

THE CROSBY

RETAIL CONDO | THE CROSBY



RETAIL PROPERTY FOR SALE

601 N MIAMI AVE



+ SALE PRICE

Subject
To Offer

+ TOTAL SIZE

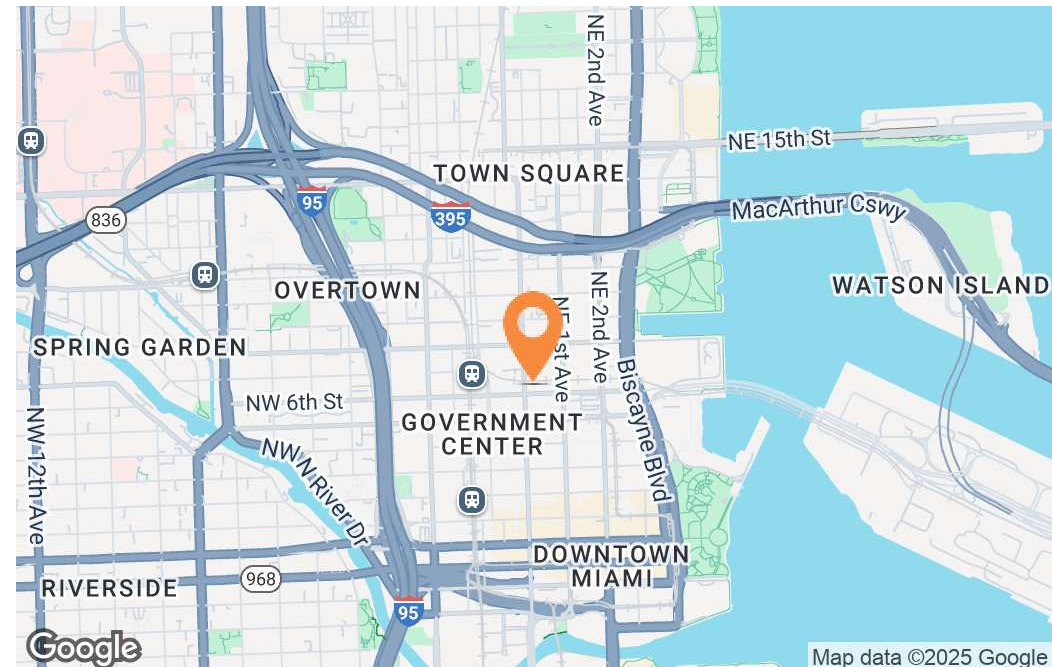
3,160 SF

PROPERTY OVERVIEW

Own a retail space in The Crosby, the heart of Downtown Miami's vibrant scene. This space offers unmatched visibility and foot traffic, surrounded by top-tier dining, shopping, and entertainment. With direct access to Miami's urban energy and a built-in clientele from The Crosby's residences.

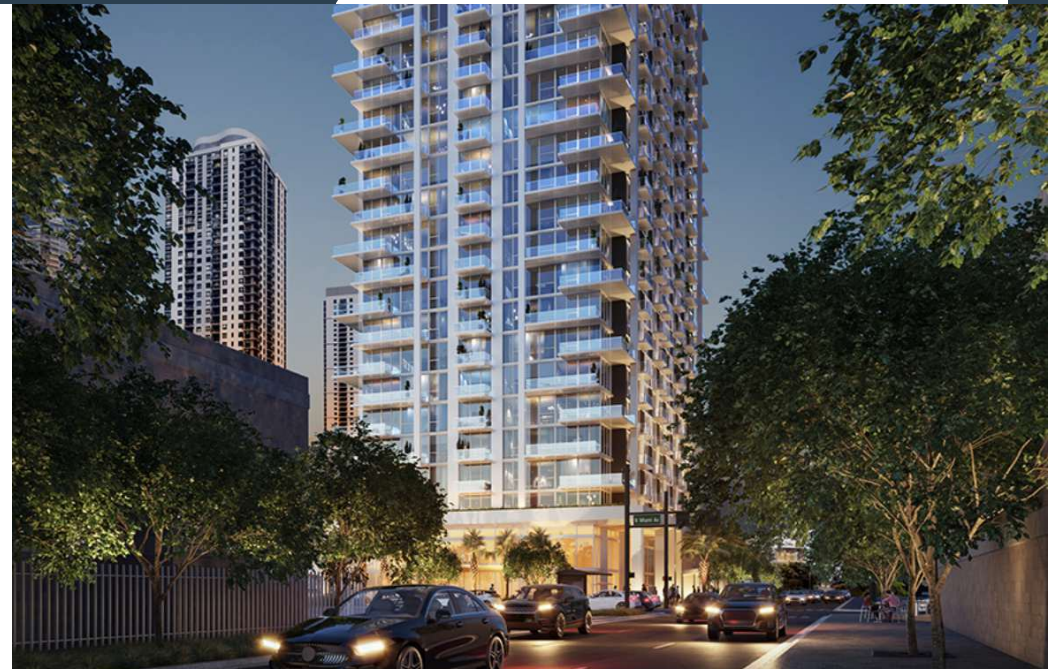
PROPERTY HIGHLIGHTS

- 32 stories
- 450 residences
- Co Tenants: Apple, Sephora, Lululemons, Lucid, Ray Ban and more
- High foot traffic for maximum retail exposure
- Versatile space for customizable retail concepts
- Ample storefront for eye-catching retail displays
- Proximity to popular amenities and attractions



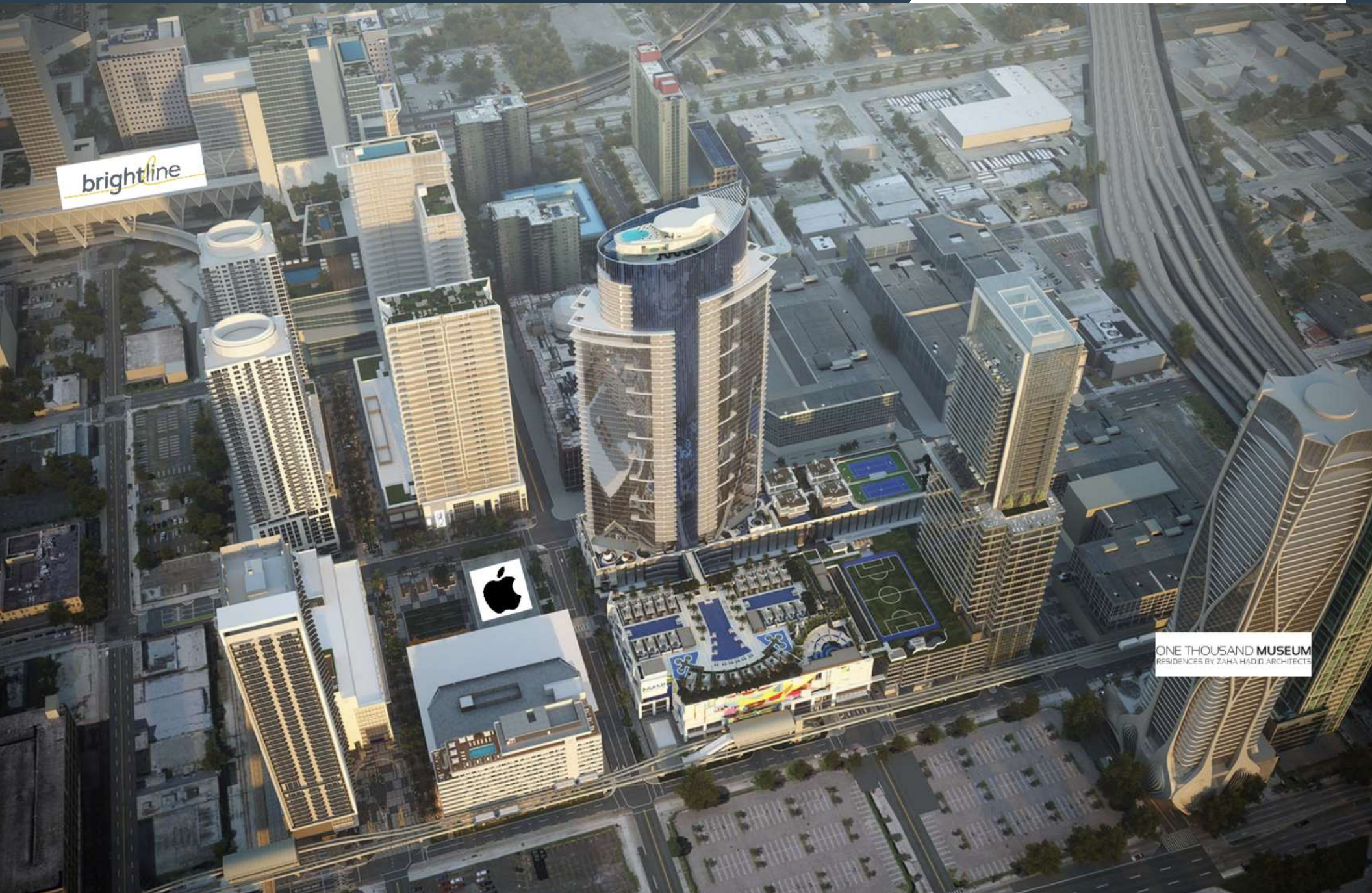


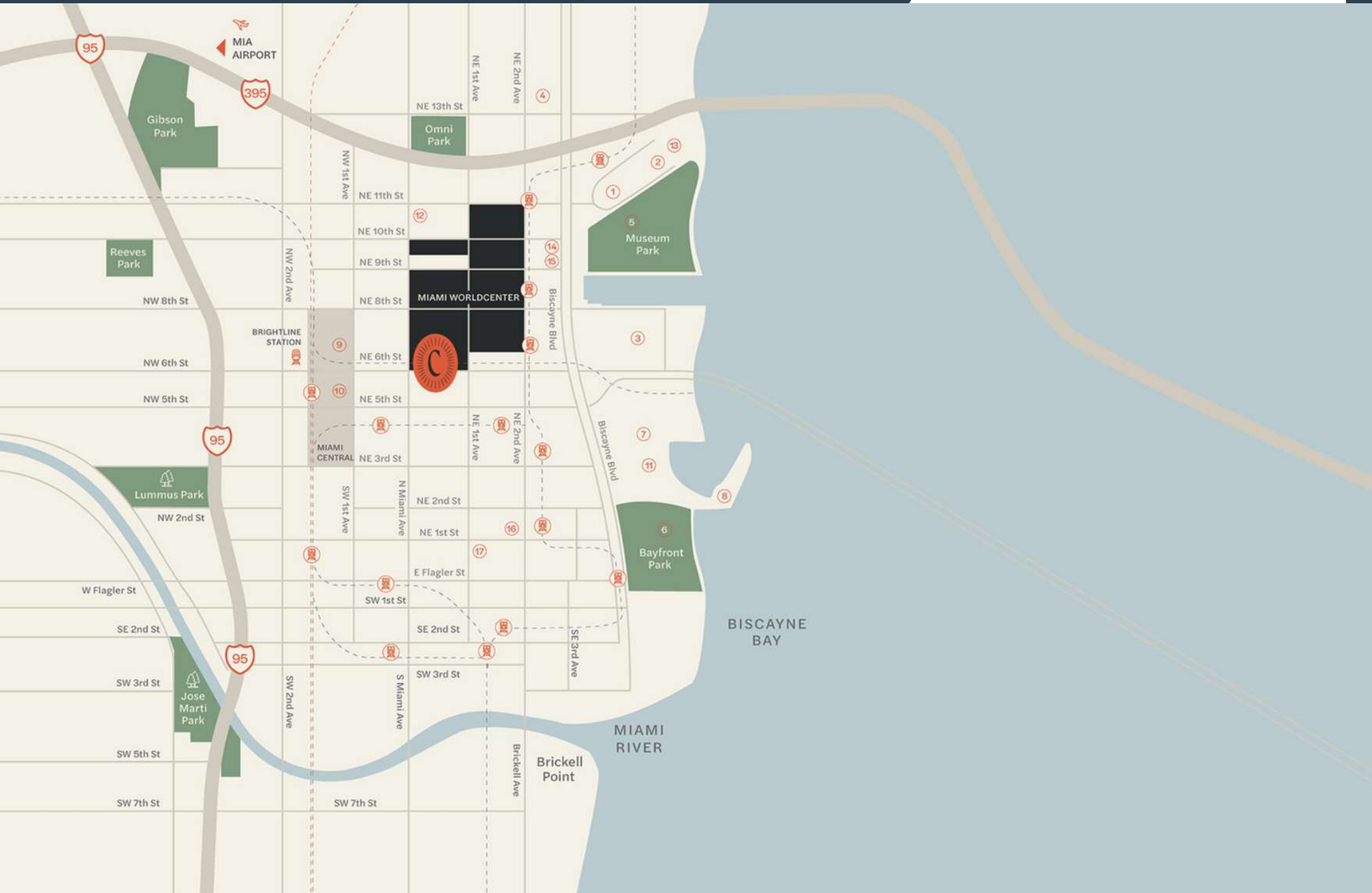




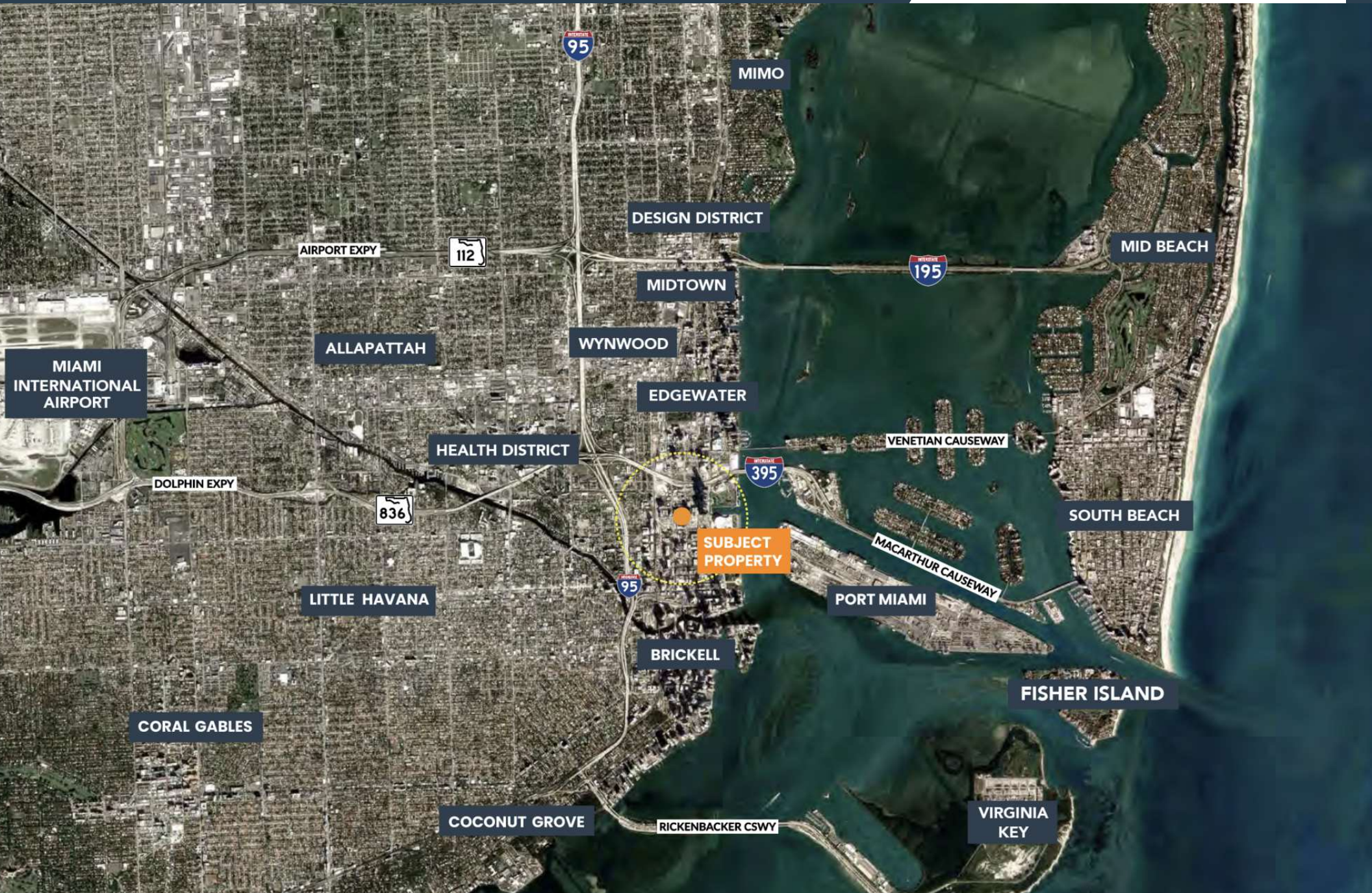
AERIAL

RETAIL PROPERTY FOR SALE





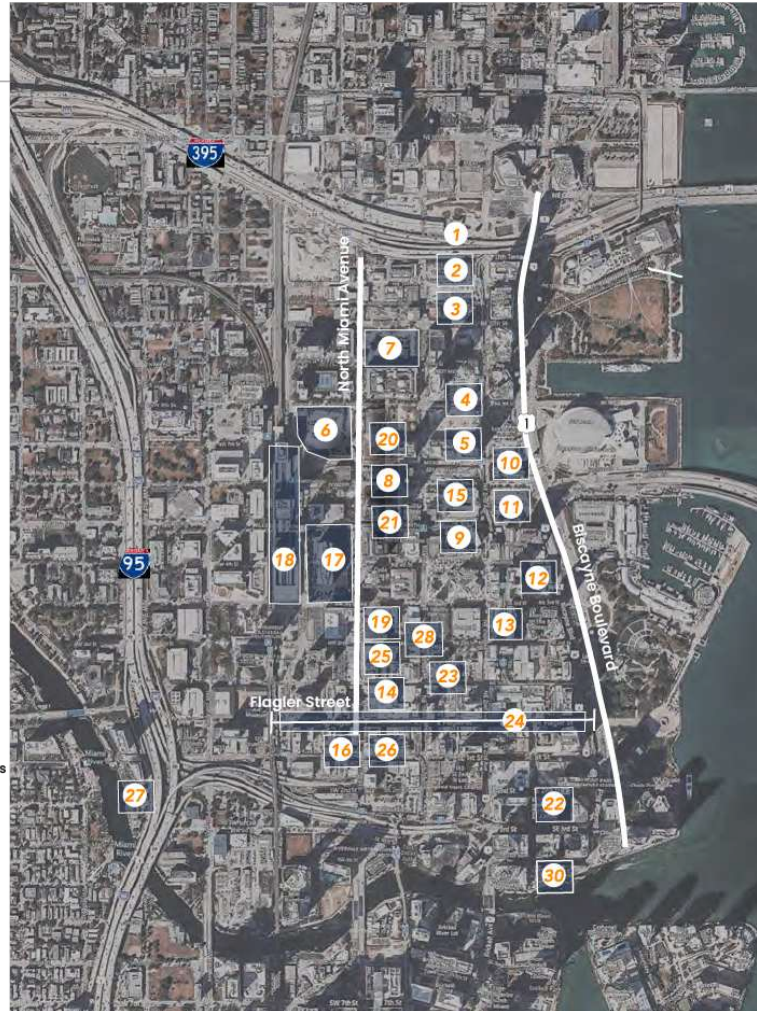


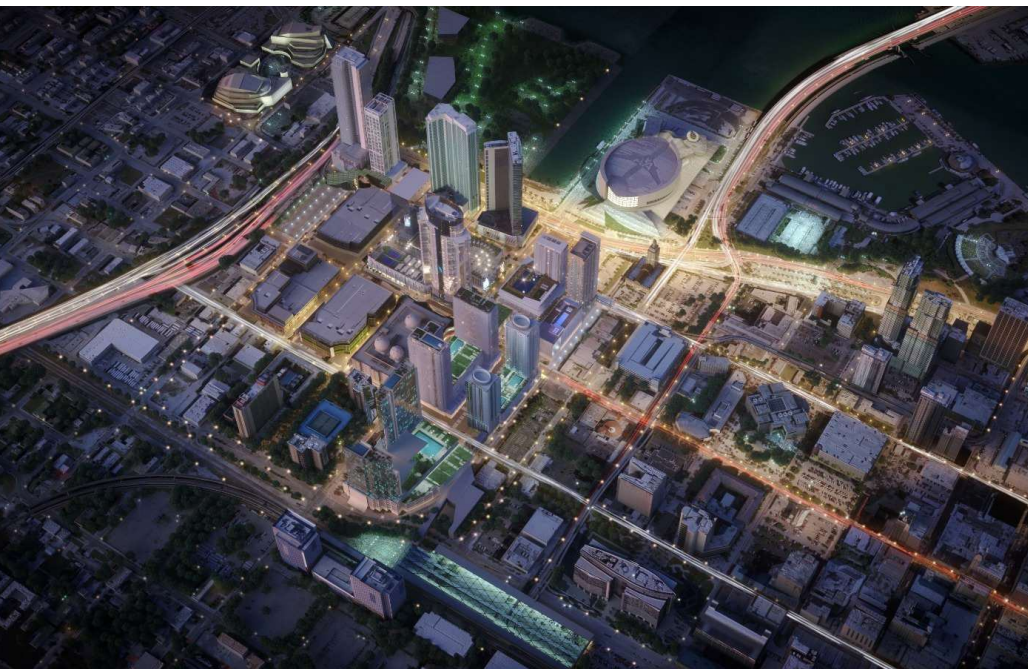




Nearby Developments

- | | |
|--|--|
| 1. Underdeck Miami | 16. Lions Group NYC
675 units |
| 2. Elleven Hotel
Residences/ Beyond
461 units 375 Hotel keys | 17. US District Courthouse |
| 3. Naftali Group
Two Supertall Towers 1.3
million total sf of
development | 18. Miami Central Station
816 units 130,000 sf of retail |
| 4. CitizenM at MWC
252 Hotel keys | 19. The District
640 units |
| 5. Bezel at MWC
434 units | 20. The Crosby at MWC
450 units |
| 6. Witkoff and Monroe
Capital
2,200 units | 21. Downtown 5 th
1,042 units |
| 7. Legacy at MWC
310 condos 210 hotel keys | 22. Monarc at Met
Apartments
462 units |
| 8. Okan tower
399 units | 23. Diamond District |
| 9. Related Group Merrimac
Ventures
450 units | 24. Flagler Street Streetscape |
| 10. Nativo Miami
412 units | 25. Metro Mall Jewelry Center |
| 11. Elser Residences
646 units | 26. New Courthouse |
| 12. Waldorf Astoria
360 units | 27. Miami River
1,678 residential units 330 hotel rooms
196,882 sf of retail |
| 13. YotelPad
453 units | 28. Namdar
640 units |
| 14. Lalezarian Properties
565 units | 29. Hyatt Gencom
1,500 units |
| 15. 501 First Residences
448 units | 30. Aston Martin Residences
434 units |







The Heart of "THE ACE"

300K SF
Retail Space

500K SF
Office Space

600K SF
Expo Space

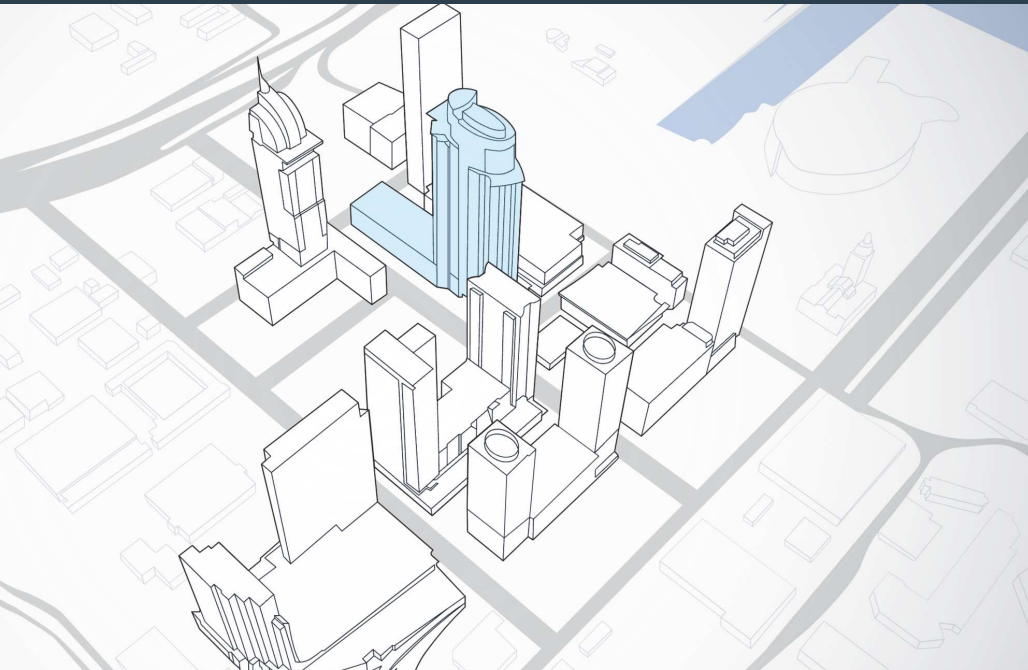
350+ Keys
Citizen M

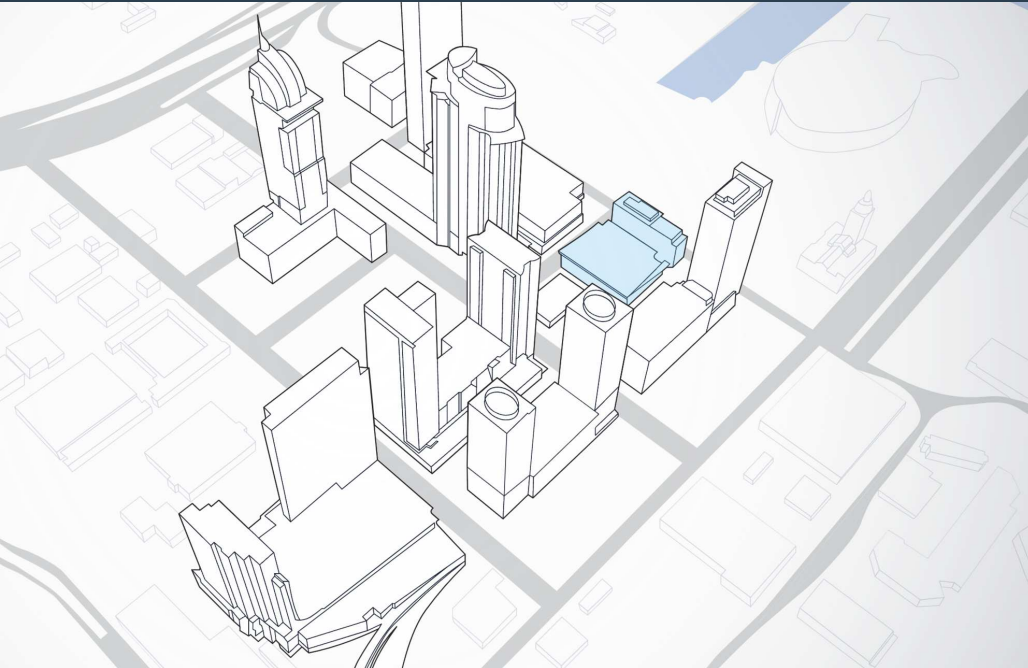
1,800+
Residential Units

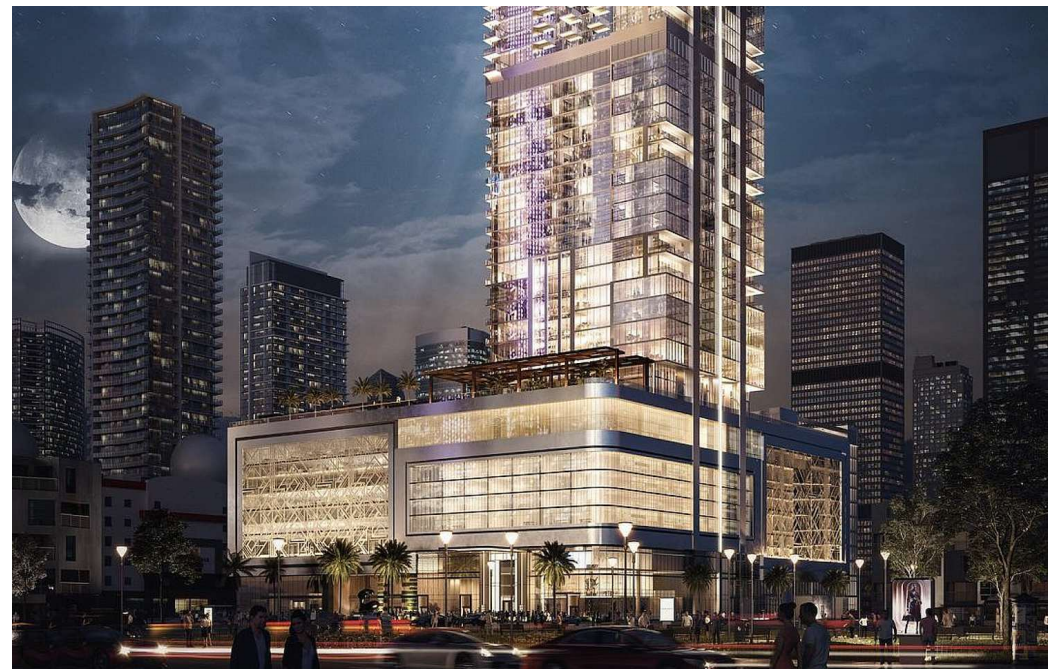
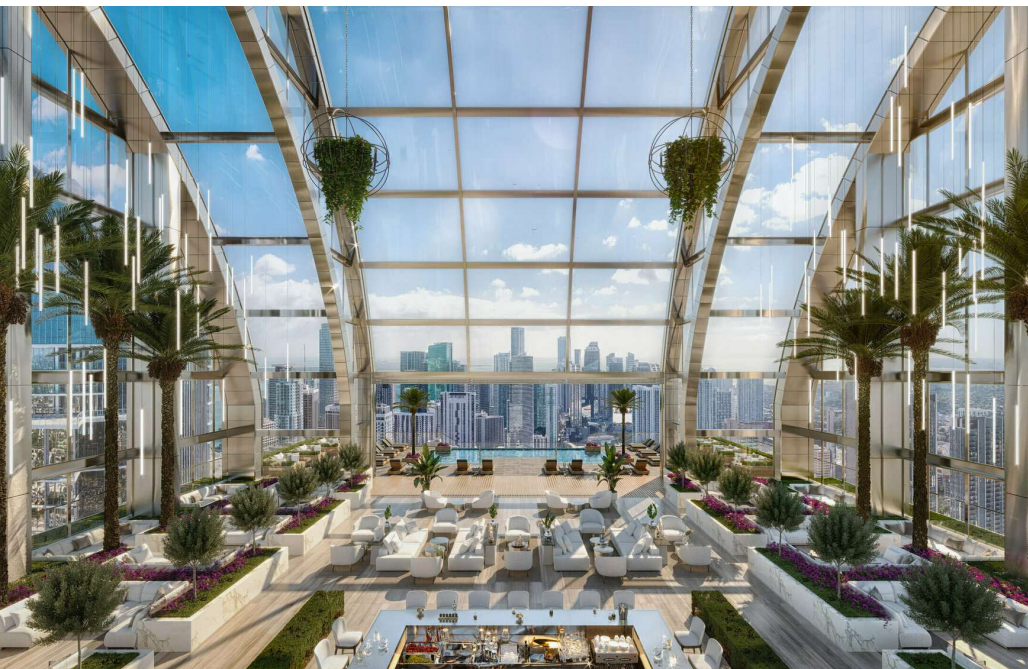
3,000+
Covered Parking

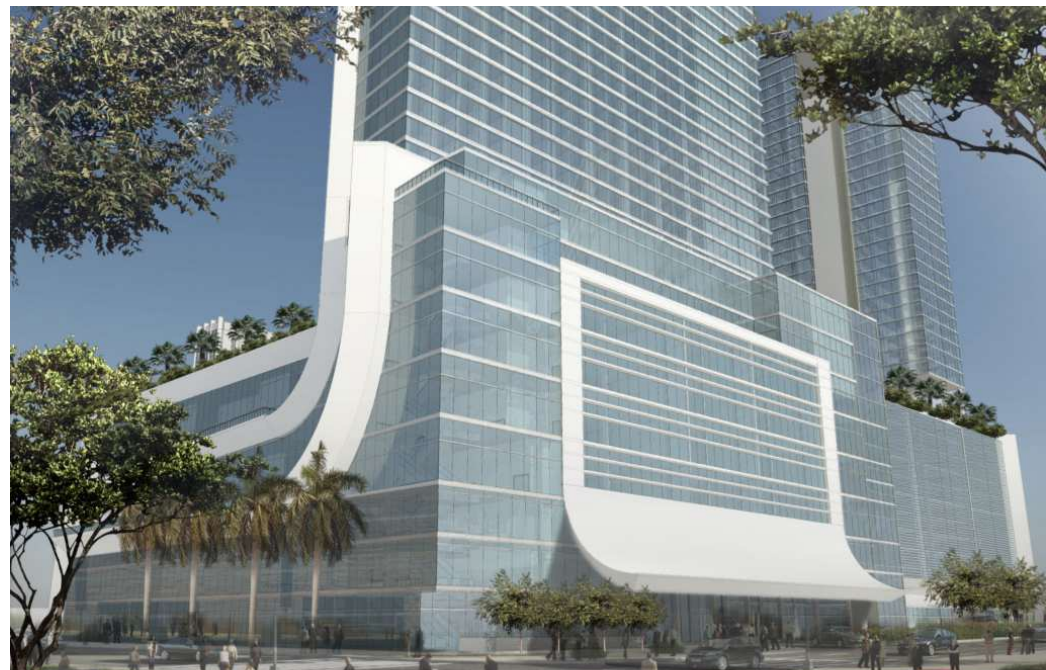
THE PARAMOUNT LUXURY CONDO

RETAIL PROPERTY FOR SALE







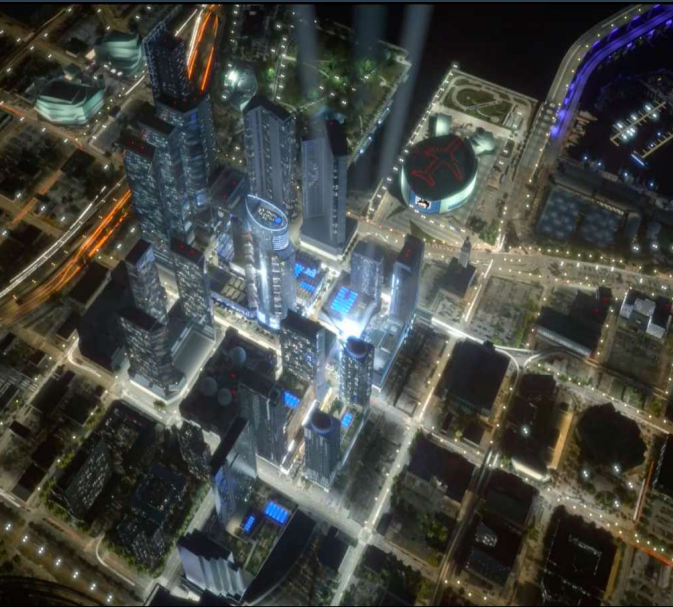


BRIGHTLINE/MIAMI CENTRAL STATION

One of the most advanced passenger rail systems in the nation connecting downtown Miami, Fort Lauderdale, West Palm Beach and Orlando. It also serves as the central hub to all forms of transportation with direct access to the Metromover, Metrostation and Tri-Rail with 280,000 square feet office, 185,000 square feet retail, 800 apartments.



DISCOVER DOWNTOWN MIAMI



Miami Worldcenter



Miami Central Station



Waldorf Astoria Hotel & Residences Miami



Aston Martin Residences



E11even Residence



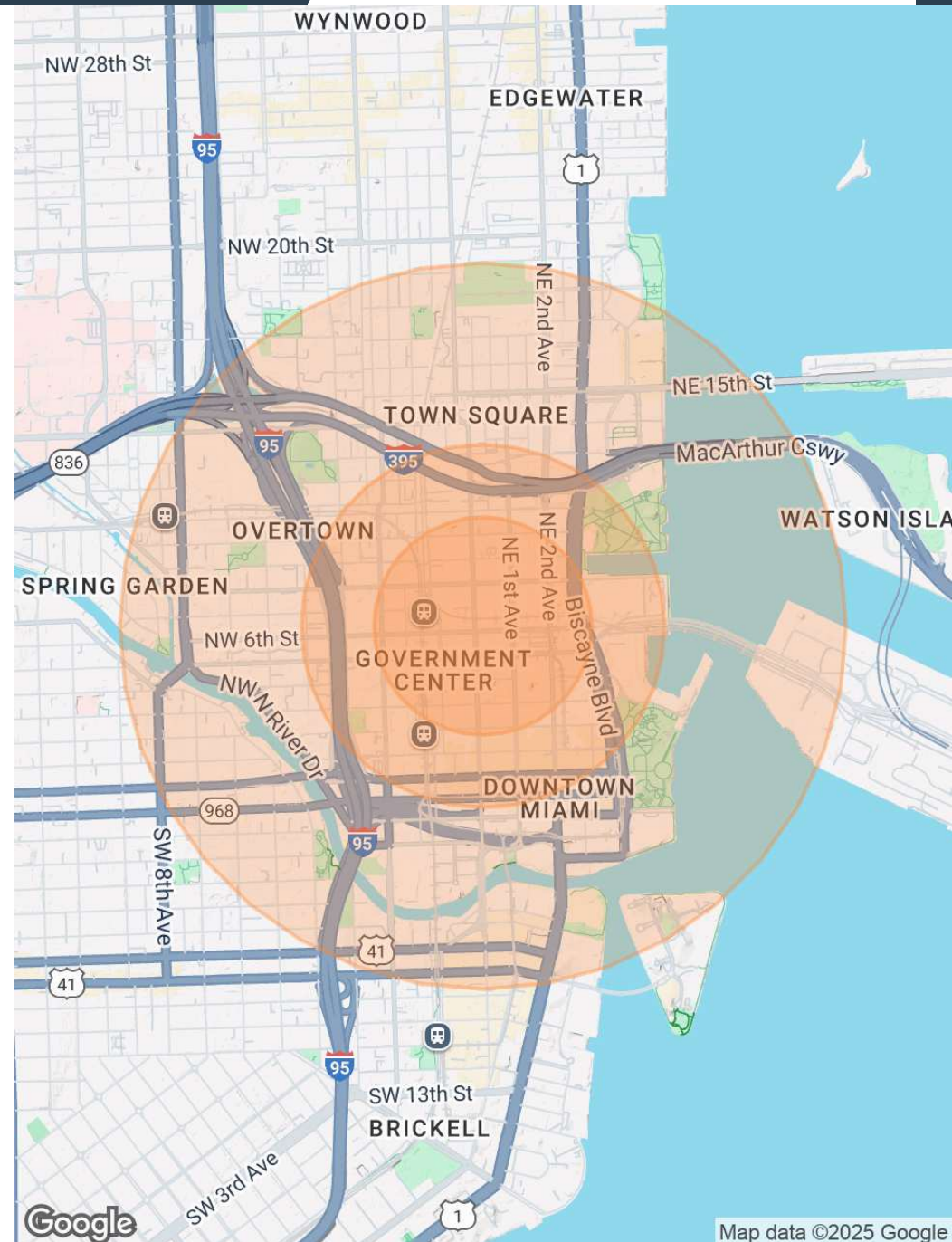
Okan Tower

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,893	20,564	65,540
Average Age	35	37	38
Average Age (Male)	35	36	38
Average Age (Female)	35	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,591	8,361	31,048
# of Persons per HH	3.3	2.5	2.1
Average HH Income	\$96,081	\$100,459	\$109,245
Average House Value	\$192,702	\$374,093	\$577,162
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.4%	49.6%	55.7%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	6,233	9,691	27,190
Total Population - Black	3,459	4,664	9,606
Total Population - Asian	146	467	1,610
Total Population - Hawaiian	0	0	6
Total Population - American Indian	12	28	232
Total Population - Other	536	1,489	7,003

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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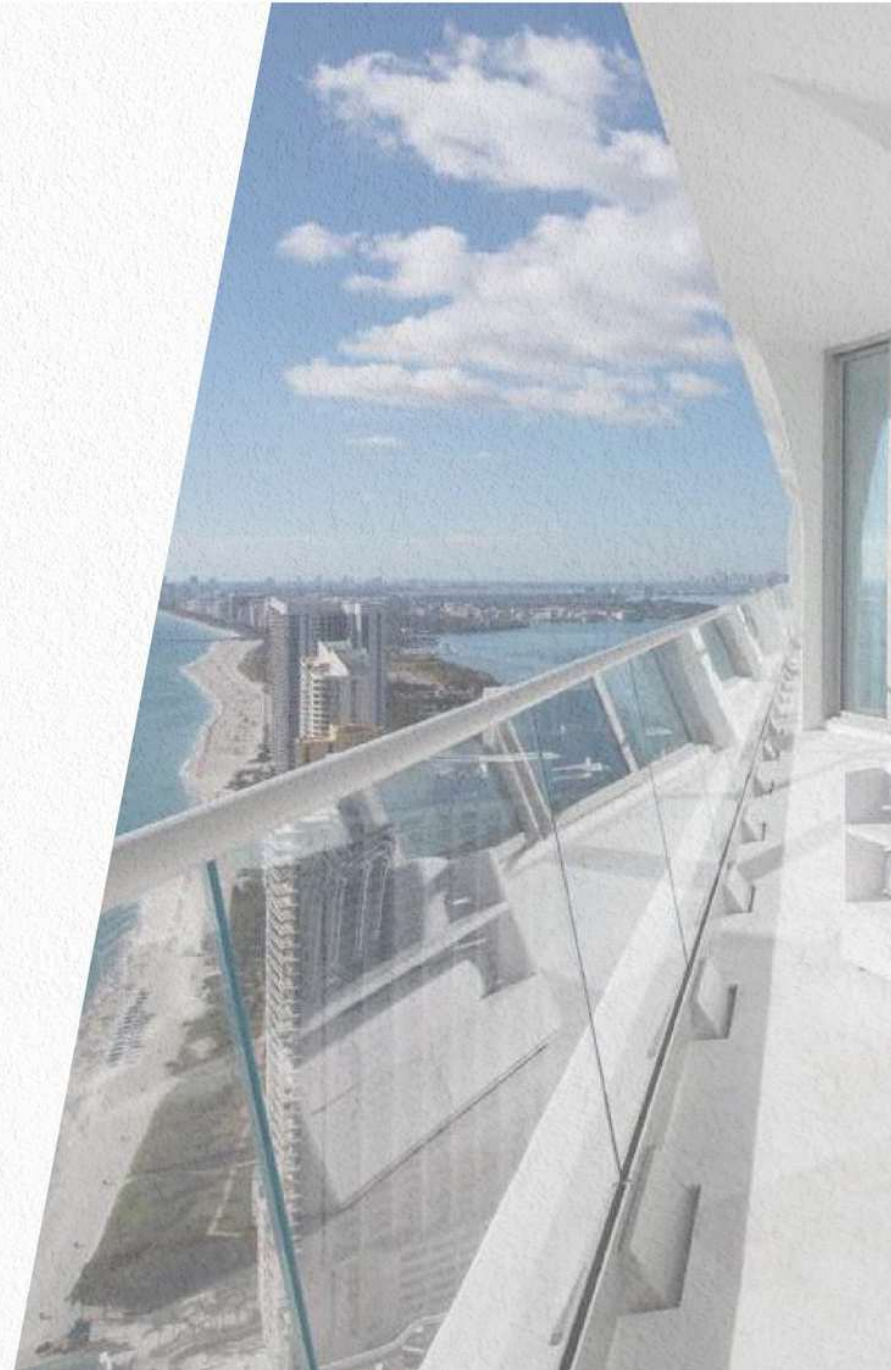
COMMERCIAL DIVISION OF FORTUNE

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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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