



7901 Ludlam Road
Miami, FL 33143

Office Suite for Lease in South Miami

THE SPACE

Location **7901 Ludlam Road
Miami, FL 33143**

County **Miami Dade**

HIGHLIGHTS

- Lease Rate: \$34/SF/Yr Full Service Net of Electric
- Lease Term: Minimum 3-year leases
- Suite Size: 2,359 square feet
- Located just off US1, this office suite offers a unique blend of functionality and convenience, ideal for professional businesses seeking a well-appointed space in a prime location.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,807	103,949	317,622

AVERAGE HOUSEHOLD INCOME

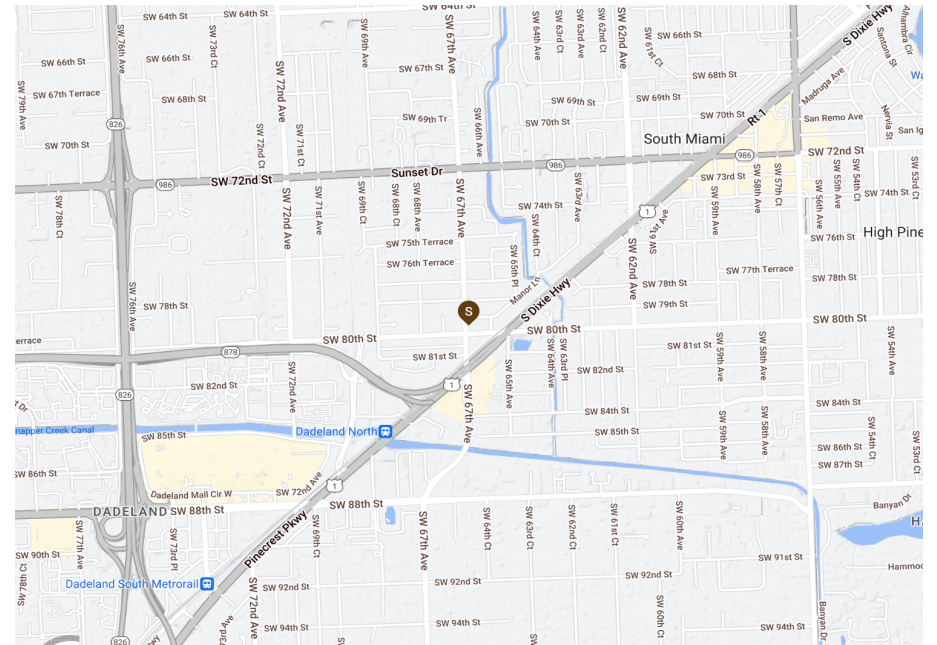
1.00 MILE	3.00 MILE	5.00 MILE
\$116,525	\$158,965	\$137,781

NUMBER OF HOUSEHOLDS

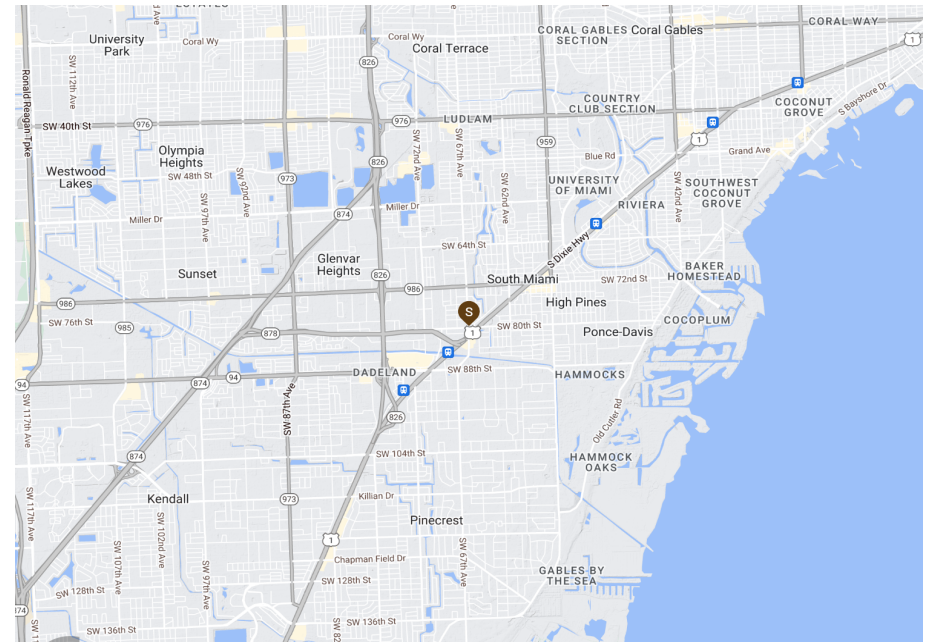
1.00 MILE	3.00 MILE	5.00 MILE
8,207	40,328	120,774

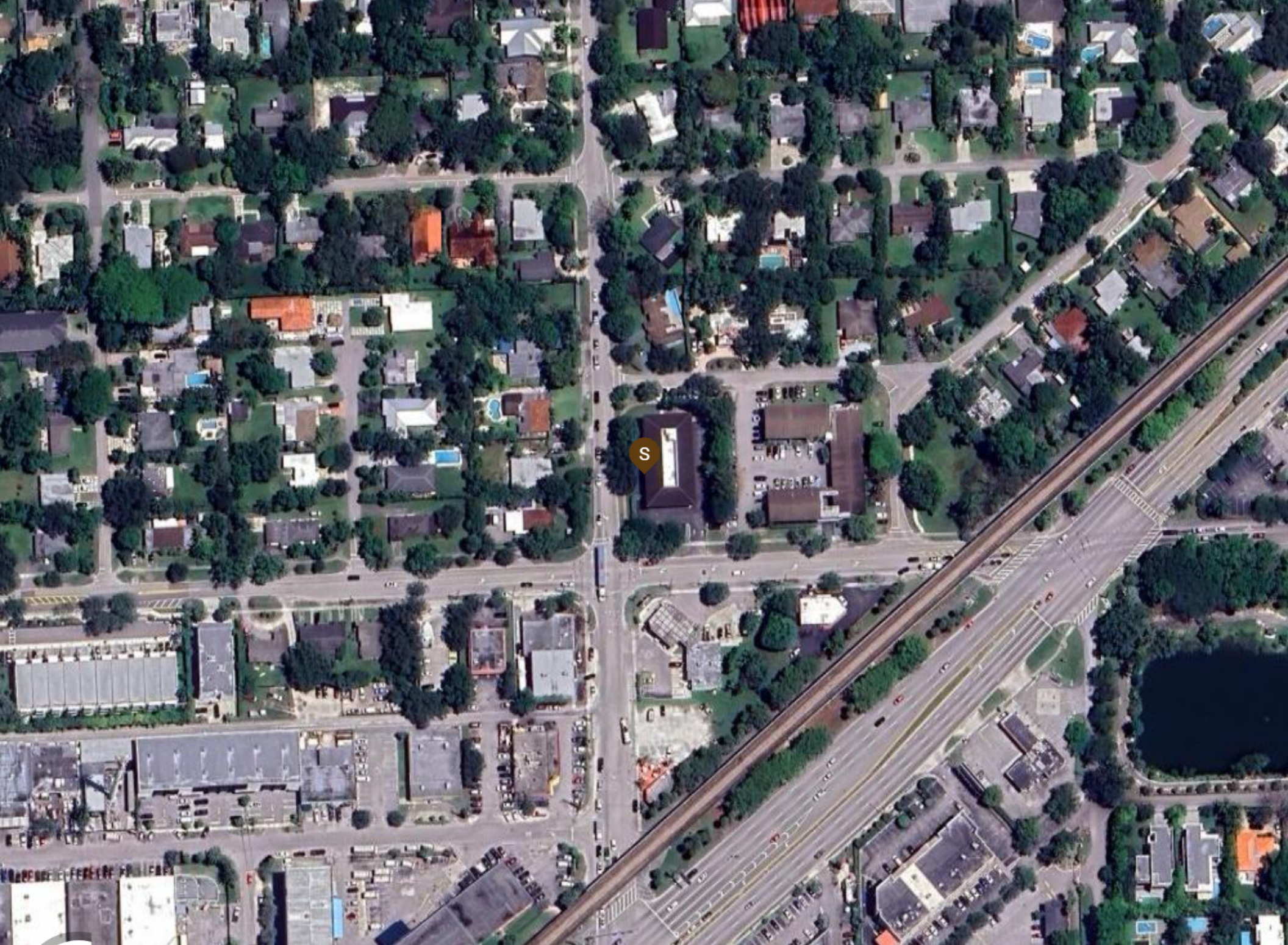
- **Spacious Layout:** The suite features three oversized offices, an open area perfect for workstations, a fully built-out kitchenette, and three reserved parking spaces, with additional open parking available for visitors and staff.
- **Convenient Location:** Positioned for easy access, the location streamlines commutes for clients and employees, enhancing accessibility to surrounding amenities.
- **Professional Setting:** Our office building exudes sophistication, creating an inviting and productive environment for your team and clients.
- **Flexible Use:** With ample space and a versatile layout, this office can accommodate a range of business needs, whether you're a solo practitioner or a growing firm.
- **Ample Parking:** Enjoy hassle-free parking, with dedicated spaces and additional parking to ensure convenience for tenants and guests.

Locator Map



Regional Map







South Miami

South Dixie Hwy

7901 Ludlam Rd

SW 79th St

SW 80th St

SW 67th Ave



South Dixie Hwy

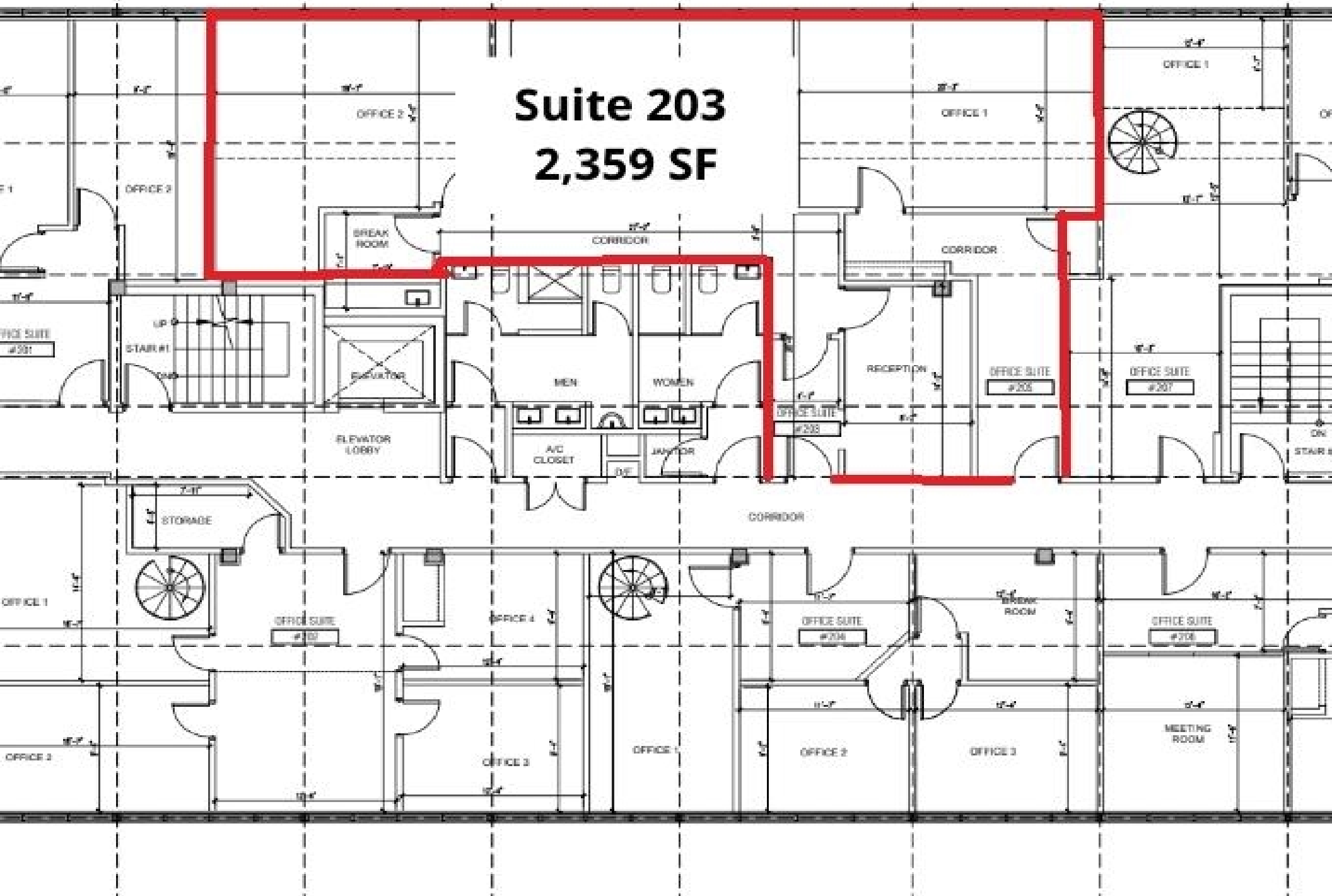
7901 Ludlam Rd

SW 67th Ave



Suite 203

2,359 SF





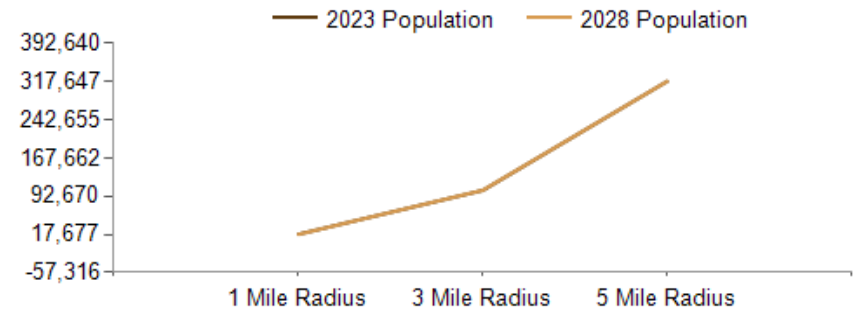




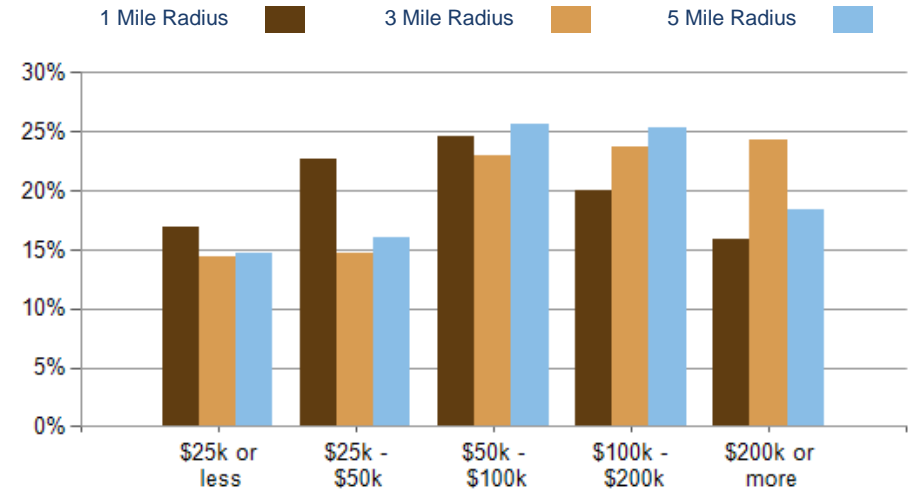
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,052	95,281	298,791
2010 Population	14,330	98,193	307,010
2023 Population	17,807	103,949	317,622
2028 Population	17,677	104,214	317,647
2023-2028: Population: Growth Rate	-0.75%	0.25%	0.00%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	863	3,641	10,704
\$15,000-\$24,999	528	2,178	7,108
\$25,000-\$34,999	809	2,636	7,869
\$35,000-\$49,999	1,046	3,275	11,391
\$50,000-\$74,999	1,051	5,184	17,457
\$75,000-\$99,999	970	4,080	13,483
\$100,000-\$149,999	1,159	5,819	19,231
\$150,000-\$199,999	481	3,734	11,296
\$200,000 or greater	1,300	9,781	22,235
Median HH Income	\$69,077	\$93,880	\$84,313
Average HH Income	\$116,525	\$158,965	\$137,781

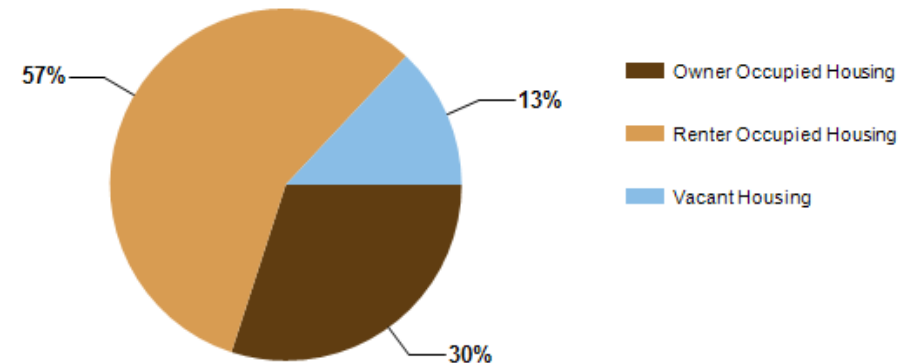
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,427	36,964	112,836
2010 Total Households	6,323	36,703	111,907
2023 Total Households	8,207	40,328	120,774
2028 Total Households	8,243	40,962	122,547
2023 Average Household Size	2.16	2.46	2.57
2023-2028: Households: Growth Rate	0.45%	1.55%	1.45%



2023 Household Income

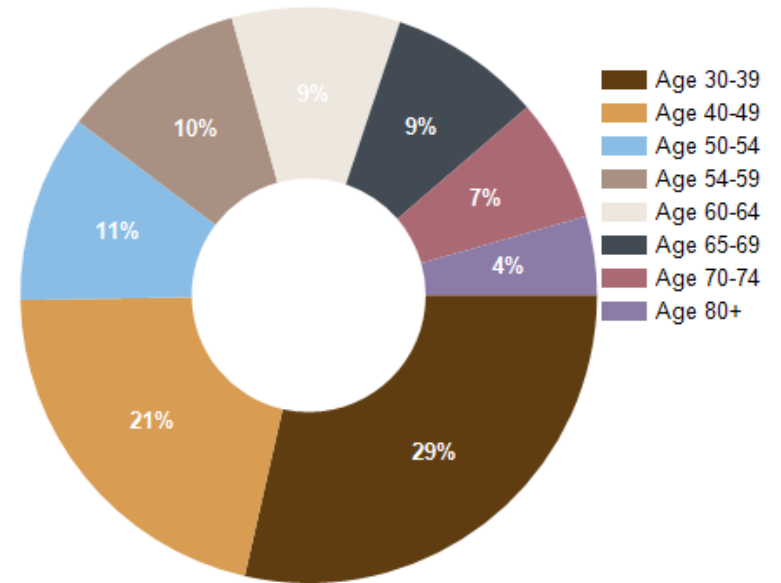


2023 Own vs. Rent - 1 Mile Radius

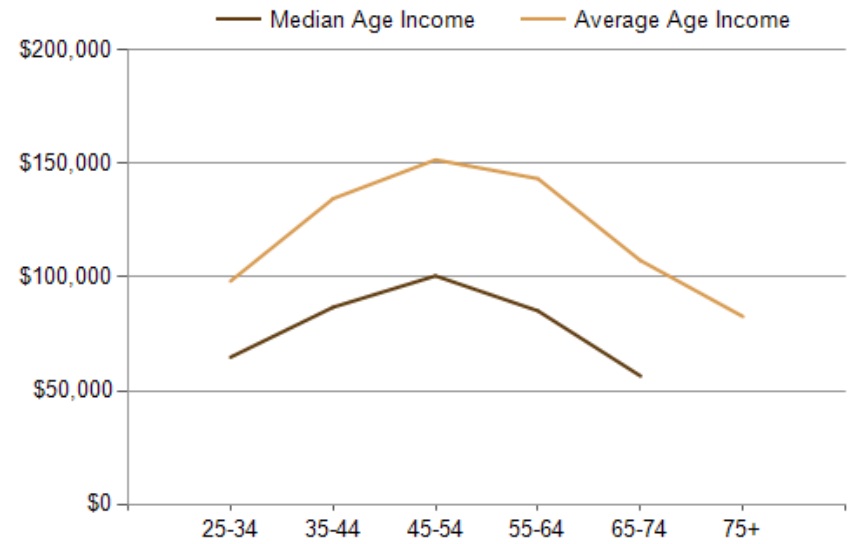


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,673	7,098	22,315
2023 Population Age 35-39	1,412	6,538	20,750
2023 Population Age 40-44	1,188	6,365	20,261
2023 Population Age 45-49	1,098	6,169	20,203
2023 Population Age 50-54	1,141	6,711	21,480
2023 Population Age 55-59	1,123	6,922	22,201
2023 Population Age 60-64	1,020	6,627	20,749
2023 Population Age 65-69	923	6,132	19,210
2023 Population Age 70-74	745	5,201	16,875
2023 Population Age 75-79	477	3,847	13,282
2023 Population Age 80-84	291	2,636	9,414
2023 Population Age 85+	270	2,377	8,784
2023 Population Age 18+	14,617	85,405	261,713
2023 Median Age	38	41	43
2028 Median Age	39	42	44



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,747	\$77,521	\$78,741
Average Household Income 25-34	\$98,247	\$119,871	\$115,545
Median Household Income 35-44	\$86,757	\$120,147	\$105,547
Average Household Income 35-44	\$134,587	\$183,521	\$159,196
Median Household Income 45-54	\$100,566	\$148,283	\$118,969
Average Household Income 45-54	\$151,686	\$210,894	\$177,045
Median Household Income 55-64	\$85,134	\$129,431	\$105,797
Average Household Income 55-64	\$143,386	\$199,180	\$165,796
Median Household Income 65-74	\$56,462	\$79,720	\$71,883
Average Household Income 65-74	\$107,309	\$140,235	\$120,631
Average Household Income 75+	\$82,649	\$100,388	\$83,811





Karley Chynces

Karley, a true Miami native with bilingual fluency in English and Spanish, possesses an impressive background in International Business and Marketing, with a notable focus on the dynamic realms of Real Estate and Technology. As a Commercial Real Estate relocation and expansion specialist, she has established herself as a sought-after representative for numerous Billion-Dollar companies, expertly catering to their Miami real estate requirements.

Among her many strengths, Karley's expertise in identifying investment opportunities, development sites, and pre-construction properties is unmatched. Her proven track record includes closing transactions worth Tens of Millions of dollars, exemplifying her exceptional negotiation skills and profound understanding of the local market.

As a result of her remarkable achievements, Karley has been accorded the distinguished title of a "Platinum Broker," by Crexi and a "Power Broker," by Costar, an accolade that underscores her outstanding contributions to the real estate industry. Additionally, she has been recognized as one of the "30 under 30" by the National Association of Realtors in 2023, a testament to her exceptional talent and accomplishments at a young age.

Beyond her professional endeavors, Karley is actively involved in multiple influential business organizations, and her contributions extend to the esteemed Latin Builders Association, where she plays an integral role. However, it is in the realm of philanthropy that Karley's heart truly shines. As one of the founding young professional board members for Alfalit International, she dedicates herself to the organization's mission of eradicating illiteracy on a global scale. Her efforts have helped raise funds to provide literacy education to over 8 million individuals worldwide, leaving an indelible impact on countless lives.

Karley's insightful perspectives and in-depth knowledge have earned her invitations to speak as a panel expert at various prestigious real estate and tech conferences. Her contributions as a thought leader have not only enriched the industry but also inspired aspiring professionals to achieve their fullest potential.

In her impressive career, Karley has successfully sold and leased tens of millions of dollars' worth of real estate, encompassing hundreds of thousands of square feet in Miami. Her remarkable achievements, coupled with her dedication to making a positive impact through philanthropy, exemplify Karley as a true trailblazer in the realms of real estate and technology. As she continues to thrive and elevate and disrupt the industry, her legacy of excellence and compassion will undoubtedly leave a lasting impression for generations to come.