



RENDERING



FOR SALE



Vacant Gateway Corner Drive-Thru Retail
3700 Le Jeune Road, Miami, FL || Intersection of Miami Airport & Okeechobee Rd

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,025,000
Building SF:	3,316 SF
Lot Size:	23,417 SF
Price/SF Building:	\$912.24
Price/SF Land:	\$129.18
Lease Type:	NNN
Proforma NOI:	\$215,540
Proforma Cap Rate:	6.15%
Zoning:	B-1

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been exclusively retained by ownership to arrange the sale of 3700 Le Jeune Road, Miami, FL. This property presents an excellent opportunity to acquire a prime asset in a densely populated area, ideal for owner-user occupancy. The property is a 3,316 SF building previously operated as a dine-in restaurant, featuring a drive-thru and ample parking (30 spaces) on a 23,417 SF corner lot. Ideally located with high visibility on Le Jeune Road (over 150,000 vehicles per day) and just a short drive from Miami International Airport (MIA), this location attracts a large base of locals, travelers, and hotel guests from nearby accommodations. With over 200,000 residents within a 3-mile radius and the population continuing to grow rapidly, this property offers strong potential for a variety of uses.

PROPERTY HIGHLIGHTS

- Exceptional Corner Location, Short Drive to Miami International Airport (MIA)
- Free-Standing Value Add Retail with Drive-Thru
- Densely Populated Submarket

George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Rayza Perez // Executive
rp@dwntwnrealtyadvisors.com // (P) 305.647.0981

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CONCEPTUAL RENDERINGS



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AERIAL CONTEXT



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PROFORMA FINANCIAL OVERVIEW

Property Info	
Price Guidance	\$3,025,000
Proforma Cap Rate	6.63%
Address	3700 Le Jeune Rd
Asset Type	Retail
Submarket	Miami Springs
Total Retail SF	3,316 SF
# of Units	1
# of Tenants	1
Occupancy	Vacant
Cash Flow Assumptions	
Pro-Forma Rent	\$65 NNN
Annual Rent Increase*	3%



Year	In-Place 2023	Y1 2024	Y2 2025	Y3 2026	Y4 2027	Y5 2028	Proforma Y6 2029	Y7 2030	Y8 2031	Y9 2032	Y10 2033	Exit
<i>Base Rent</i>	\$215,540	\$222,006	\$228,666	\$235,526	\$242,592	\$249,870	\$257,366	\$265,087	\$273,040	\$281,231	\$289,668	\$298,358
NNN Operating Income	\$215,540	\$222,006	\$228,666	\$235,526	\$242,592	\$249,870	\$257,366	\$265,087	\$273,040	\$281,231	\$289,668	\$298,358
<i>Cap Rate</i>	6.63%	7.34%	7.56%	7.79%	8.02%	8.26%	8.51%	8.76%	9.03%	9.30%	9.58%	9.86%

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BUILDING PHOTOS



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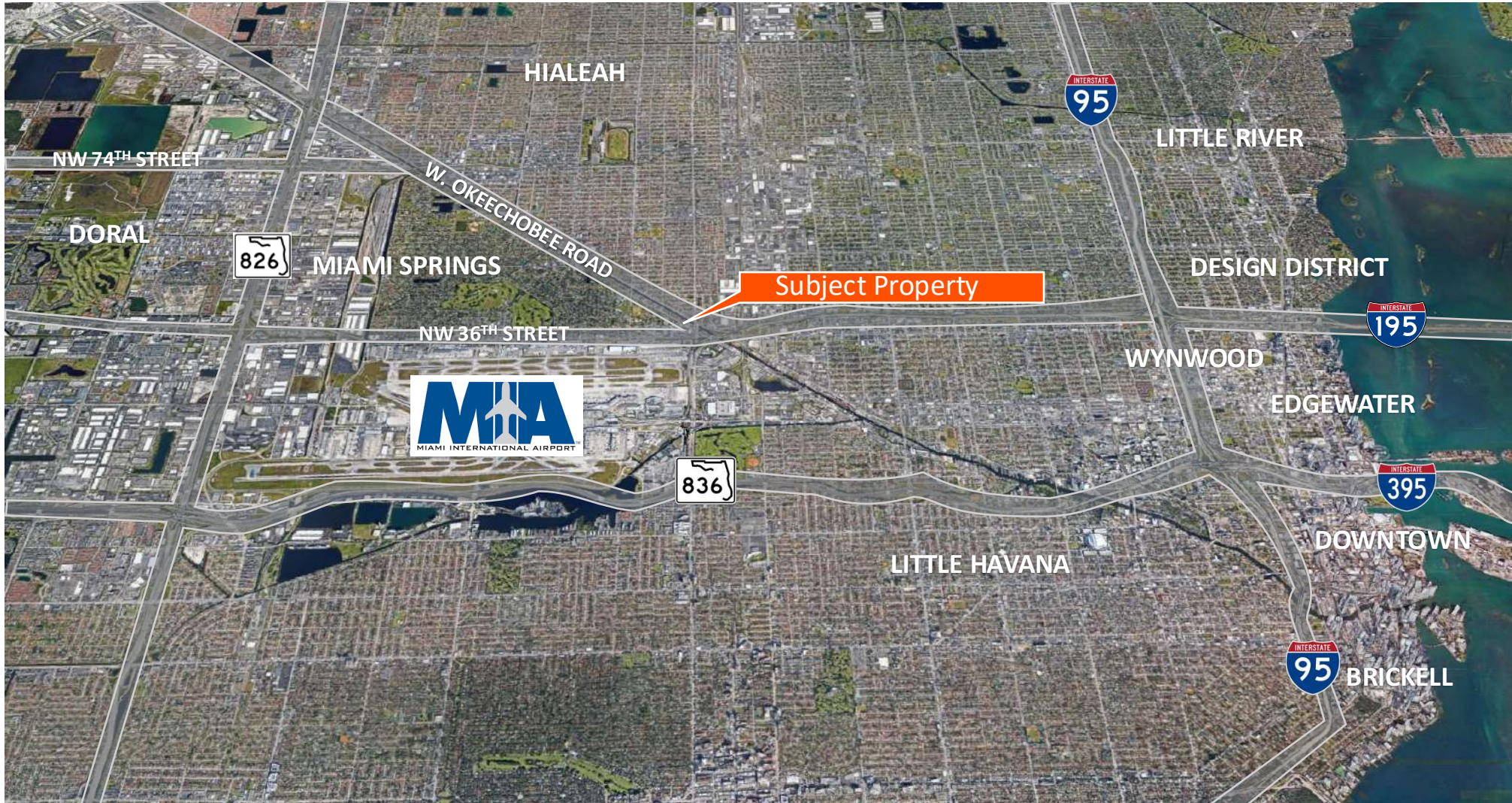
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DISTRICT CONTEXT AERIAL



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LOCATION DESCRIPTION

- **Market Trends:**
 - **Steady Demand:** The commercial real estate market in Miami Springs has remained stable, with consistent demand driven by the neighborhood's strategic location and strong community base.
 - **Historical Preservation:** There is a growing interest in preserving the historical architecture of commercial buildings, which adds unique charm and appeal to the properties, attracting businesses that value aesthetic and heritage.
 - **Development Opportunities:** While Miami Springs is largely developed, there are opportunities for redevelopment and repurposing existing structures to meet modern commercial needs. Investors can find value in updating older buildings to align with current market demands.
- **Economic Drivers:**
 - **Tourism and Hospitality:** Proximity to Miami International Airport and the area's historical attractions drive tourism, supporting local businesses, restaurants, and hotels.
 - **Local Economy:** The community-centric nature of Miami Springs fosters a supportive environment for small businesses and startups, which form a significant part of the local economy.
- **Investment Potential**
 - **Rental Yields:** Commercial properties in Miami Springs typically offer attractive rental yields due to the steady demand and limited supply of available commercial space.
 - **Long-Term Value:** The neighborhood's historical significance and strategic location contribute to the long-term appreciation of commercial real estate values.

Miami Springs, FL, offers a compelling mix of historical charm, strategic location, and robust community support, making it an attractive market for commercial real estate. Whether for retail, office, or hospitality uses, the area provides diverse opportunities for investors and businesses looking to capitalize on a stable and desirable neighborhood. The ongoing demand, combined with the potential for redevelopment and preservation of historic properties, ensures that Miami Springs remains a vibrant and valuable part of the Miami-Dade County commercial real estate landscape.



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LOCATION DESCRIPTION



LOCATION OVERVIEW

Miami Springs is a city located in the center of Miami Dade County, Florida. The city was founded by Glenn Hammond Curtiss, “The Father of Naval Aviation” and James Bright, during the famous land boom of the 1920’s.

Miami Springs was originally named Country Club Estates. It along with other cities in Miami Dade like coral gables were Master Planned. Miami Springs is very centrally located minutes from the urban core of Miami’s city center and Downtown business district. This city offers a well-located residential suburb with urban connectivity. Offering quality demographics, a renowned tree canopy, and a town center named Downtown Miami Springs, this idyllic city represents a best-in-class Miami that is both mature and evolving as the Greater Downtown Miami area continues to grow and thrive.

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CONTACT

George Belesis

Executive

(C) 310.710.5080

(O) 305.909.7342

gb@dwntwnrealtyadvisors.com

Rayza Perez

Executive

(C) 786.325.9928

(O) 786.235.8046

rp@dwntwnrealtyadvisors.com



25.77°N -80.19°W