

SUB-LEASE OPPORTUNITY

MIAMI, FL

**RetailNet**  
REAL ESTATE

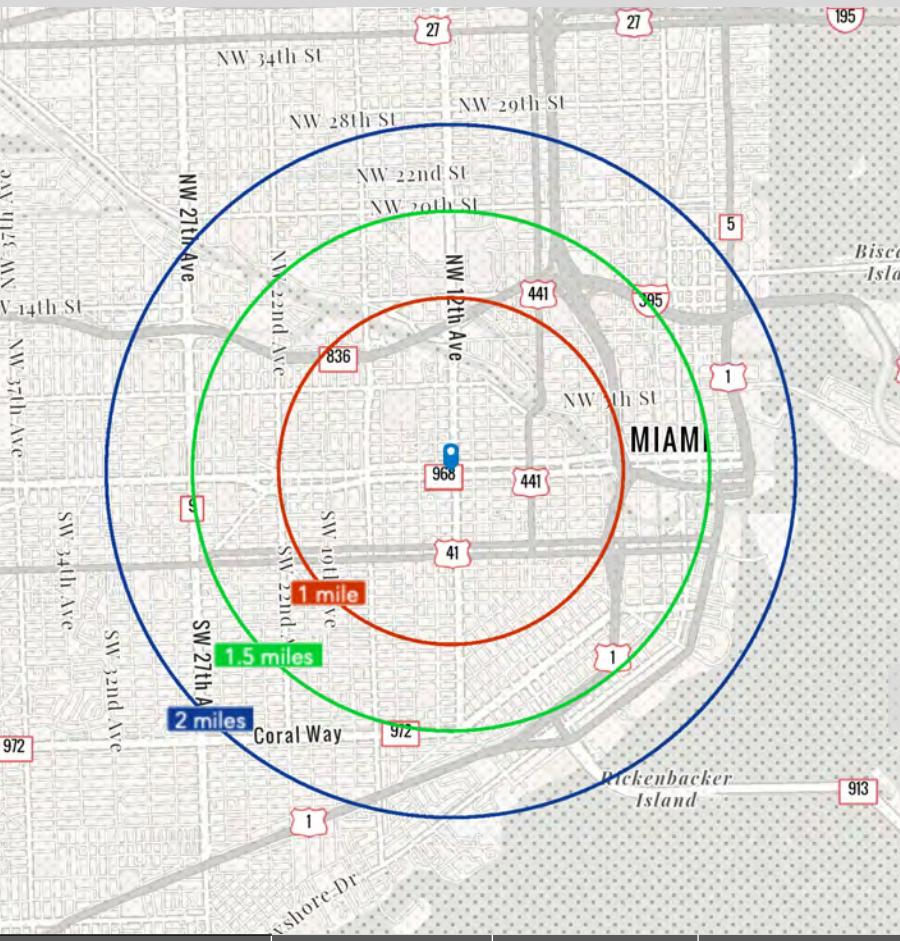
± 14.8K SF | \$295,000/yr, MG | OCT '33

**Walgreens** #6873  
STORE CLOSING TBD

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 1 <sup>st</sup> St – Daily Traffic Count Estimate		14,500 VPD	
SW 12 <sup>th</sup> Ave – Daily Traffic Count Estimate		22,200 VPD	

# 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 1<sup>st</sup> St & SW 12<sup>th</sup> Ave
- ◆ **Zoning.** Urban Core (T6-12-O) – [USES](#)
- ◆ **Prohibited Uses.** Pharmacy

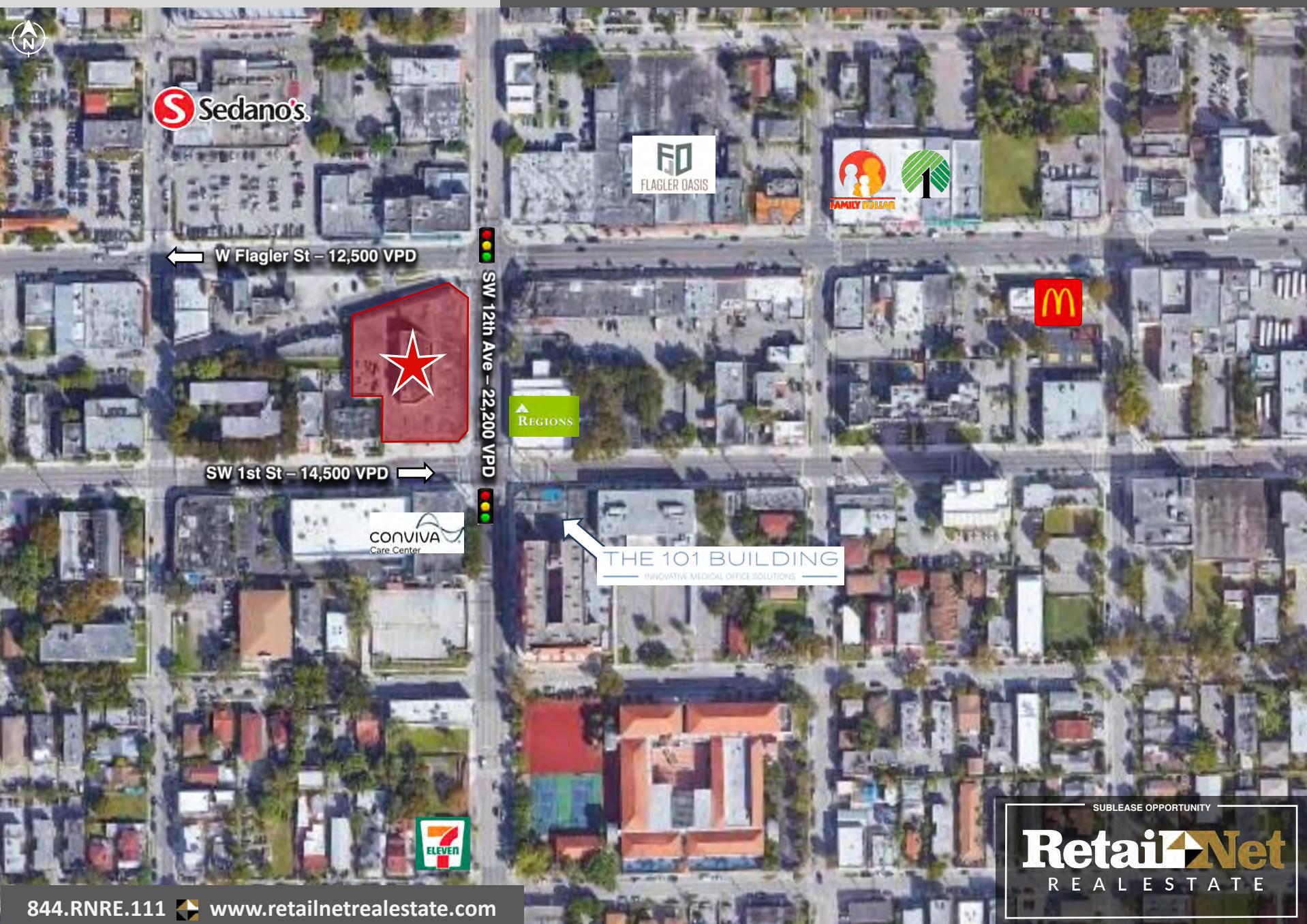
## Location Overview

- ◆ 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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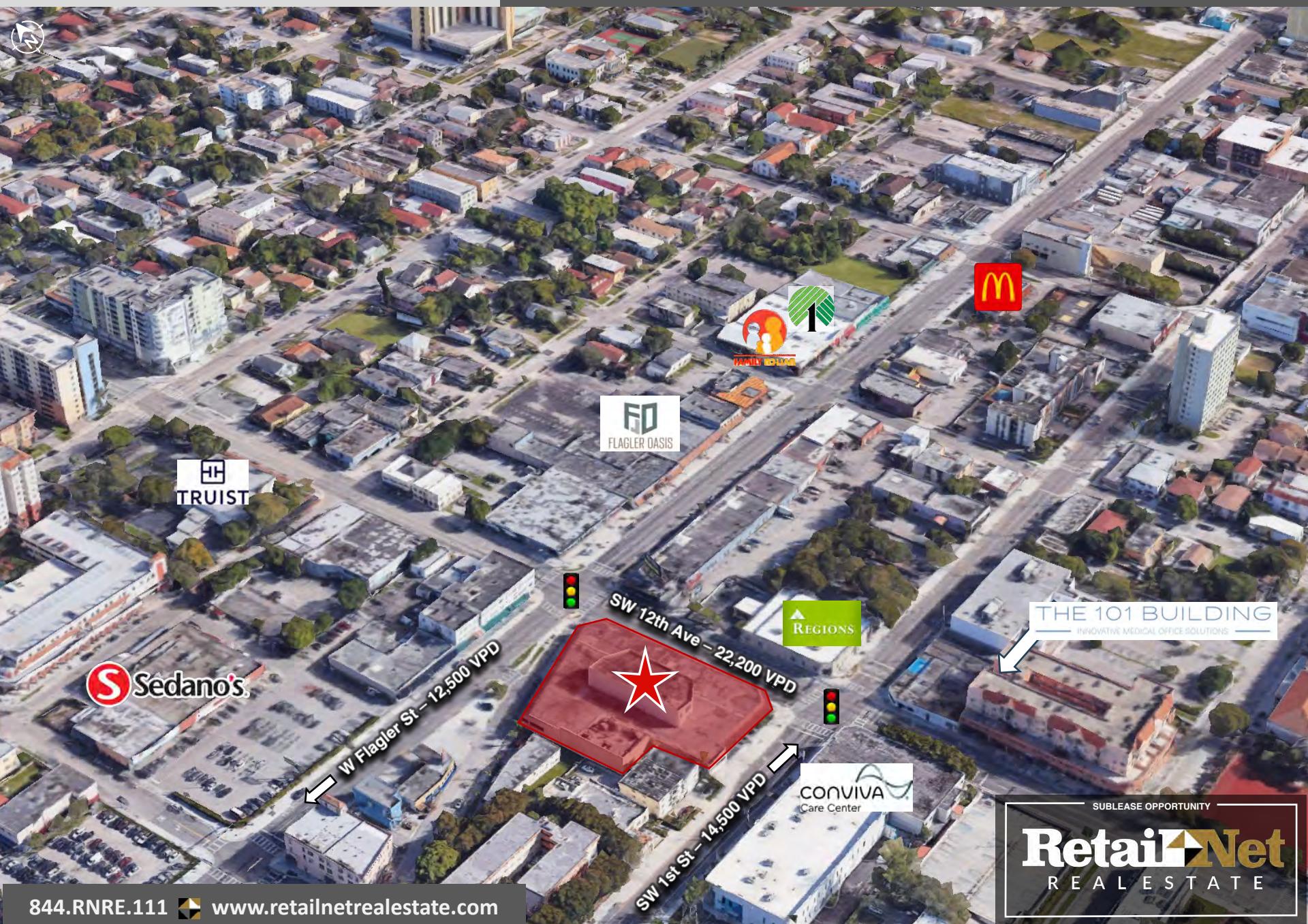


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844.RNRE.111 [www.retailnetrealestate.com](http://www.retailnetrealestate.com)

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## Miami, FL

**1201 SW 1st St**

WESLEY LAGLER STREET

W

WEST FLAGLER STREET

S.W. 1ST STREET

EXIST. SIDEWALK

## SUBLEASE OPPORTUNITY

# RetailNet REAL ESTATE

# 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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SUBLEASE OPPORTUNITY

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