

# 1200 BRICKELL AVE RETAIL



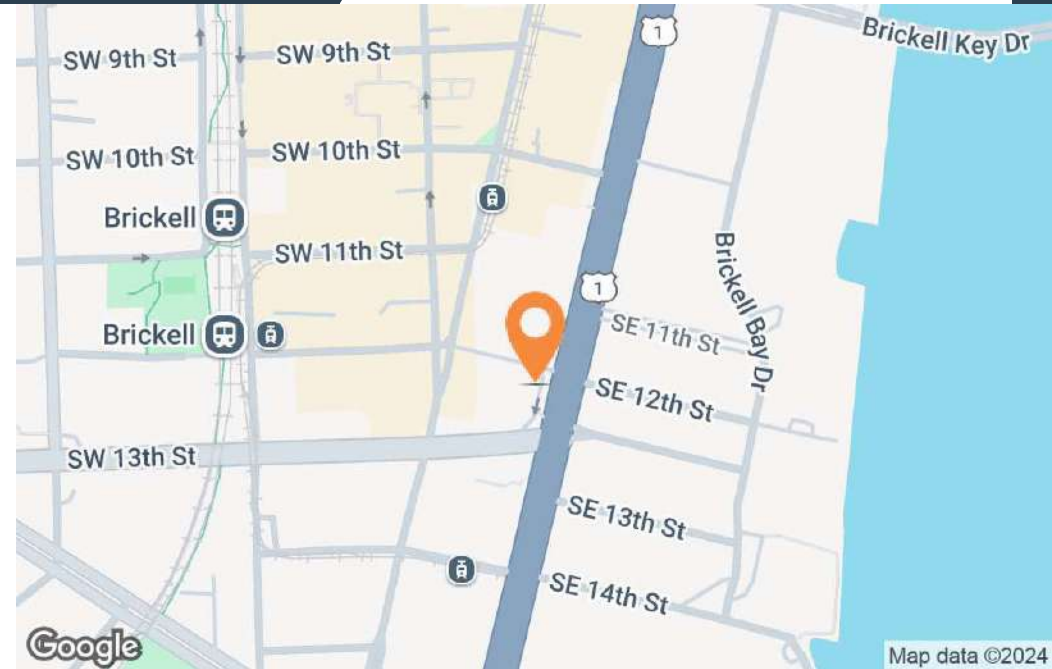
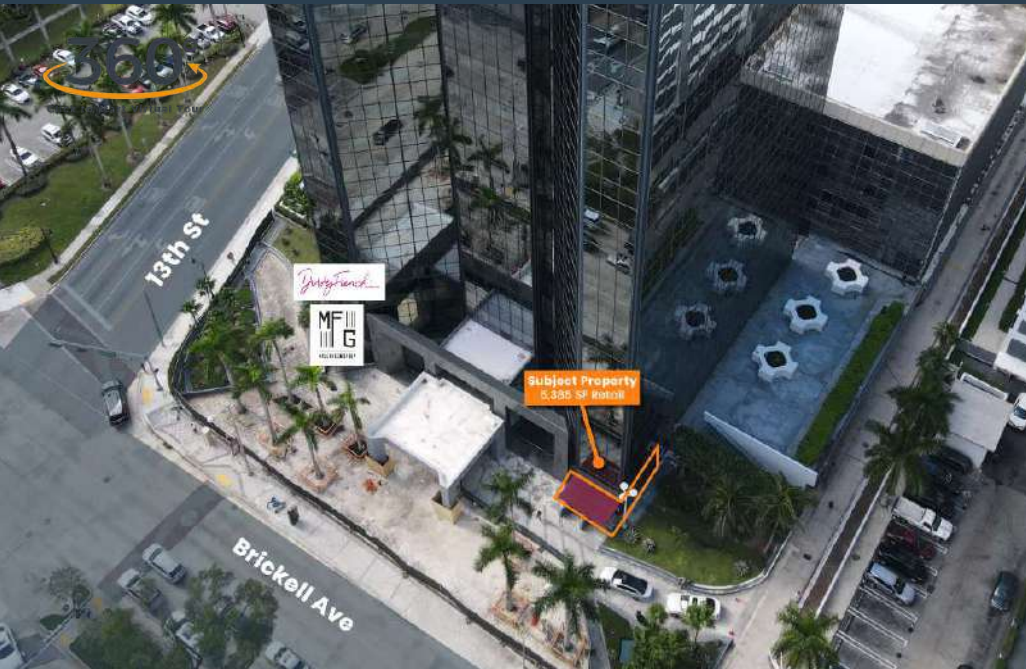
SUBJECT PROPERTY

RETAIL PROPERTY FOR SALE



1200 BRICKELL AVE





**PROPERTY OVERVIEW**

Strategically located on the best and most exposed corner of Brickell Avenue, surrounded by a mecca of international commerce. Next to Miami's finest hotels and restaurants. Easy access through South Miami Avenue and to major highways such as I-95 and just minutes away from Miami International Airport and Port of Miami.

**PROPERTY HIGHLIGHTS**

- Join co-tenant Major Food Group and Casa Tua
- Major Food Group bringing new restaurant concept called Dirty French
- Visibility on Brickell Ave
- Strategically located
- Easy access through South Miami Avenue
- Offering Free Rent Package & Credit for TI

<b>SALE PRICE</b> \$6,500,000	<b>SIZE</b> 5,385 SF
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<b>LEASE RATE</b> \$82 SF/yr +\$20 NNN	<b>PRO-FORMA NOI</b> \$441,570
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<b>PRO-FORMA CAP</b> 6.5%
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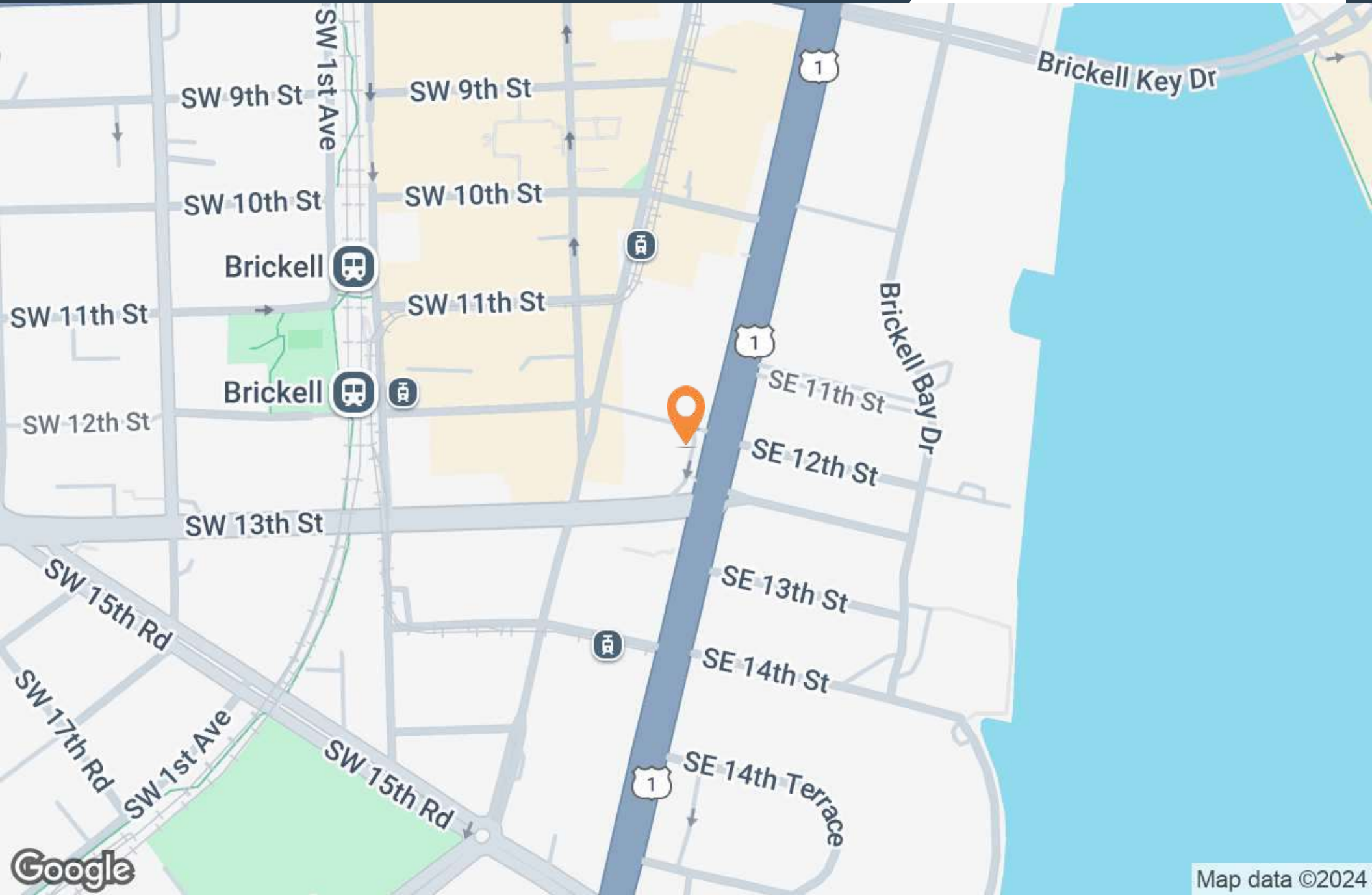




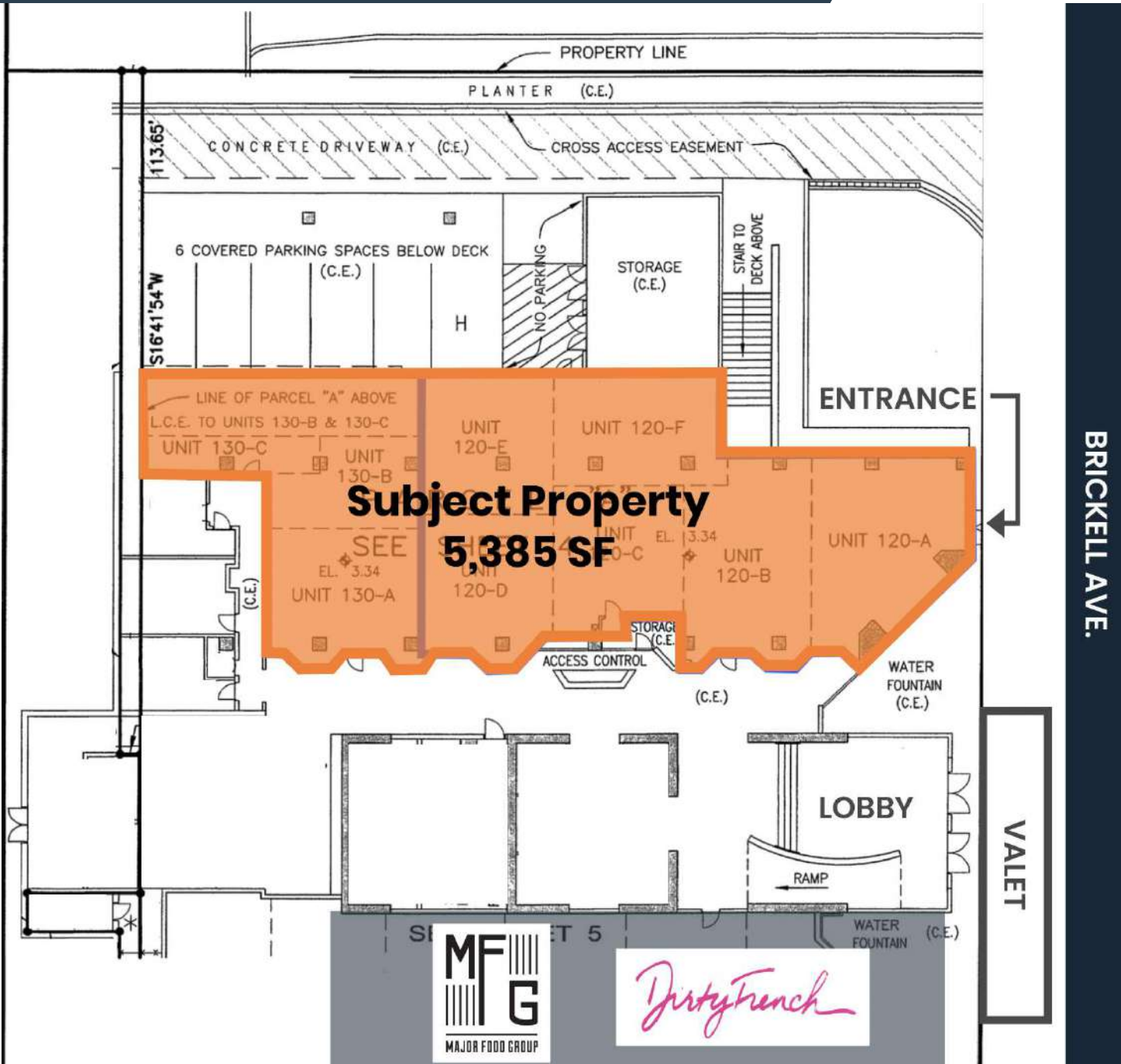
**Subject Property**  
5,385 SF Retail



**BB&T**  
FINANCIAL































## TO OPEN DIRTY FRENCH IN MIAMI'S BRICKELL, REPLACING MORTON'S

Major Food Group is taking its food empire to Miami's Brickell, replacing one steakhouse with another.

The renowned hospitality group will open the **Dirty French Steak restaurant at 1200 Brickell Avenue**, Jeff Zalaznick, Major Food Group's managing partner, told Commercial Observer.

The location, formerly occupied by Morton's Steakhouse, sits on the ground floor of the BB&T Bank Building, a 20-story office tower situated between 12th and 13th streets. The property owner, Hexagonal A S 100 A Inc, could not be reached for comment.

The new steakhouse is expected to open this year and takes after the original Dirty French, a New York bistro inside The Ludlow Hotel, where a slice of foie gras costs \$20 and a hanger steak \$36.







### CASA TUA HOSPITALITY

In 2001, Casa Tua Miami Beach was created as a welcoming place for friends, family and guests from around the world, where simplicity would meet sophistication, and individuals with a zest for life would come together. Casa Tua has since expanded with locations in Aspen and Paris, as well as our Italian kitchen, Casa Tua Cucina.

From a curated art program, an exclusive event calendar and incredibly personal service, Casa Tua provides an intimate environment for a life well-lived. However, the heart of Casa Tua will always be the intimate community which our members and guests create every day. With that community, we at Casa Tua hope to create something of lasting value.

### ORA BY CASA TUA

The newest high-rise, mixed-use development located at 1210 Brickell Avenue in Miami's Brickell neighborhood will be built by developer Fortune International Group.

Ora by Casa Tua will include roughly 460 units, two new restaurant concepts by Casa Tua, a rooftop lounge with pool, sky lounge and bar, a 24-hour gourmet market, an entertainment lounge and a fitness and wellness center. These amenities along with a poolside restaurant, staffed wine bar and activated lobby are designed to appeal to a younger demographic.





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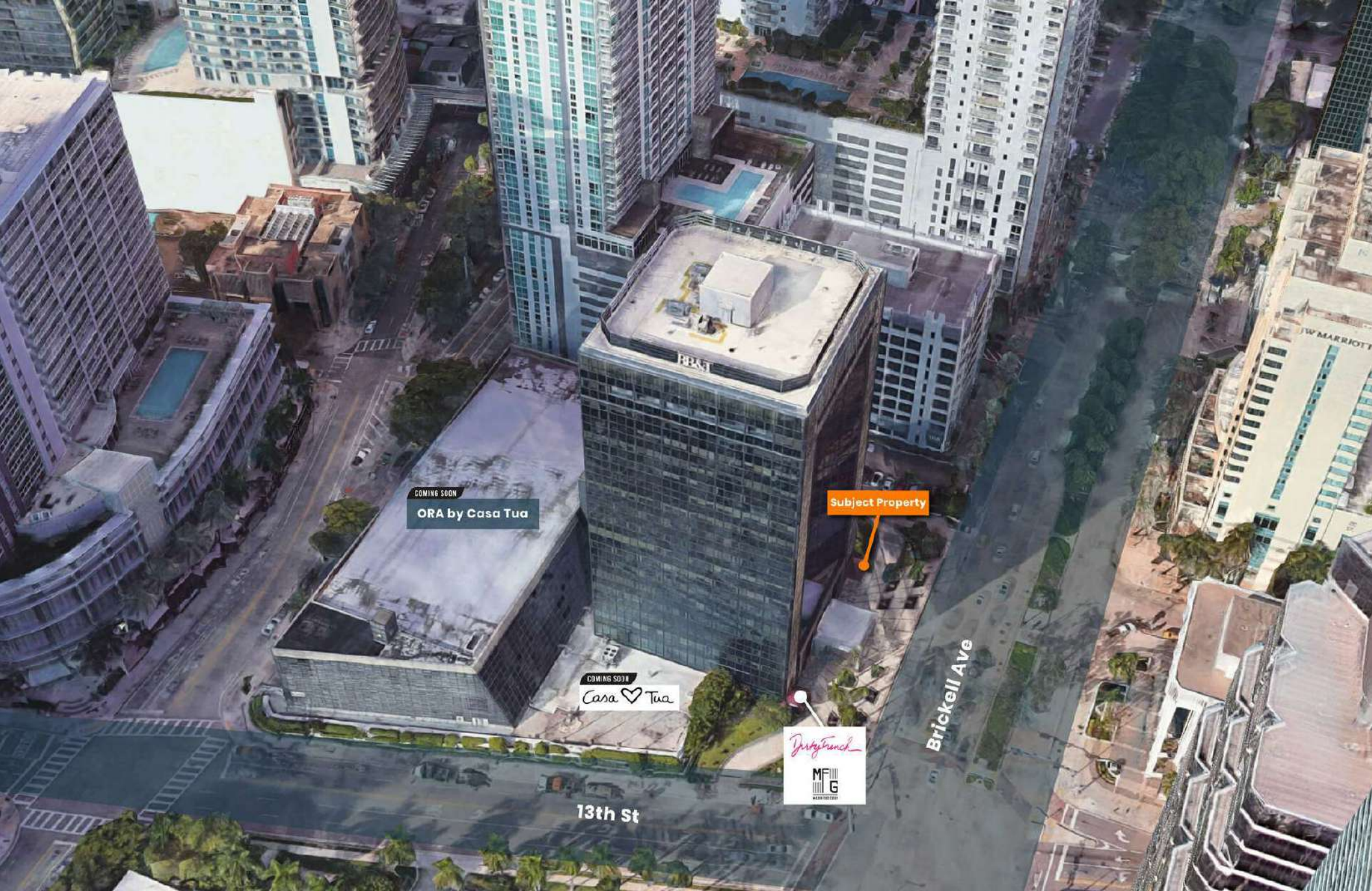
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COMING SOON  
ORA by Casa Tua

Subject Property

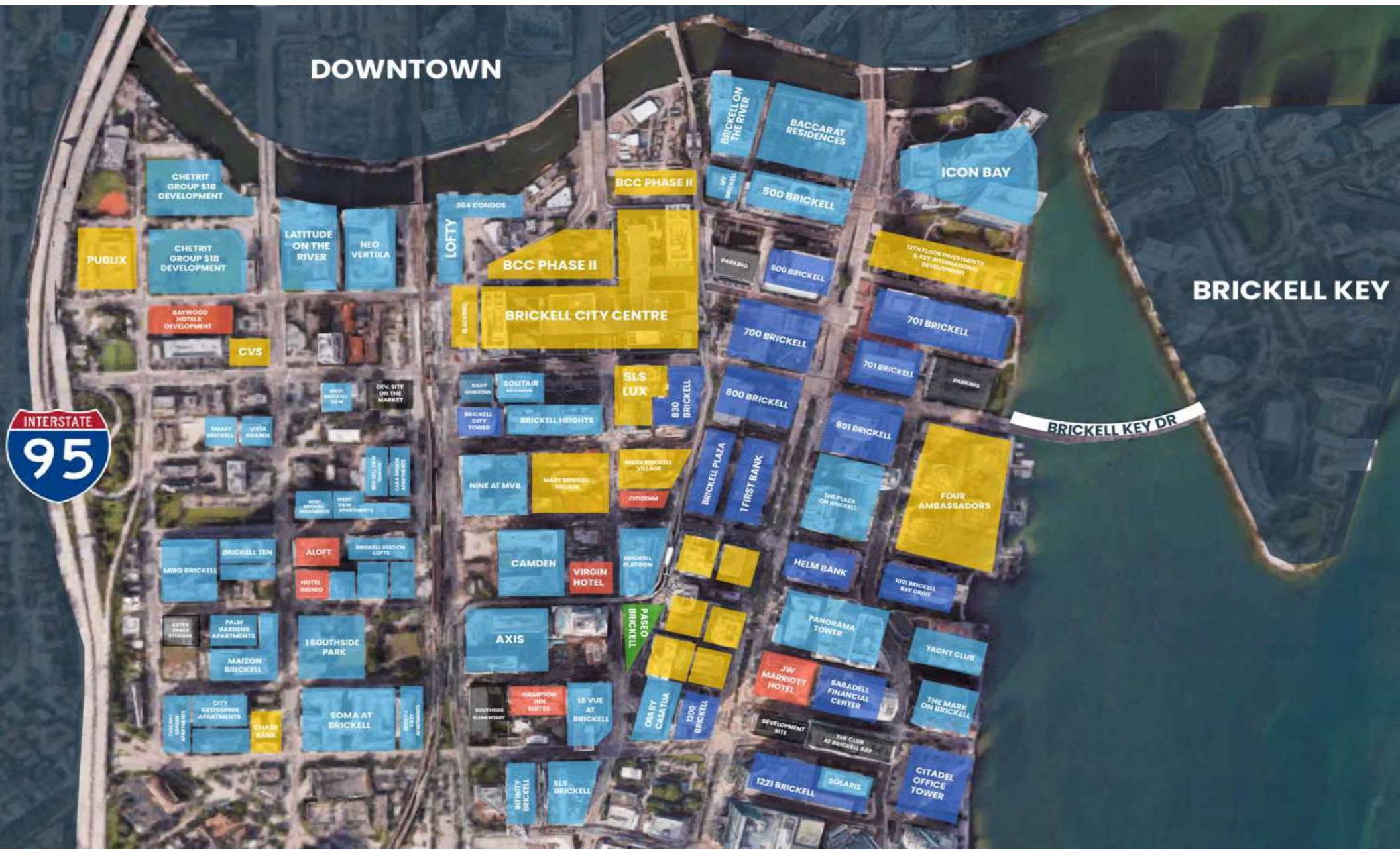
COMING SOON  
Casa & Tua

Dirty French  
MF 6  
Miami 100 Club











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 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.

### THE DISTRICT TODAY

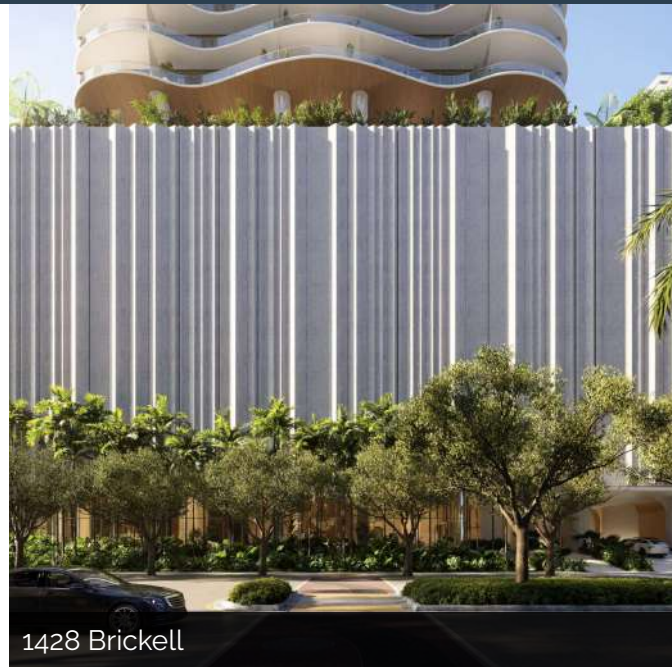
Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office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



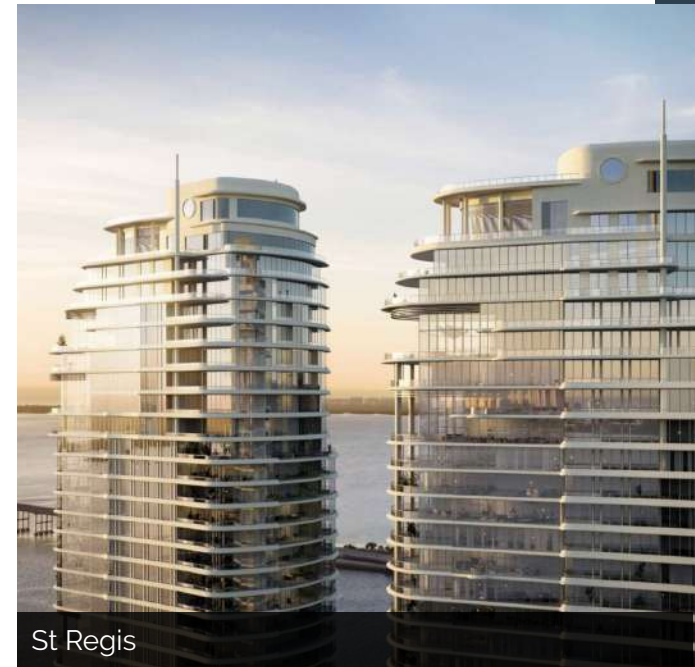




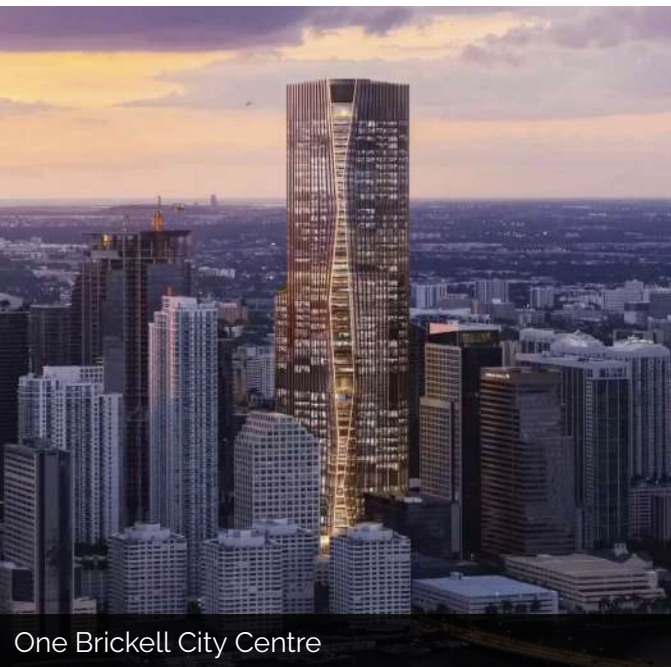
Ora By Casa Tua



1428 Brickell



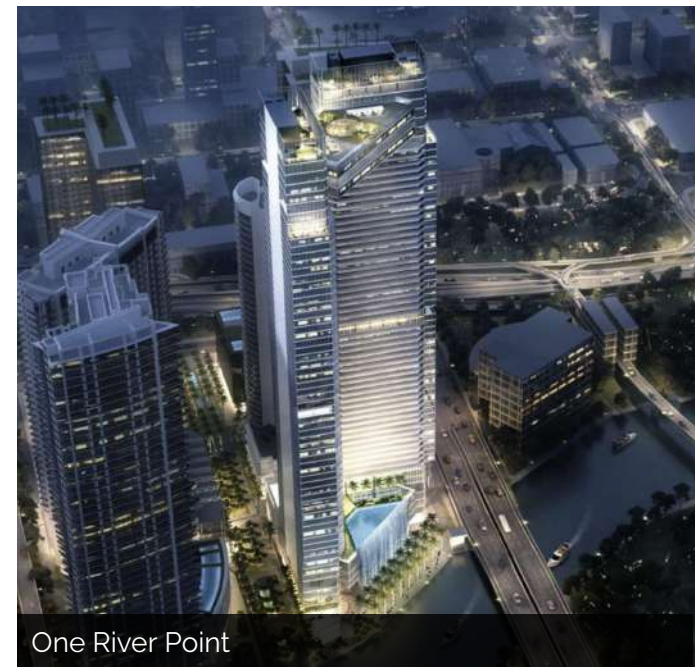
St Regis



One Brickell City Centre



Una Residences



One River Point



# DISCOVER BRICKELL

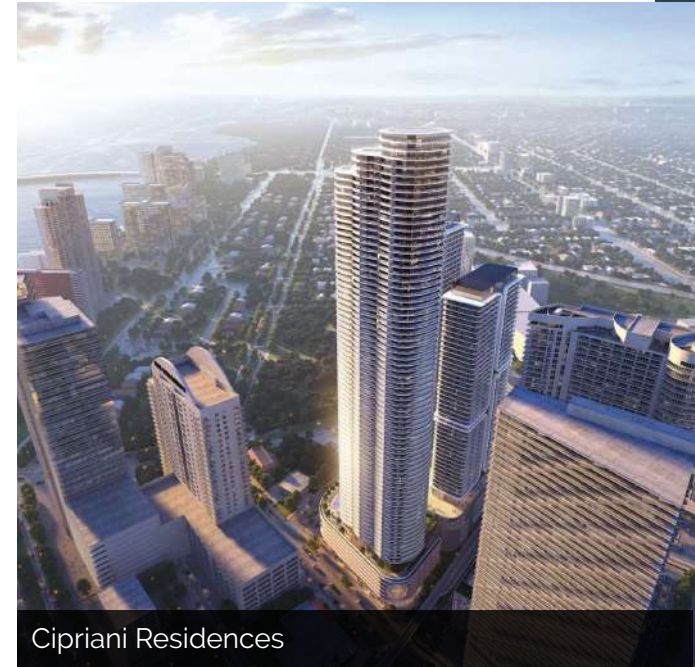
# RETAIL PROPERTY FOR SALE



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



Lofty Brickell



The Shops at Mary Brickell Village



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	46,513	111,301	185,576
Average Age	38.5	40.1	40.7
Average Age (Male)	39.1	39.6	39.8
Average Age (Female)	38.7	41.0	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	33,279	64,106	98,256
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$92,839	\$75,691	\$70,873
Average House Value	\$371,465	\$319,856	\$332,372
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	64.2%	73.2%	74.8%
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	36,120	83,061	134,795
Total Population - Black	1,509	6,953	16,748
Total Population - Asian	1,382	2,171	2,902
Total Population - Hawaiian	0	0	0
Total Population - American Indian	158	295	640
Total Population - Other	1,689	3,839	5,920

2020 American Community Survey (ACS)



Map data ©2024 Google



**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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**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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