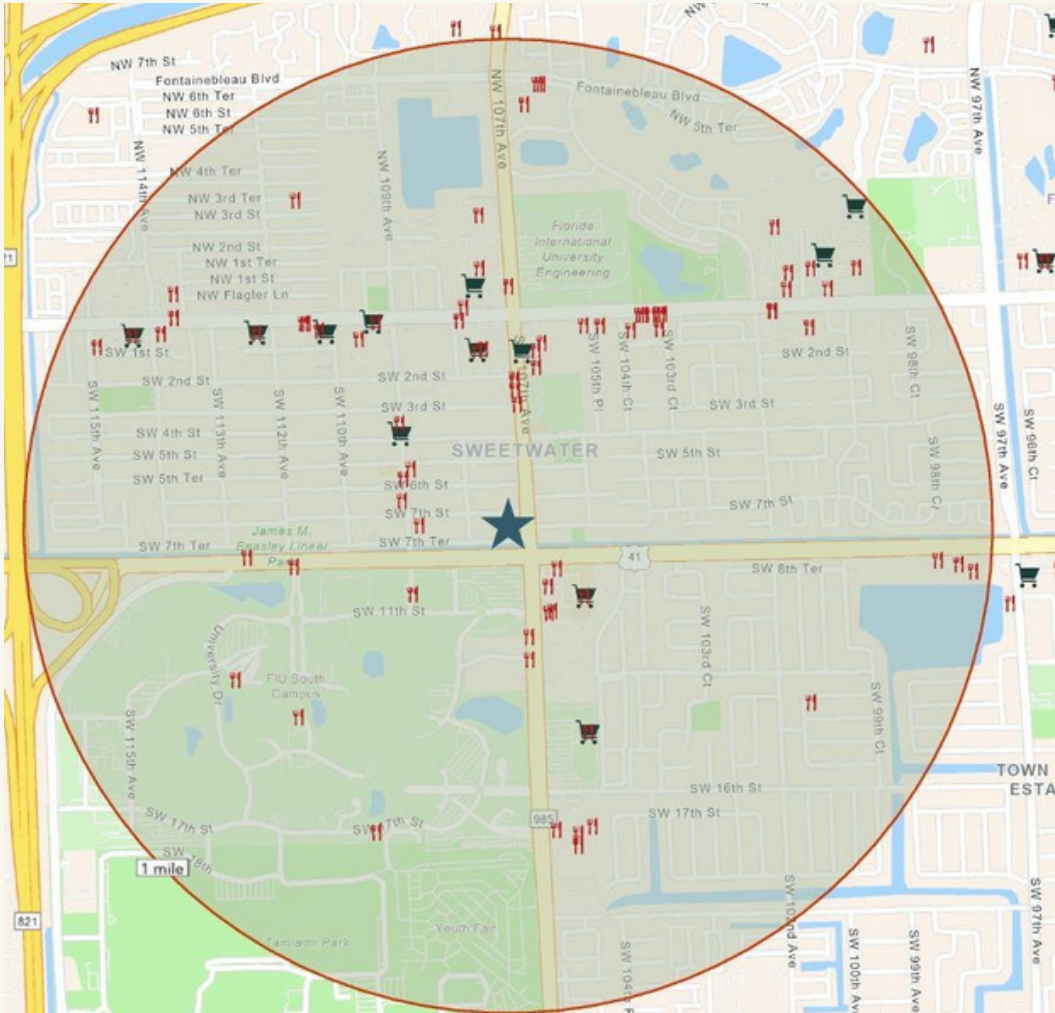


Average household income
\$60,000



Average population age
42

Grocer and restaurant operators



No direct competition • Corner location with pedestrian walkway

Nearby tenants:

Grocery:

1. A Kool Saver Inc
2. Aldi
3. Extra Supermarket
4. Farm Stores
5. Fefe Market
6. Florida Nutrition Sales
7. Food Star
8. Fresco Y Mas
9. Jing's Petite Market
10. La Bodega Bestway Supermarket
11. Masayita Minimarket Corp
12. Mr Food Store
13. Publix
14. Sedano's
15. Spice N Curry
16. Zulia Market Discount

Restaurants

1. La Guajira Pizzeria
2. El Centroamericano
3. Super Cafeteria
4. Rubio's Brownies Llc
5. Panera Bread
6. Panna
7. Pizza Hut Express
8. Starbucks
9. Pdq
10. Sokai Sushi Bar-Miami
11. Pieology Pizzeria
12. Chipotle Mexican Grill
13. Jersey Mike's Subs
14. Japanese Sokai Peruvian Sushi
15. El Rey De Las Fritas