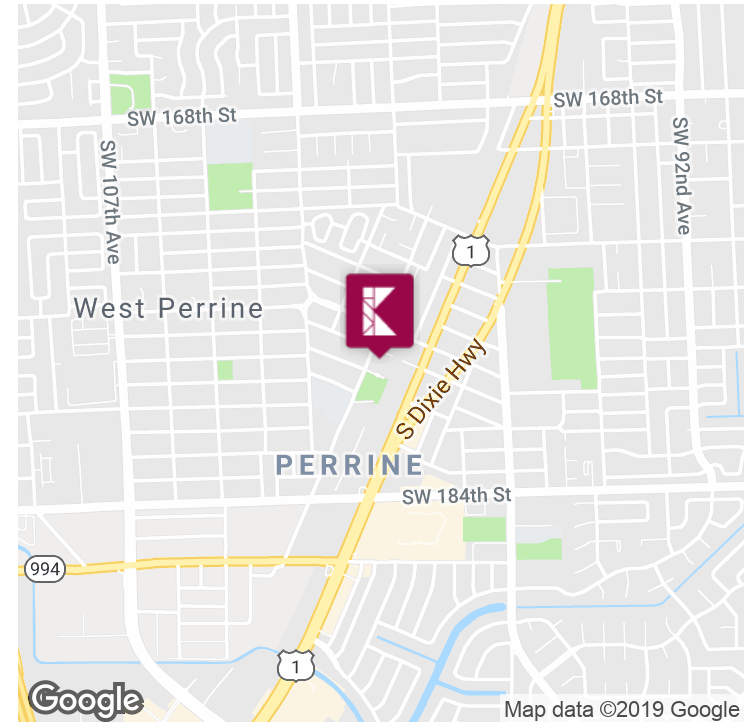


SOUTH DADE OFFICE COMPLEX

# FOR SALE



## OFFERING SUMMARY

Sale Price:	\$5,950,000
Building Size:	30,769 SF
Available SF:	5,000 SF
Lot Size:	83,636 SF
Price / SF:	\$193.38
Cap Rate:	8.57%
NOI:	\$509,709
Year Built:	1996
Zoning:	PECUC - PERRINE COMMUNITY URBAN CENTER
Market:	Miami-Dade
Submarket:	South Dade

## PROPERTY OVERVIEW

The Keyes Company, on behalf of the owner, is marketing for sale the Lee A. Lawrence Sr. Office Complex, a 30,745-square-foot, 100% leased out single story flex office building within the Perrine Community Urban Center (PECUC) District in the South Dade Submarket of Miami-Dade County. Property is located within a designated an opportunity zone.

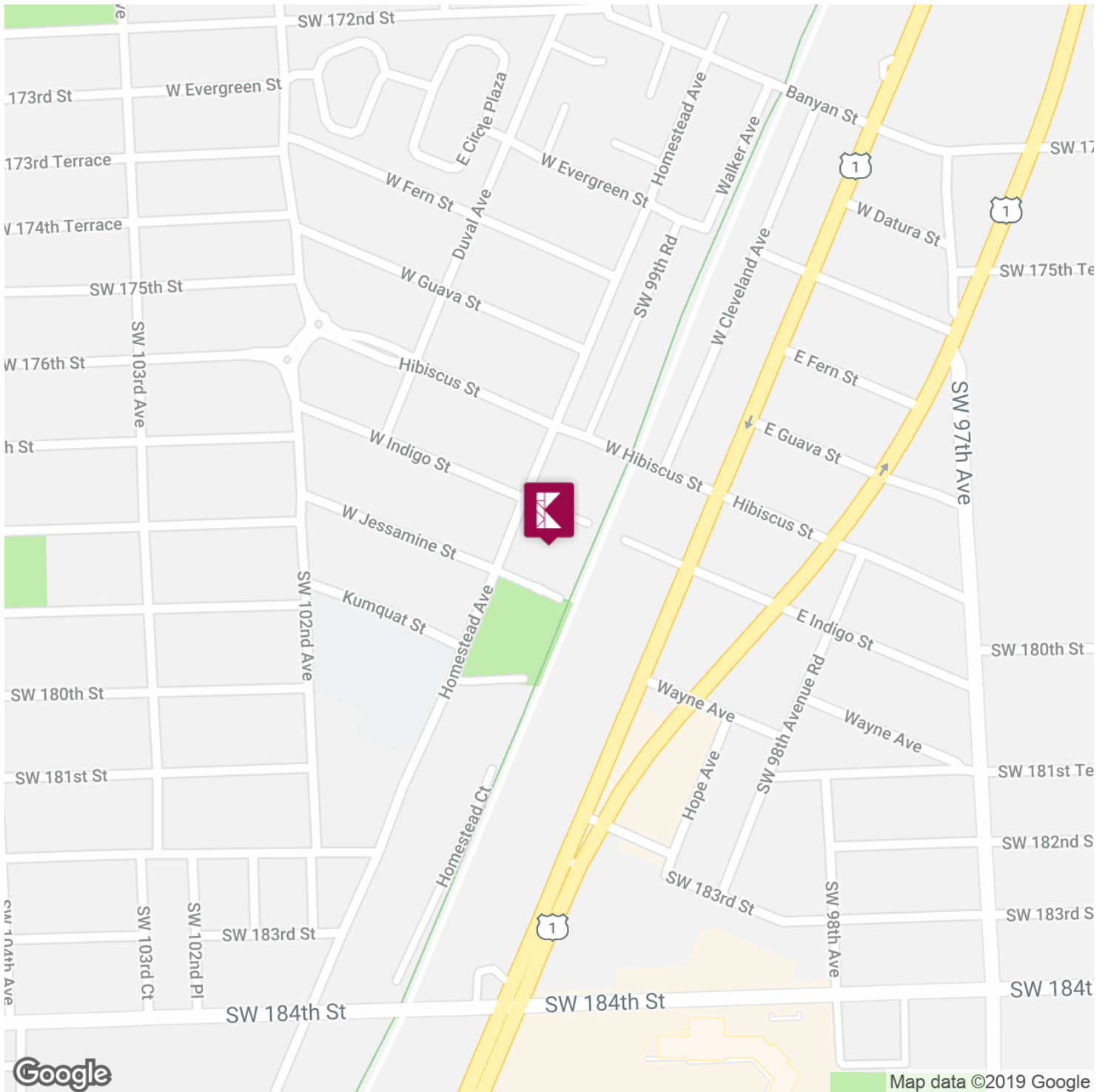
Avionica Corporate Headquarters, also known as the Lee A. Lawrence Sr. Office Complex is situated on 1.92 acres at 17735 Homestead Avenue within the Palmetto Bay/Cutler Bay trade areas. The property is proximate to Miami-Dade Transit's Bus Line, that stretches from Homestead and connects to the entire Miami-Dade Transit System. Additionally, the complex has access to Florida's turnpike and US1, two of the busiest highways and a gateway to the Miami MSA. The one-story building consists of two (2) units. The largest tenant, General Electric's Avionica Division, is well established in the space and plans to remain.

SOUTH DADE OFFICE COMPLEX

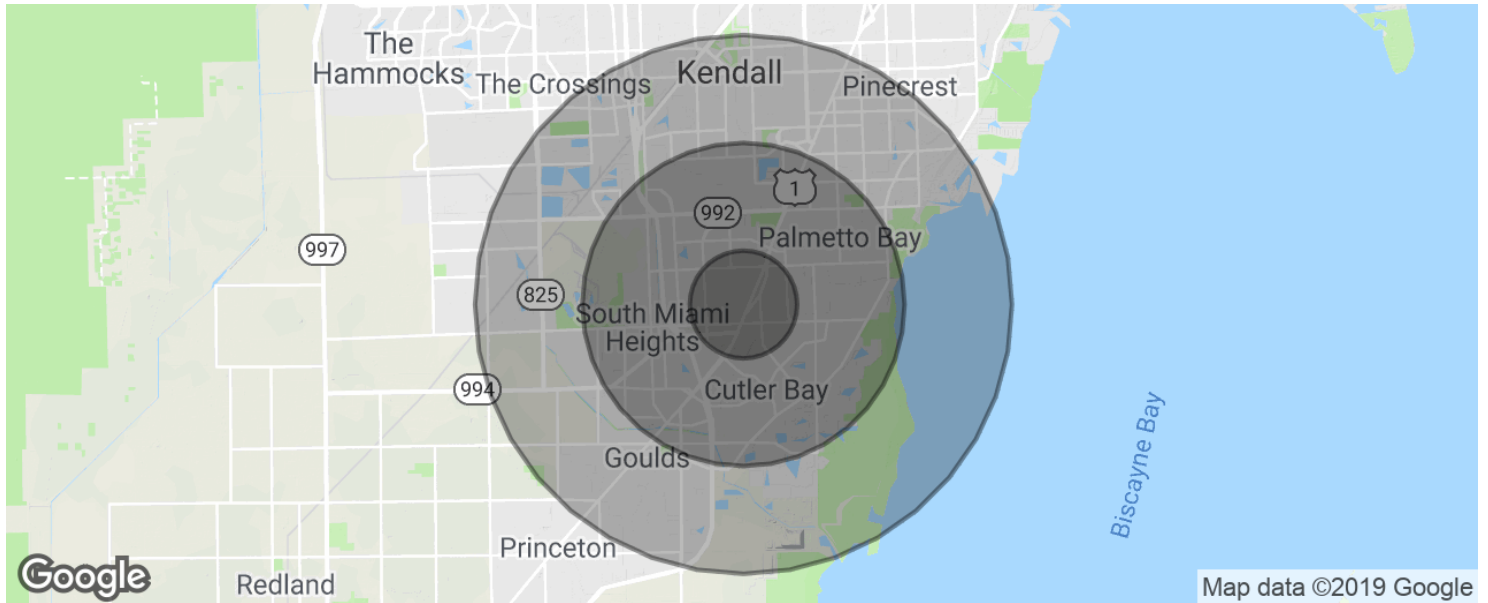
# Additional Photos



# Location Maps



# Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	14,939	126,270	245,120
Median age	32.5	36.4	36.0
Median age (Male)	30.6	34.9	34.1
Median age (Female)	35.5	37.0	36.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,493	38,922	74,975
# of persons per HH	3.3	3.2	3.3
Average HH income	\$55,669	\$71,611	\$80,029
Average house value	\$299,564	\$363,829	\$369,176

\* Demographic data derived from 2010 US Census