

SUB-LEASE OPPORTUNITY

RetailNet
REAL ESTATE

MIAMI, FL

Walgreens #6873

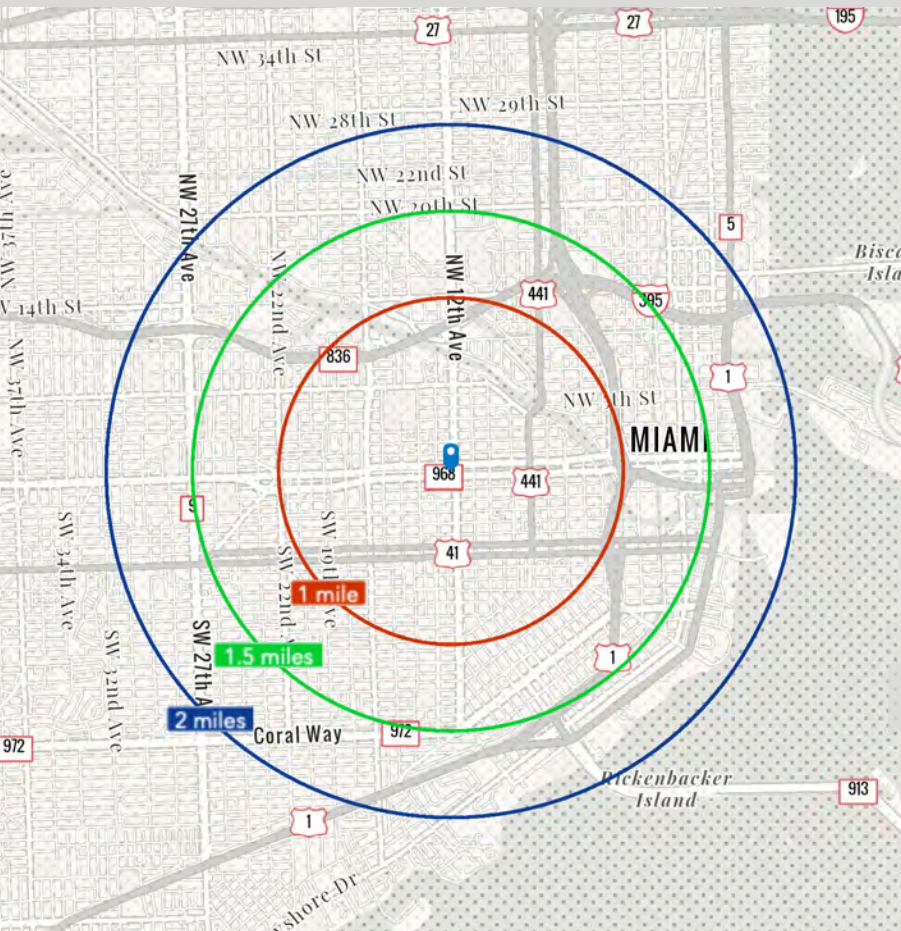
STORE CLOSING TBD

± 14.8K SF | \$295,000/yr, MG | OCT '33

1201 SW 1ST STREET



Miami, FL



'23 Estimates	1 mi radius	1.5 mi radius	2 mi radius
Population	68,702	127,792	219,875
Households	29,711	56,228	99,685
Avg. HH Inc.	\$54,704	\$74,941	\$94,481
SW 1st St – Daily Traffic Count Estimate			14,500 VPD
SW 12th Ave – Daily Traffic Count Estimate			22,200 VPD

844.RNRE.1

www.retailnetrealestate.com

1201 SW 1st St

Property Overview

- ✦ **Rent.** \$295,000, Modified Gross*
*(inclusive of RET; sales tax, R&M, insurance, utilities separate)
- ✦ **Master Lease Expiration.** 10/31/2033
- ✦ **Walgreens Premises.** ±14,803 SF
- ✦ **Signage.** 2 monuments
- ✦ **Intersection.** W. Flagler + SW 12th Ave
- ✦ **Parking.** ~49
- ✦ **Access.** RI/RO on W Flagler, SW 1st St & SW 12th Ave
- ✦ **Zoning.** Urban Core (T6-12-O) – [USES](#)
- ✦ **Prohibited Uses.** Pharmacy

Location Overview

- ✦ Located in the heart of Little Havana neighborhood
- ✦ Across from Flagler Oasis, a new mixed-use development. 100 units are complete; 248 units + 10K SF of office / commercial to be under construction soon
- ✦ Across from The 101 Building, class A medical building in pre-construction planning
- ✦ Situated
 - ✦ ~ 4 blocks from LoanDepot Park (Miami Marlins)
 - ✦ ~ 1 mi from I-95
 - ✦ ~1.5 mi from Downtown

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Miami, FL

1201 SW 1st St



Sedano's

FD
FLAGLER OASIS

FAMILY DOLLAR



← W Flagler St – 12,500 VPD

SW 12th Ave – 22,200 VPD

REGIONS

SW 1st St – 14,500 VPD →

CONVIVA
Care Center

THE 101 BUILDING
INNOVATIVE MEDICAL OFFICE SOLUTIONS

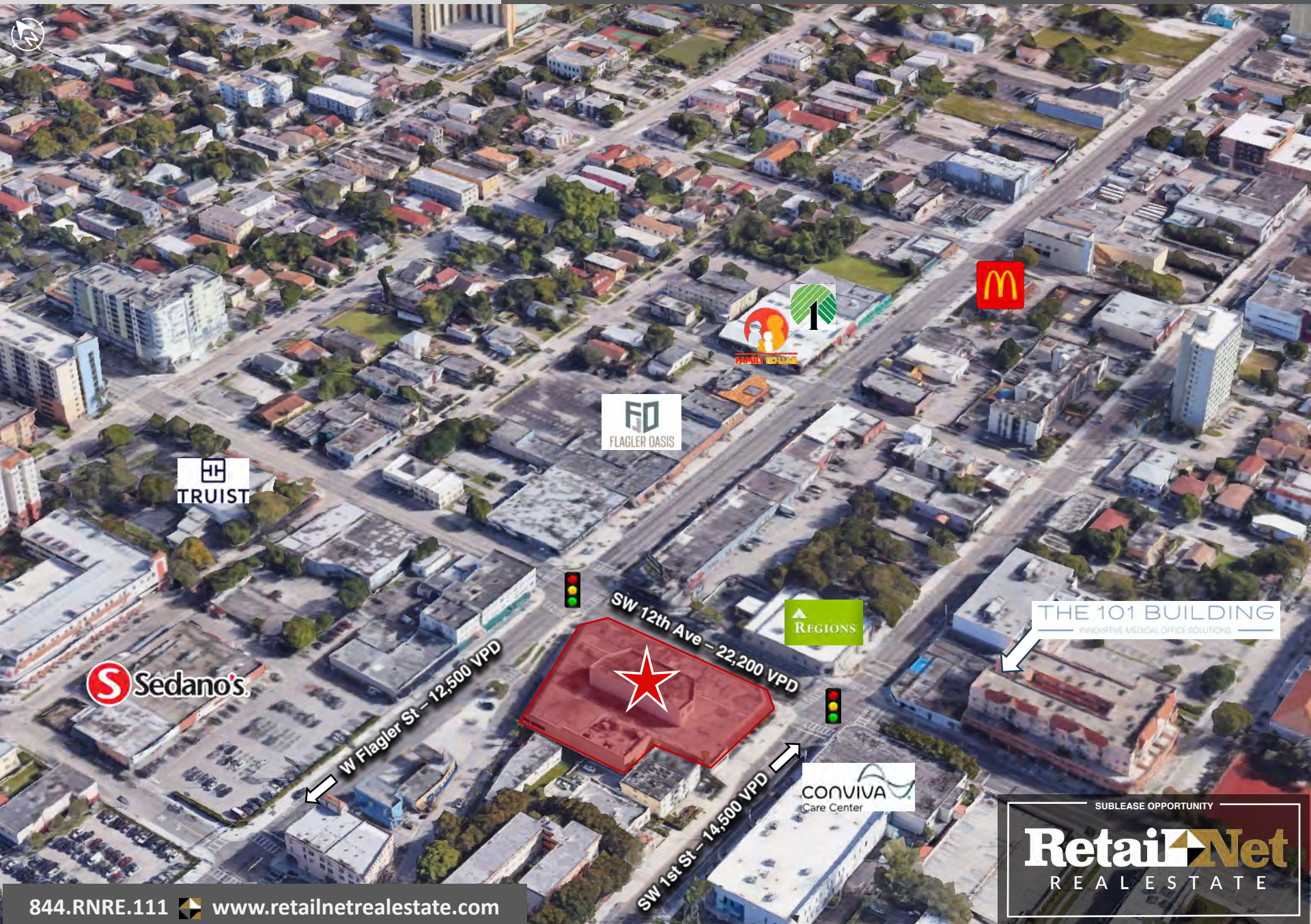


SUBLEASE OPPORTUNITY

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REAL ESTATE

Miami, FL

1201 SW 1st St



TRUIST

FD
FLAGLER OASIS

FAMILY DOLLAR

McDonald's

REGIONS

THE 101 BUILDING
INNOVATIVE MEDICAL OFFICE SOLUTIONS

CONVIVA
Care Center

Sedano's

W Flagler St — 12,500 VPD

SW 12th Ave — 22,200 VPD

SW 1st St — 14,500 VPD

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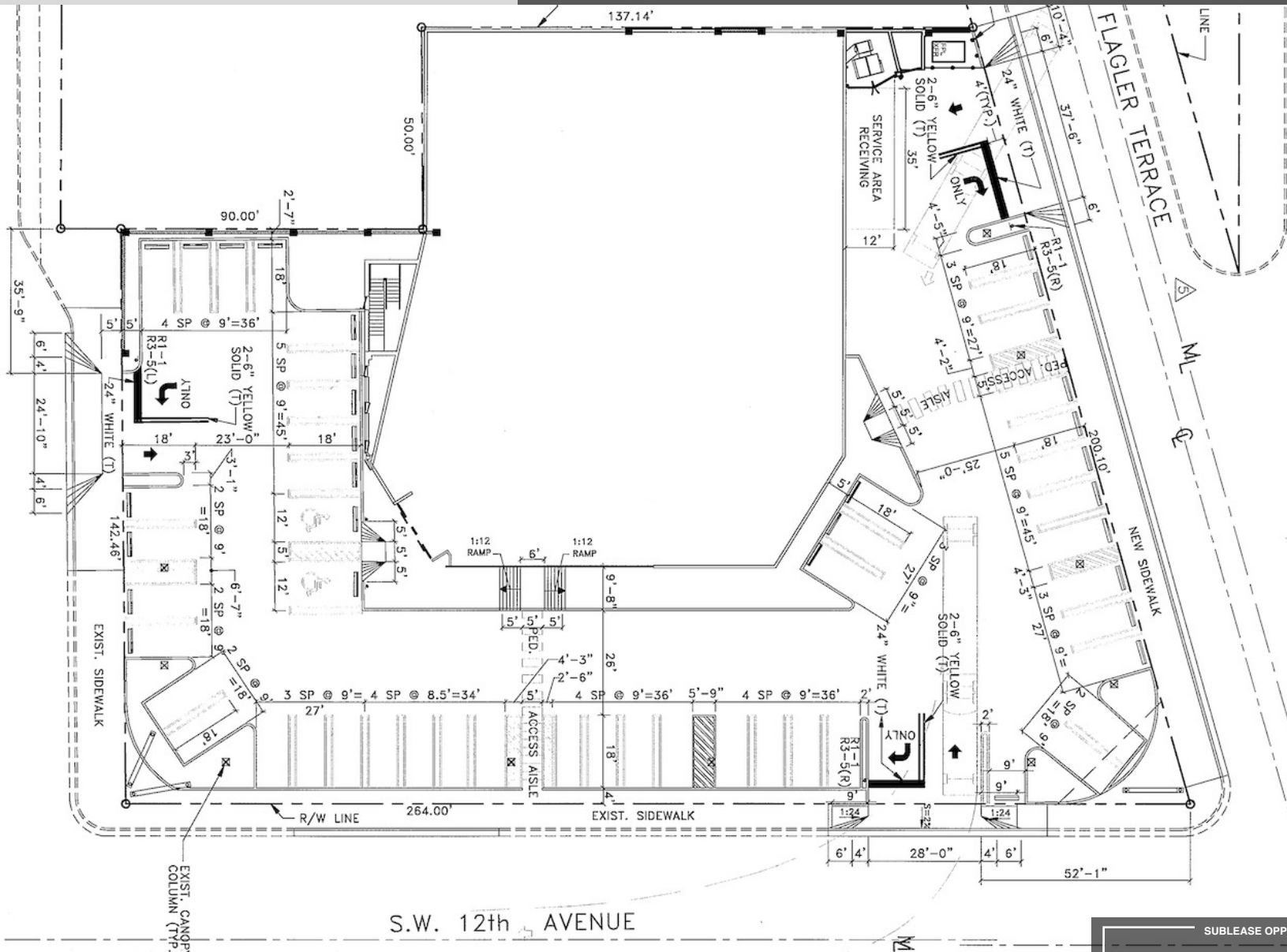


Miami, FL

1201 SW 1st St

S.W. 1ST STREET

WEST FLAGLER STREET



S.W. 12th AVENUE

SUBLEASE OPPORTUNITY

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Miami, FL

1201 SW 1st St

SUB-LEASE TERMS

SUGGESTED RENT*

\$295,000 (+/- \$20 psf), Modified Gross
(inclusive of RET; sales tax, R&M, insurance, utilities separate)

STORE CLOSING

TBD

TERM

10/31/2033

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of
Walgreen Co.'s Real Estate Committee*

CONTACT

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