

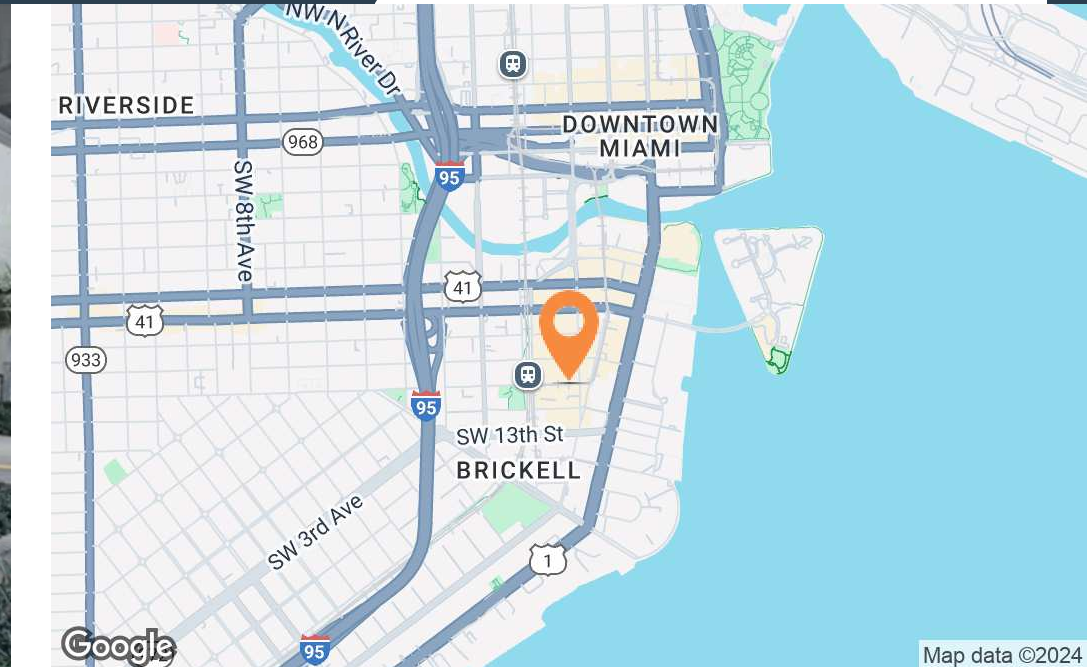


RETAIL PROPERTY FOR LEASE

28 SW 11TH ST

2ND GEN. RESTAURANT | BRICKELL

FA
Commercial



- + KEY MONEY**
\$175,000
- + SIZE**
990 SF
- + BASE RENT**
\$16,000/Mo.
- + LEASE TYPE**
NNN

PROPERTY OVERVIEW

FA commercial is pleased to offer this business for sale, off market, located in the heart of Brickell at Paseo Brickell. This business sale provides the opportunity to enter the Brickell market with a fully functional restaurant that is operating currently. Only 2 blocks from 2 blocks from the new Brickell City Centre, one block from Mary Brickell Village, one and a half block from Brickell Avenue, and across the street from the Metromover station at 10th Street. Adjacent to the Brickell Flatiron, a new high-end residential condo building that will rise 64 stories.

PROPERTY HIGHLIGHTS

- Join co tenants of Paseo Brickell: Freddo, Pura Vida, Latin Cafe, Tremble, Tokyo Tuna, & Bondi Sushi
- Fully built-out 2nd generation restaurant
- Equipment ready

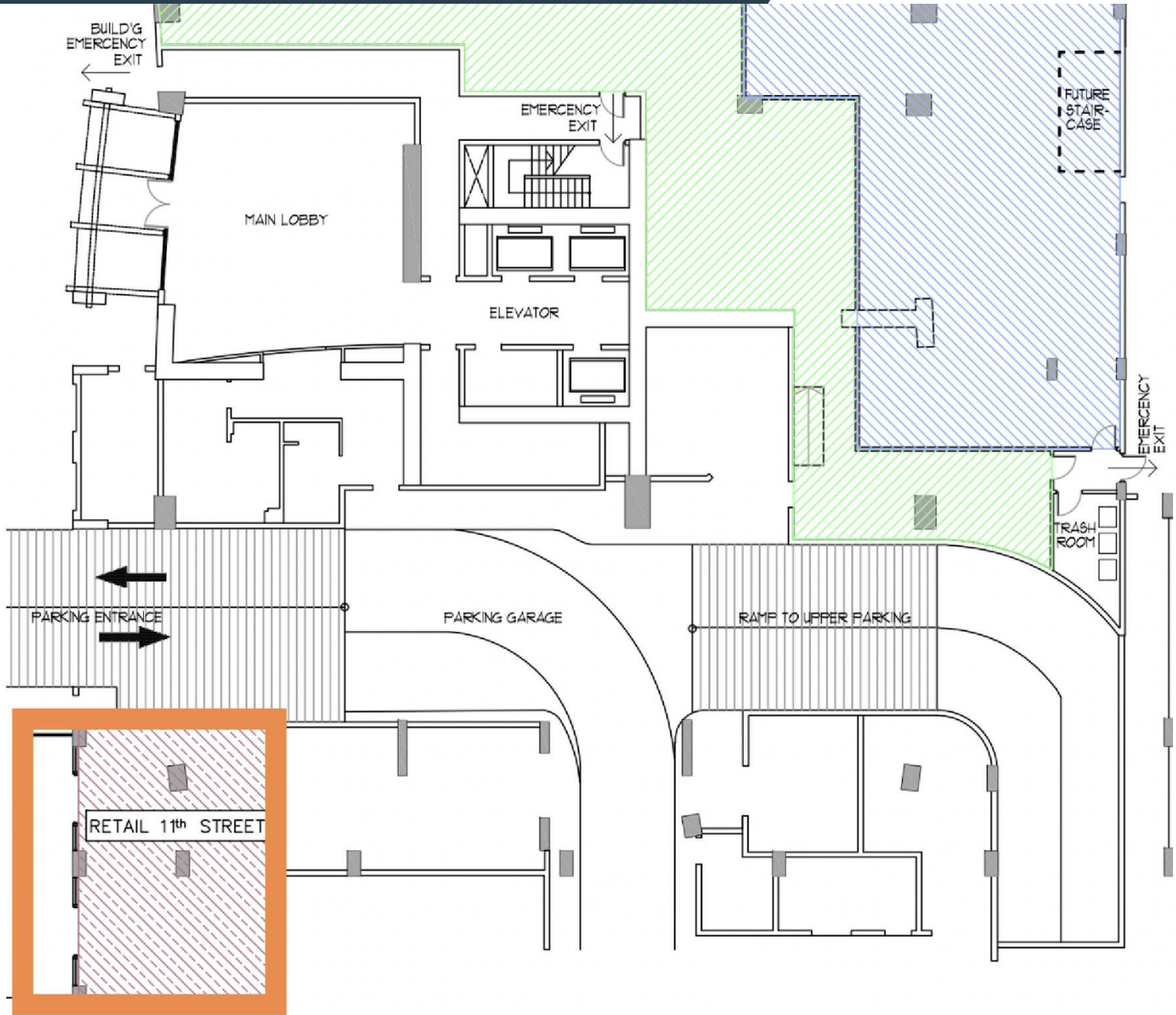


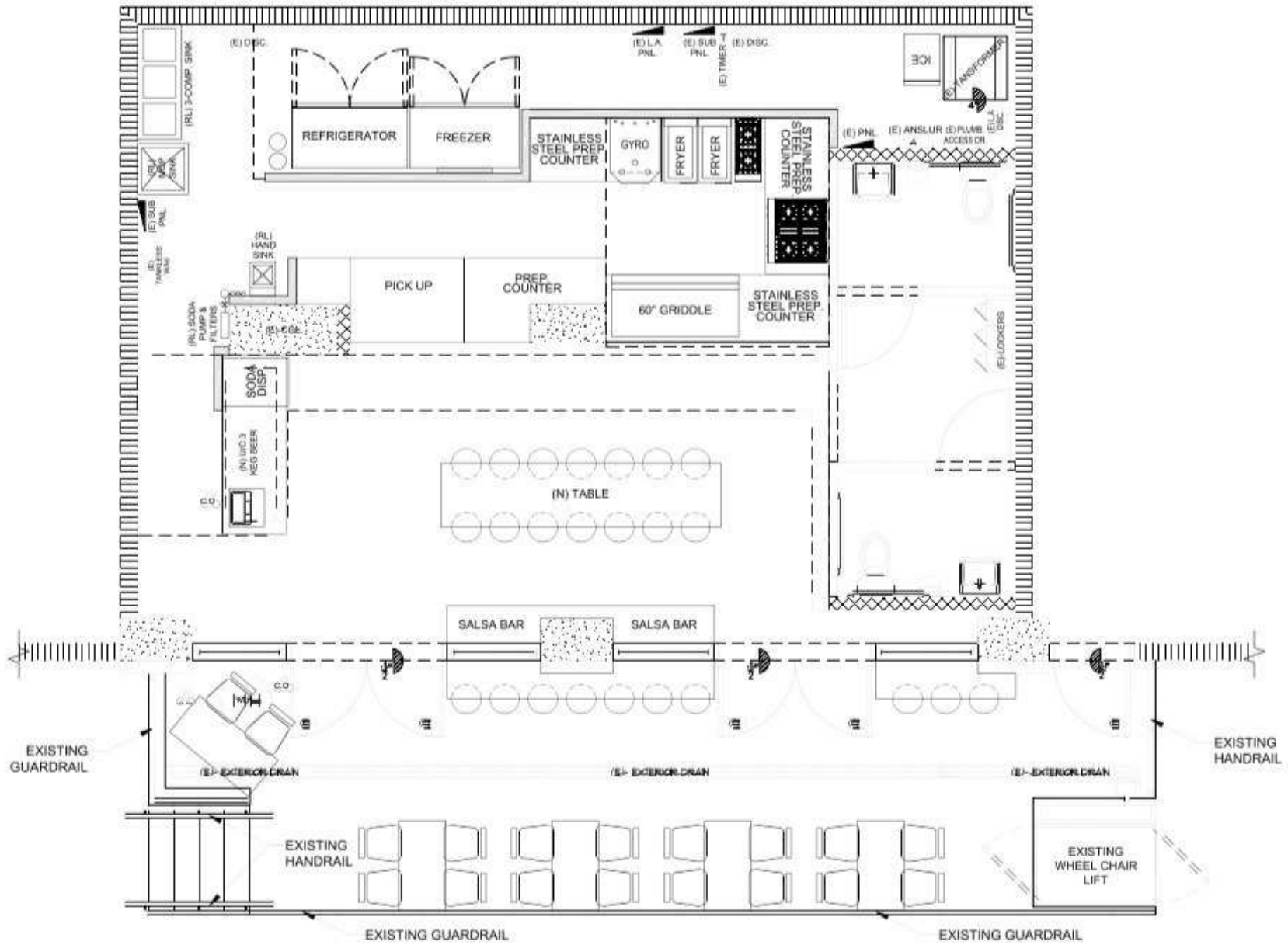
GOAT HOSPITALITY GROUP

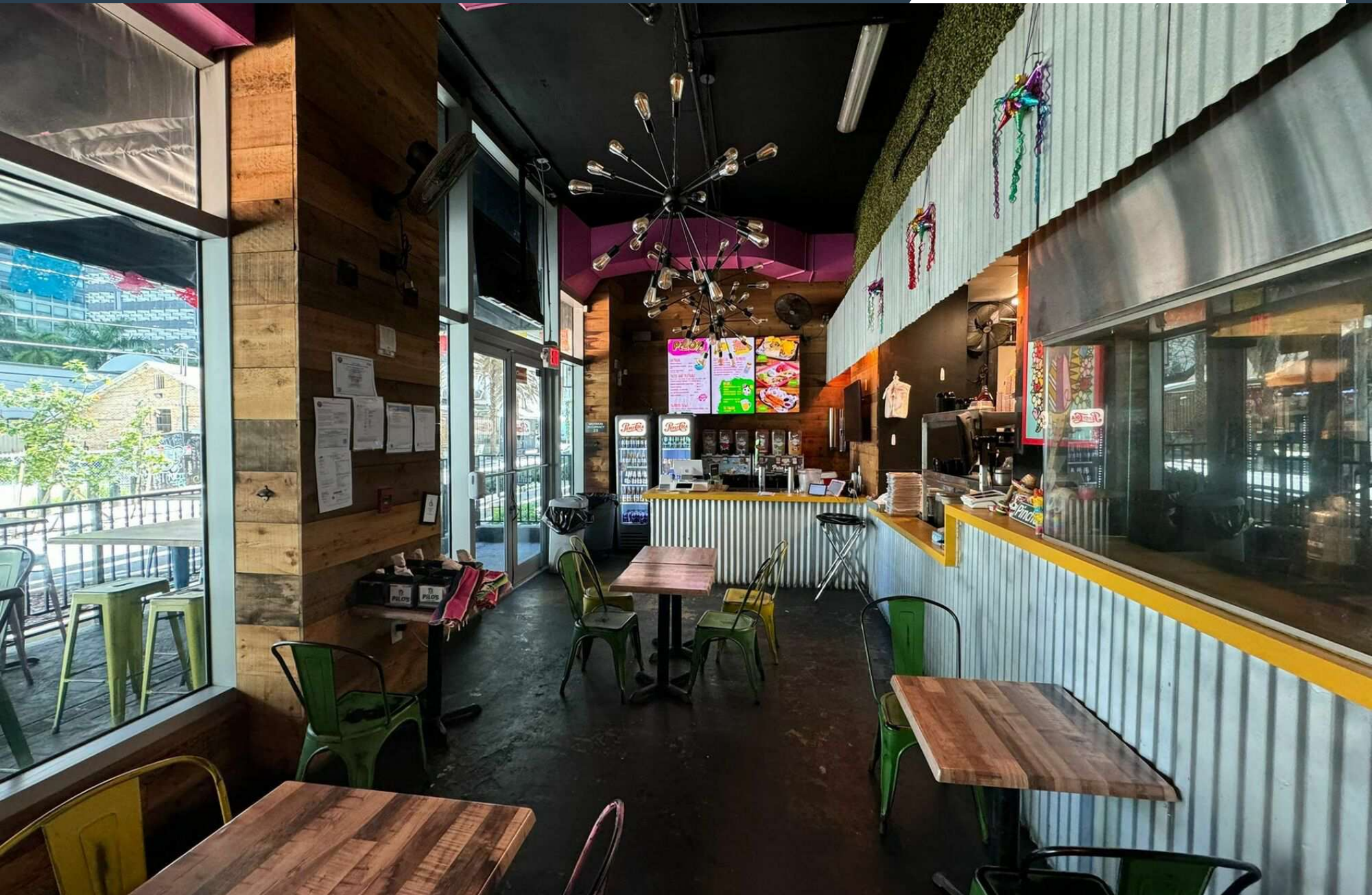
Family inspired and owned by entrepreneur Derek Gonzalez, Pilo's brings the Mexican Street Taco experience to the area, delighting patrons with signature dishes like "el guapomole" a blend of fresh, minty and smooth avocado. Mr Gonzalez is confident that the flavors of traditional Mexico City street tacos will be transported to his Brickell restaurant. "At Pilo's you can expect good times and the best authentic street experience where any day is the best day for another flavor filled taco" said Mr. Gonzalez.



SW 11th St

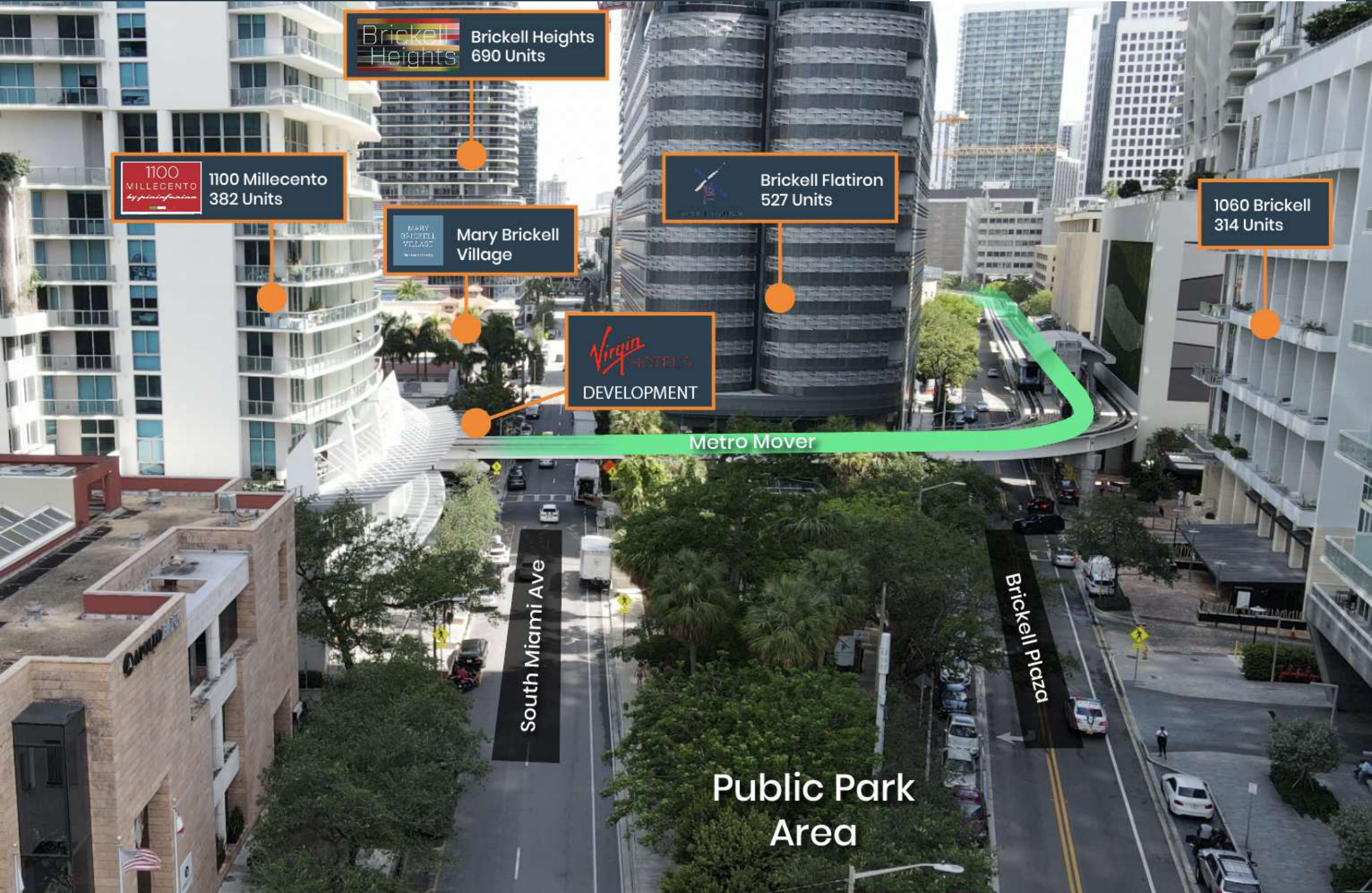


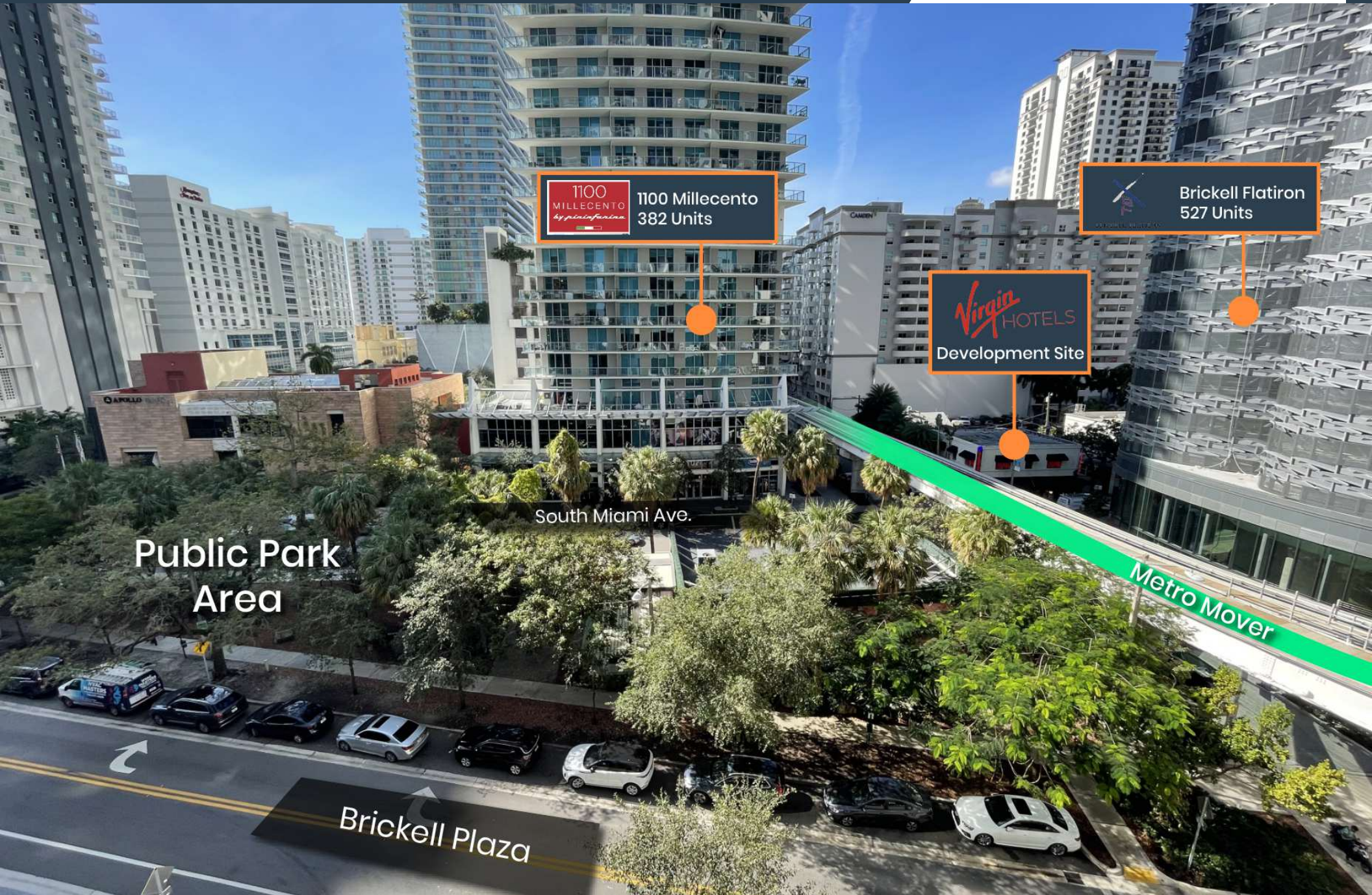












1100 MILLECENTO
by pininfarina
1100 Millecento
382 Units

Brickell Flatiron
527 Units

Virgin
HOTELS
Development Site

Public Park
Area

South Miami Ave.

Metro Mover

Brickell Plaza



1100 Millicento

South Miami Ave

Metro Mover

Virgin
HOTELS

Brickell Flatiron

Brickell Plaza



1100 Millecento

CU-1	Freddo Gelato	1,057 SF
CU-2	Pura Vida	2,115 SF
CU-3	Available	8,750 SF
CU-4	Subject Space	990 SF

The Hub

Ground floor: 5,000 SF
 Rooftop: 5,000 SF

1060 Brickell

L-1A	Ockap Caviar	2,138 SF
L-1B	Bondi Sushi	1,004 SF
L-2	Tokyo Tuna	2,297 SF
L-3	Available	2,060 SF
L-4	SnapCrack	722 SF
L-5	Latin Cafe 2000	3,250 SF



1100 Millecento

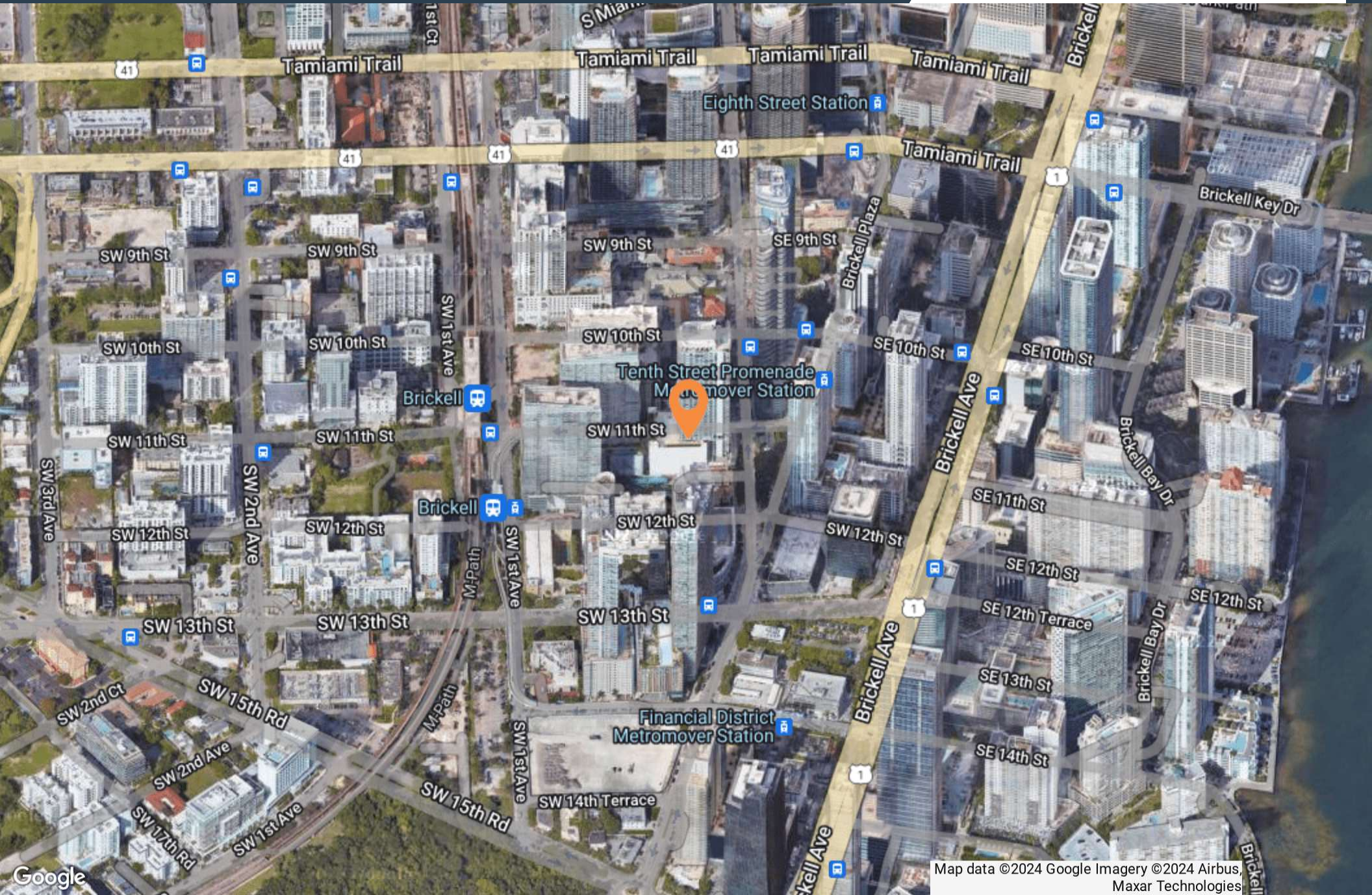
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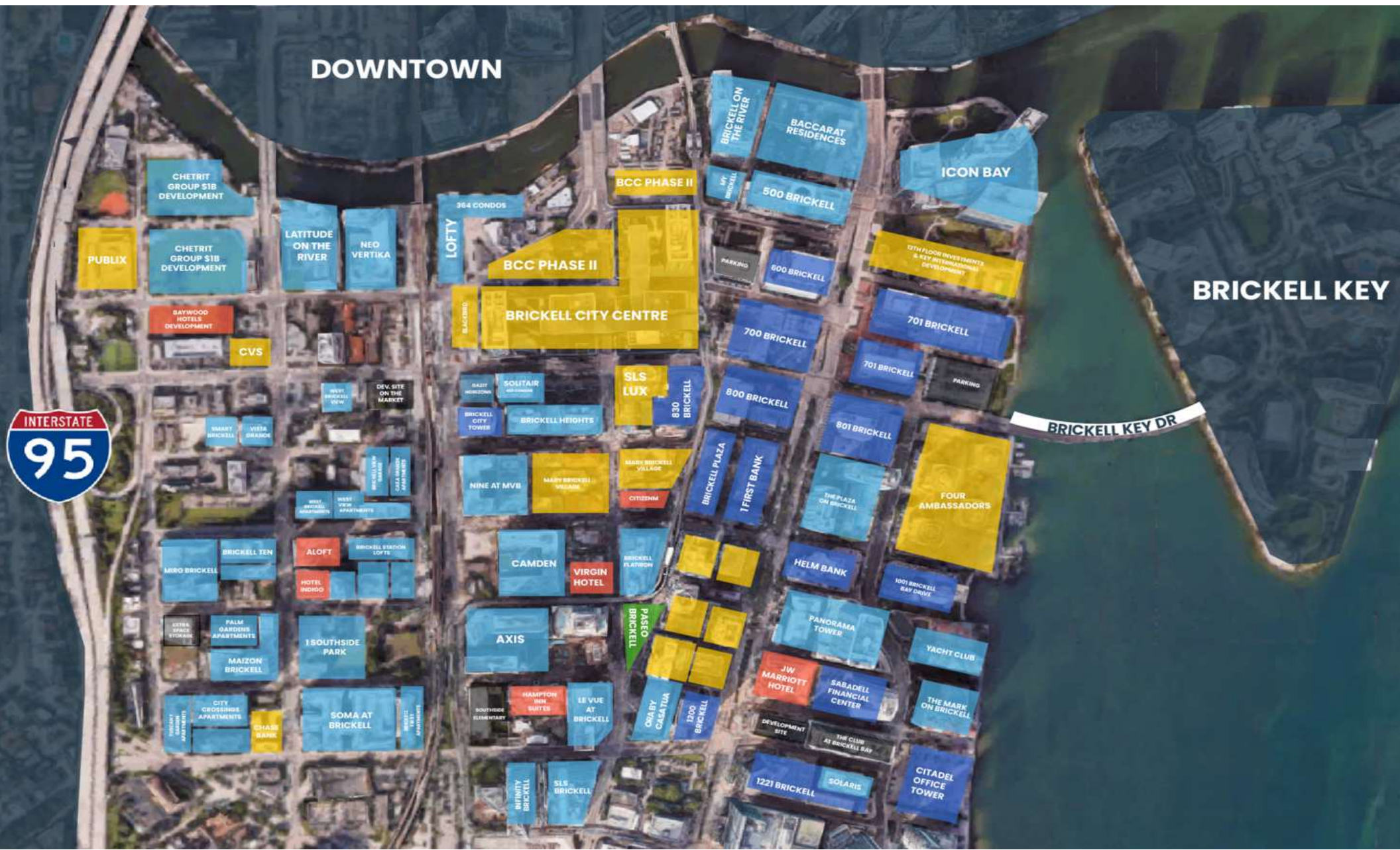
Google

Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies









31,000+
Residents

\$107,000
Avg HHI

3,700+
Hotel Rooms

230,000+
Daytime Pop.

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.

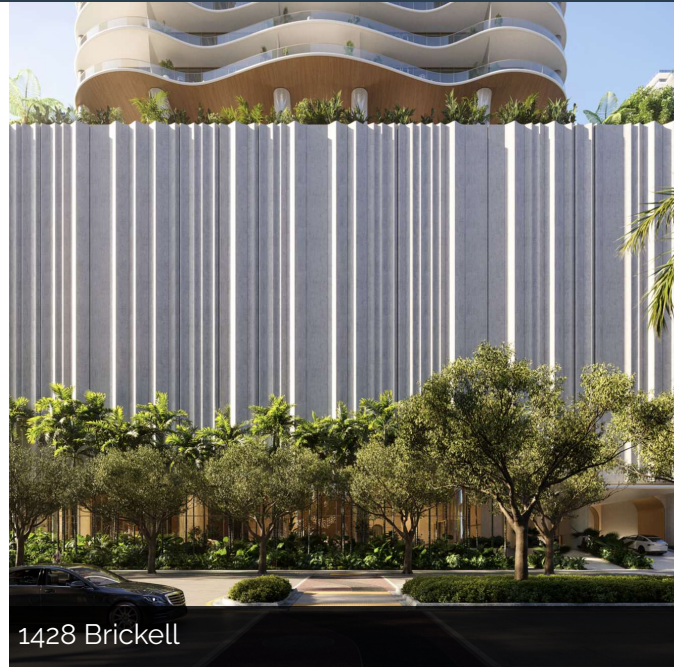


DISCOVER BRICKELL

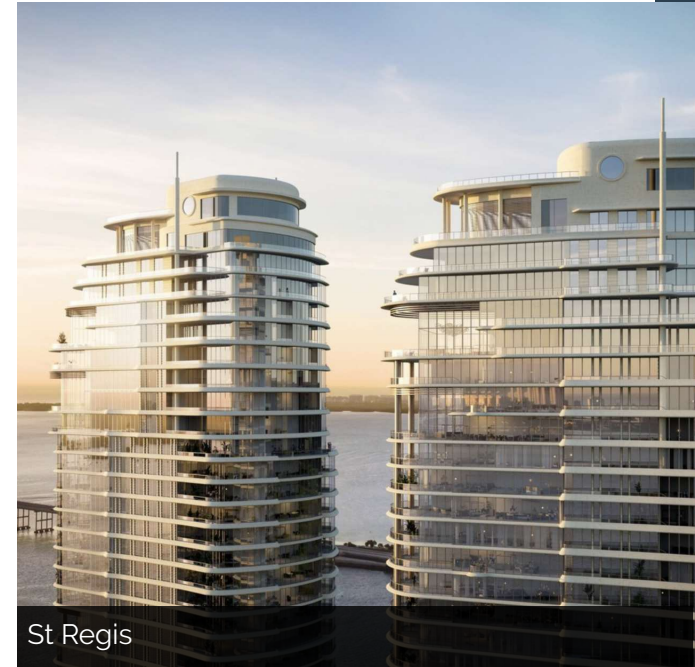
RETAIL PROPERTY FOR SALE



Ora By Casa Tua



1428 Brickell



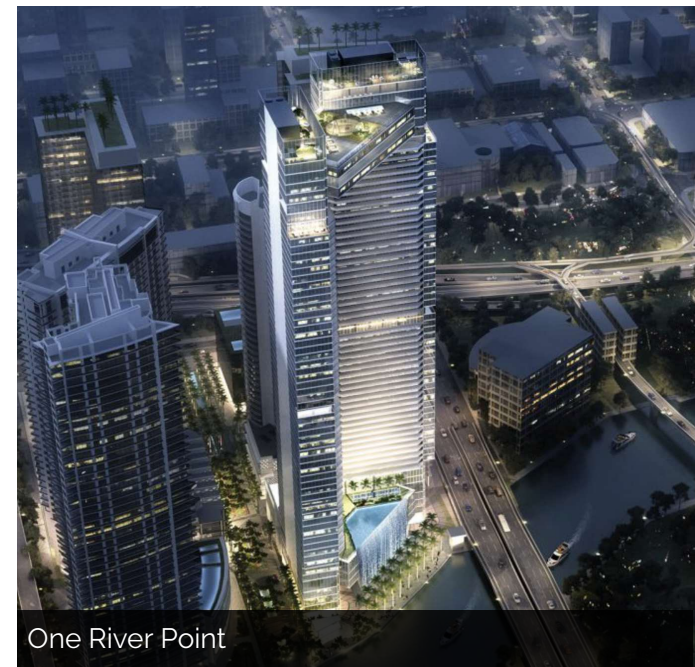
St Regis



One Brickell City Centre



Una Residences



One River Point

DISCOVER BRICKELL

RETAIL PROPERTY FOR SALE



Miami Worldcenter



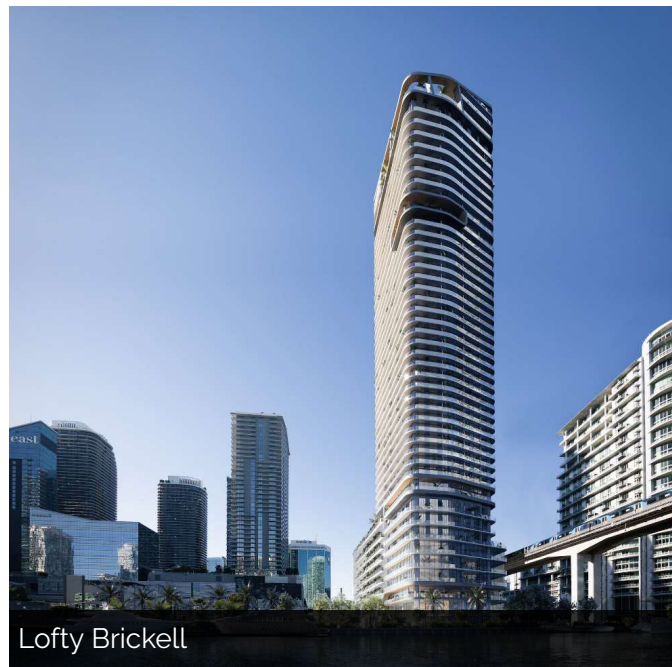
MiamiCentral Station



Cipriani Residences



Brickell City Centre



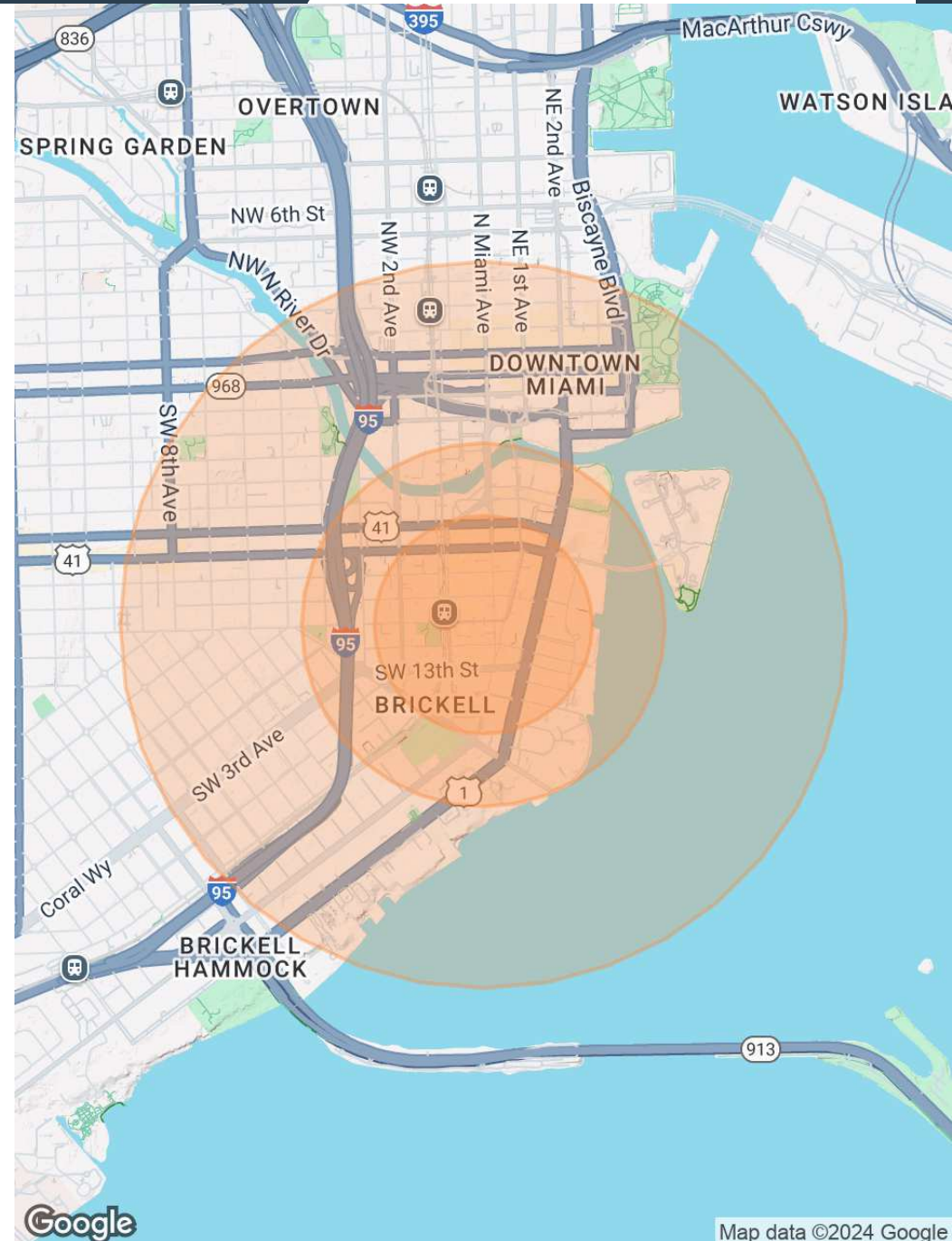
Lofty Brickell



The Shops at Mary Brickell Village

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21,884	37,421	74,135
Average Age	37	38	40
Average Age (Male)	37	38	40
Average Age (Female)	37	38	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	12,089	20,483	38,074
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$140,028	\$143,084	\$129,053
Average House Value	\$532,261	\$611,193	\$640,516
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.7%	52.9%	60.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	10,968	18,085	32,543
Total Population - Black	748	1,138	3,500
Total Population - Asian	949	1,390	2,089
Total Population - Hawaiian	8	10	14
Total Population - American Indian	45	67	291
Total Population - Other	1,890	3,512	7,901

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.


FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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