

HALLIDAY GROUP

LAKESIDE

CORP. PARK HEADQUARTERS

12895 SW 132nd Street
Miami, FL 33186



JC Halliday IV

Halliday Group Realty Advisors, Inc.

954-214-3881

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LAKESIDE CORP. PARK HEADQUARTERS

PROPERTY INFORMATION

Purchase Price
\$6,500,000.00

Property Address
*12895 SW 132nd Street
Miami, FL 33186*

Year Built
2005

Property Size
20,903 Sq. Ft.

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Prime opportunity to purchase a trophy lakefront headquarters building in the rapidly growing Kendall submarket. This attractive building, the former southeast US headquarters of the international construction/development company Resia, has been renovated and outfitted with high-end finishes, including a beautiful entrance/reception area, multiple executive offices, conference/meeting rooms, outfitted open areas (furniture possibly available), multiple ADA-compliant restrooms on each floor, ample break room with an oversized kitchen and outdoor, waterfront dining/seating area. Plug & play at its finest.

LAKESIDE

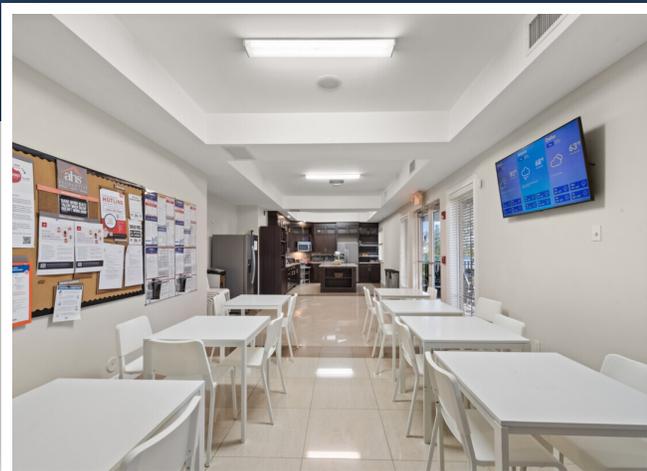
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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



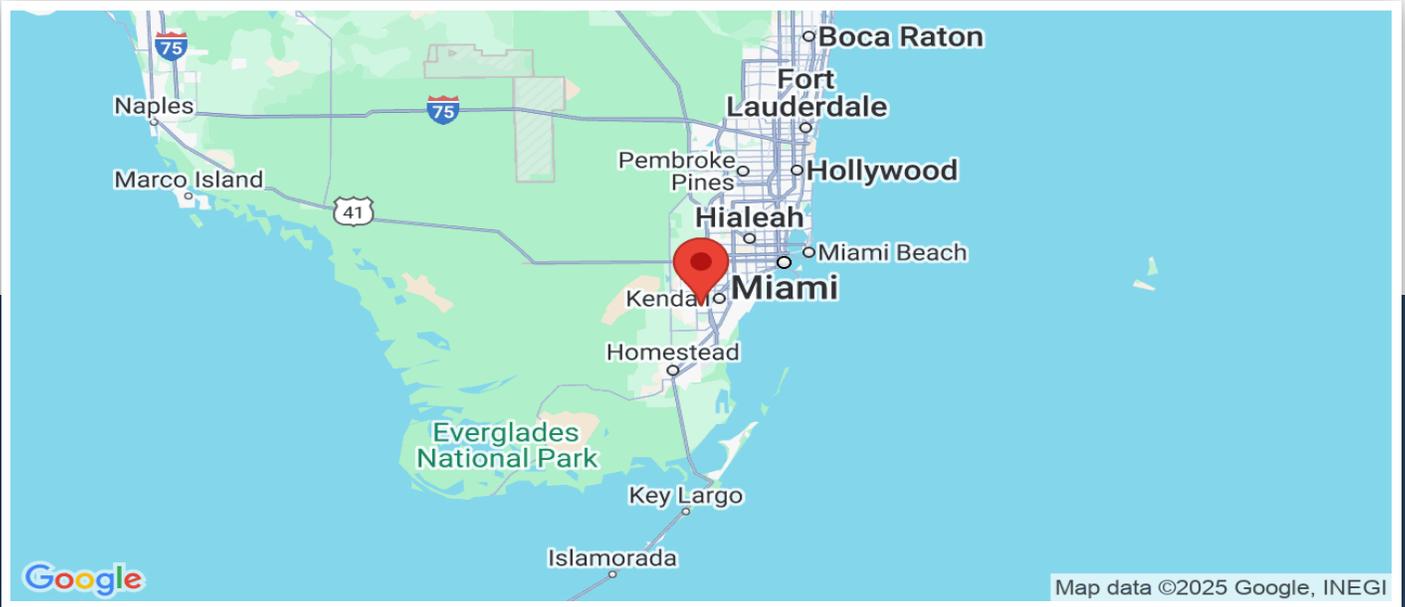
PROPERTY PHOTOS



LAKESIDE CORP. PARK HEADQUARTERS

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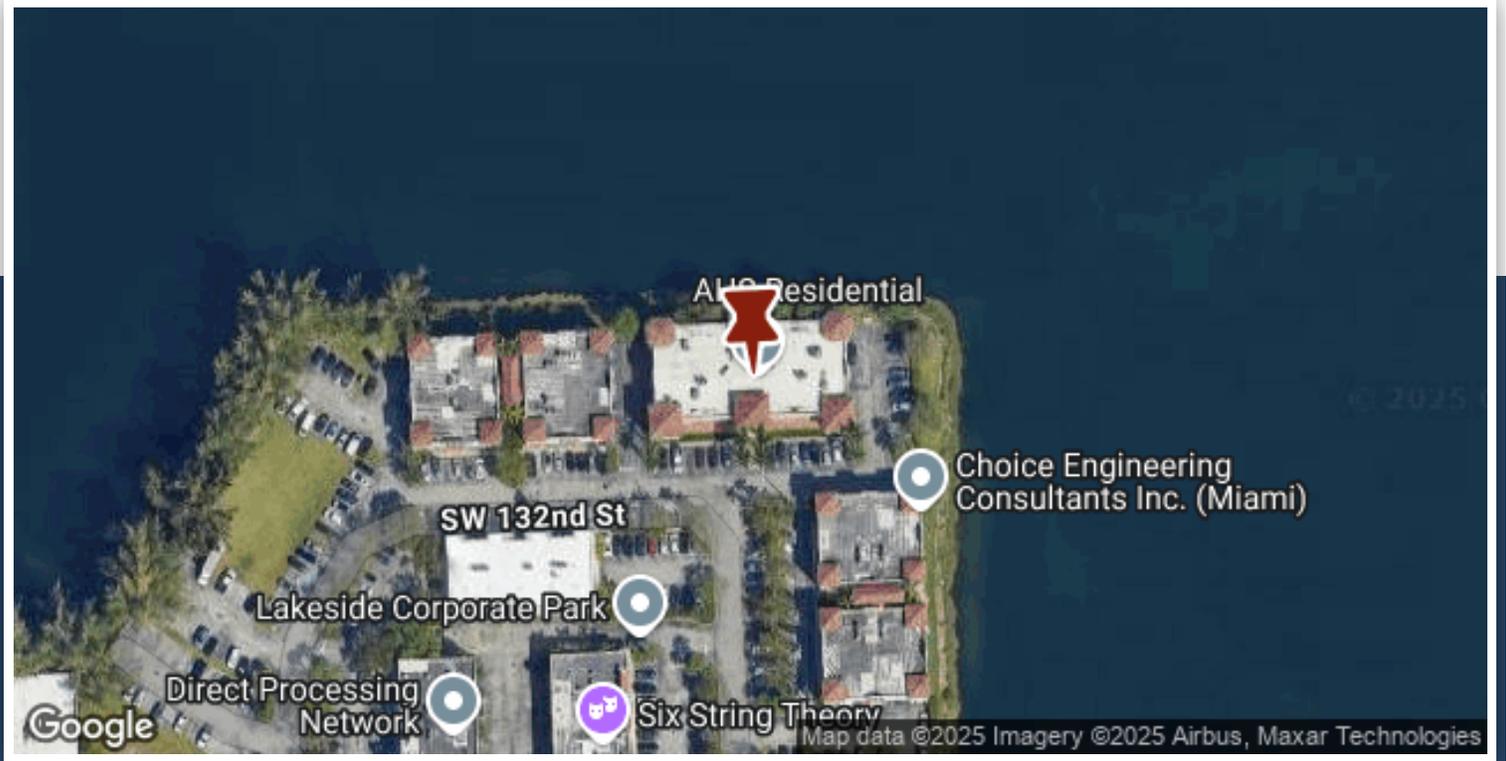
AREA LOCATION MAP



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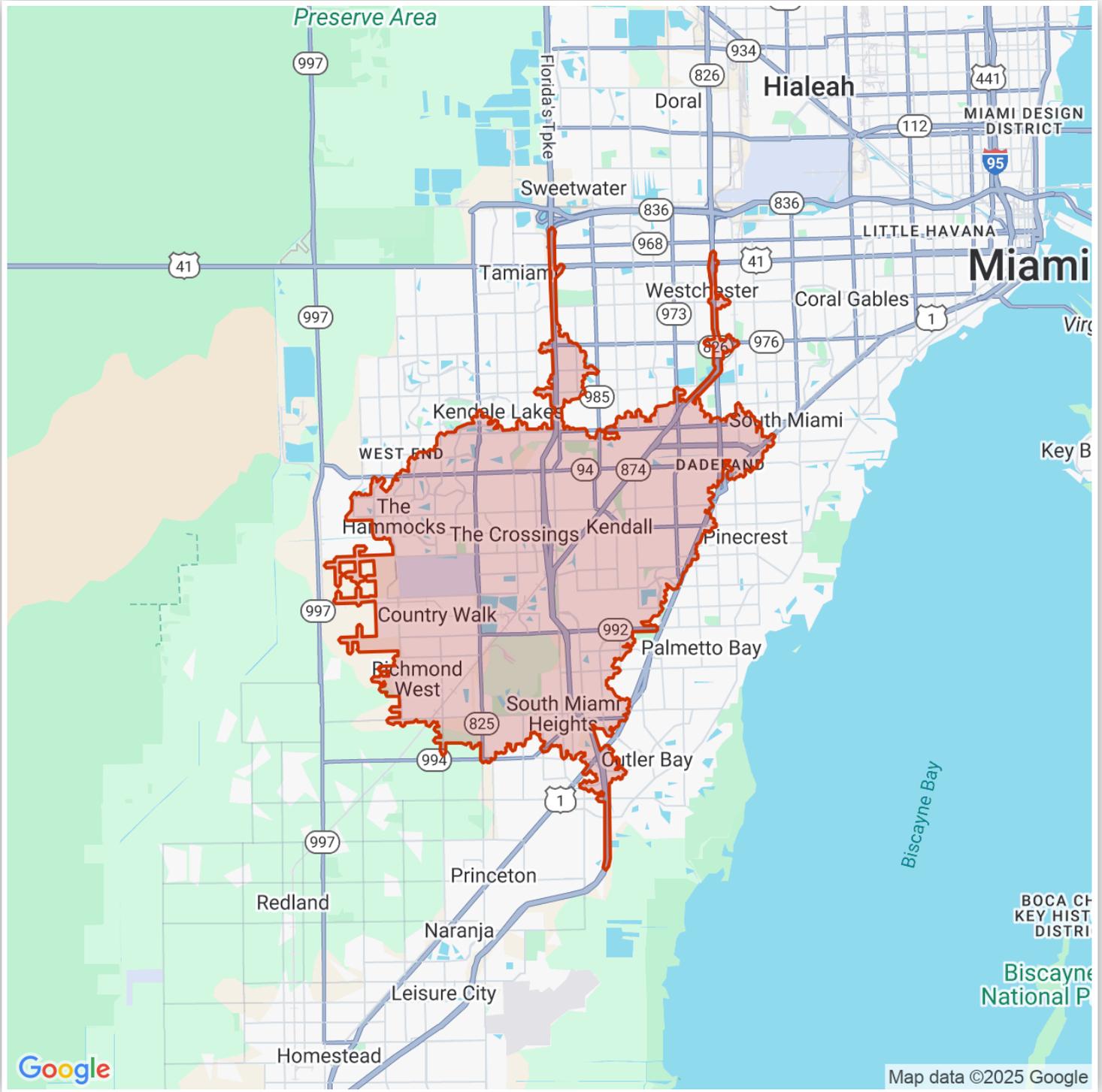
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LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

327,395
Population

43.1 Median Age



2.8
Average Household Size

115,236
Total Households

EDUCATION



5.15%
No High School Diploma



13.45%
High School Graduate



13.32%
Some College

26.06%
Bachelor's/ Grad

BUSINESS



17,332
Total Businesses



136,278
Total Employees

EMPLOYMENT

28,511

Retail Trade Employees

4,450
Manufacturing Employees

10,064
Eating & Drinking Employees

12,493

Finance/Ins/Real Estate Emp

1.3% Unemployment Rate

INCOME



\$88,494
Median Household Income



\$41,451
Per Capita Income



\$255,393
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.26%) ■

The smallest group : \$15,000 - \$24,999 (6.35%) ■

Indicator	Value(%)	
< \$15,000	7.88	■
\$15,000 - \$24,999	6.35	■
\$25,000 - \$34,999	6.89	■
\$35,000 - \$49,999	9.09	■
\$50,000 - \$74,999	11.2	■
\$75,000 - \$99,999	14.12	■
\$100,000 - \$149,999	19.26	■
\$150,000 - \$199,999	12.08	■
\$200,000+	13.13	■



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INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

Community Profile



327,395
Population
Total

-0.37%
Population
Growth

2.8
Average
HH Size

43.1
Median
Age

77.6
Diversity
Index

\$88,494
Median HH
Income

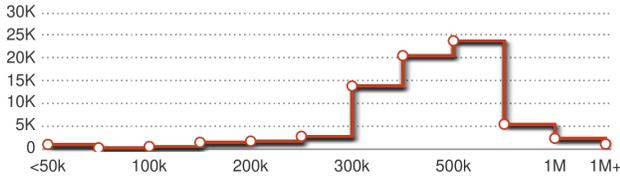
\$480,156
Median Home
Value

17.63%
Under 18

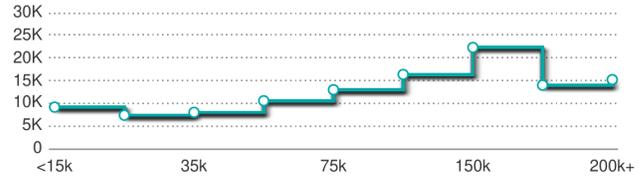
63.21%
Ages 18
to 65

19.16%
Aged 66+

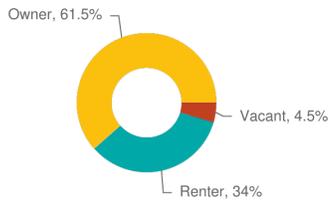
HOME VALUE



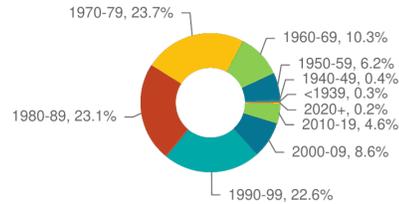
HOUSEHOLD INCOME



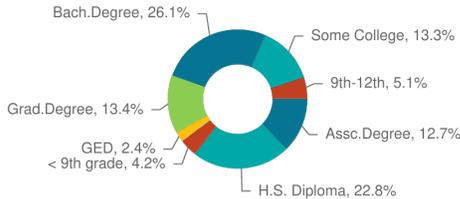
HOME OWNERSHIP



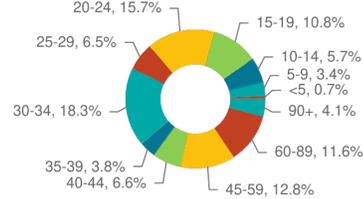
HOUSING: YEAR BUILT



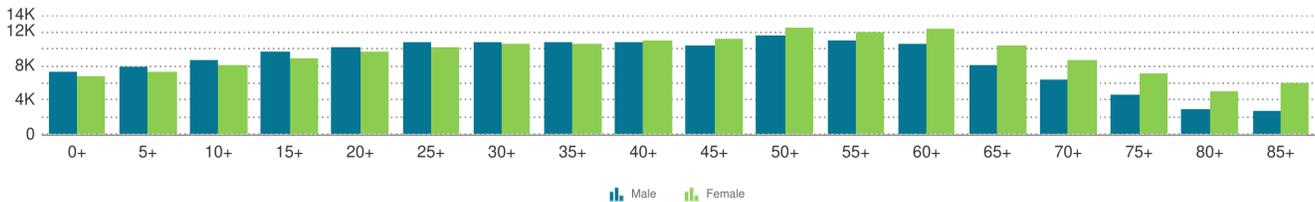
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

327,395 Population	115,650 Households	43.1 Median Age
2.8 Avg Size Household	\$88,494 Median Household Income	\$480,156 Median Home Value
103 Wealth Index	72 Housing Affordability	77.6 Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

-0.37%



2024-2029
Forecasted
Growth Rate

-0.41%



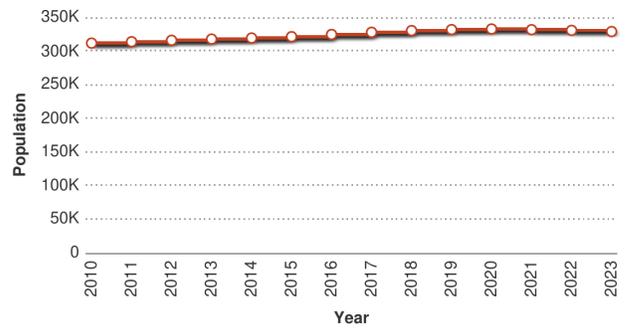
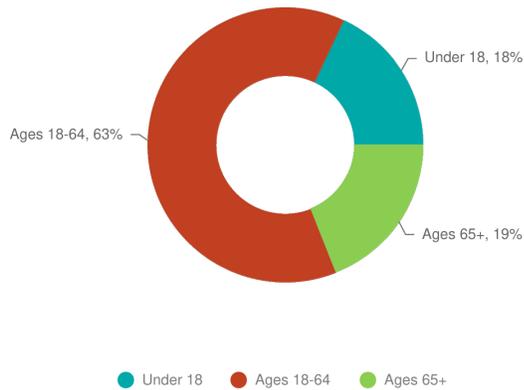


Household
Population
317,114



Population
Density
4,958

POPULATION BY AGE



DAYTIME POPULATION



314,651
2024 Total Daytime Population



155,442
2024 Daytime Pop: Residents



159,209
2024 Daytime Pop: Workers



4,866
2024 Daytime Pop Density

POPULATION BY GENERATION



5.85%
Greatest Gen: Born
1945/Earlier



20.39%
Baby Boomer: Born
1946 to 1964



22.56%
Generation X: Born
1965 to 1980



23.79%
Millennial: Born 1981
to 1998

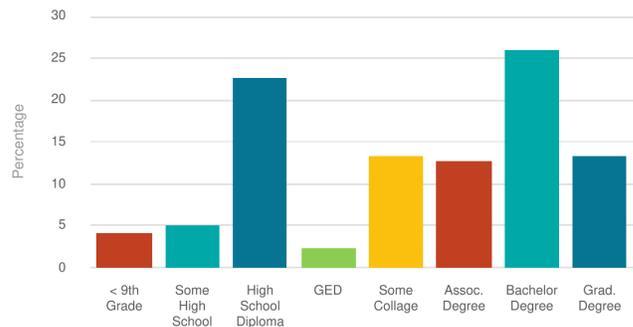


20.29%
Generation Z: Born
1999 to 2016



7.14%
Alpha: Born 2017 to
Present

POPULATION BY EDUCATION



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