



# NEW GROUND FLOOR RETAIL at the South Miami Metrorail Station

# VOX

7175 SW 59 PLACE  
SOUTH MIAMI, FLORIDA

RETAIL  
AVAILABLE



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SCAN FOR MORE  
INFORMATION



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# GROUND FLOOR RETAIL SPACE AVAILABLE FOR LEASE



## New Construction Retail In South Miami's Transit Oriented Development Project at The South Miami Metrorail Station

Prime ground-floor retail spaces within VOX Phase II, a newly constructed Transit-Oriented Development (TOD), strategically positioned at the South Miami Metrorail Station. Located at 7175 SW 59th Place, in South Miami, VOX's retail component benefits from direct access to residential student housing tenants, commuters, and high foot traffic from surrounding office, medical, and nearby educational districts.



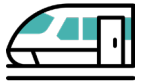
## Adjacent To Major Parking Facilities

The Property offers **4/1000 covered parking spaces, with access to the adjacent municipal garage providing 674 spaces.** Additionally, located behind the VOX II development, the South Miami Metrorail Station, offers a structured parking garage with 1,800+ spaces which Miami-Dade County provides hourly, daily, and monthly rates. This high parking availability enhances both tenant and customer convenience.



## Multiple Retail Spaces & Configurations Available

**Offering a variety of retail configurations ranging from ±771 to ±4,260 square feet,** catering to restaurants (grease traps possible), specialty retail, fitness studios, service providers, and boutique concepts.



## Highly Connected Location

Strategically positioned in South Miami's bustling commercial business district steps from the South Miami Metrorail Station, providing seamless connectivity to Downtown Miami, Brickell, Coral Gables, and Miami International Airport. The area is well-served by public transit and is considered a Walker's Paradise with a WalkScore® of 96.



## Seamless Transit Access to the University of Miami

Seamless public transportation options for students, faculty, and staff commuting to and from the University of Miami (UM). With nearly 20k students enrolled, UM is one of South Florida's premier academic institutions. The proximity to UM strengthens the Property's consumer base, offering retailers exposure to a vibrant student and faculty community seeking convenient dining, shopping, and service options.



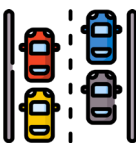
## Thriving Trade Area With Strong Consumer Base

Surrounded by dense residential, office, and medical communities, the Property benefits from a growing population and a high median household income. Within a 1-mile radius, **the area serves over 16,000 residents with an average household income of \$165k,** while the 3-mile radius reaches nearly 110,000 people with an AHHI over \$170k.



## Dynamic Business Environment And Amenity-Rich Market

South Miami has two hospitals, its own police department and home to a mix of national retailers, restaurants, and entertainment venues, attracting a steady flow of patrons. VOX is located across from City Hall near The Shops at Sunset Place, Whole Foods, Winn-Dixie and high-end dining options, contributing to a lively commercial ecosystem.



## Excellent Vehicular And Pedestrian Traffic

The Property benefits from strong daytime activity, positioned near US-1 and Sunset Drive, one of the area's most prominent commercial corridors with 110k VPD. High traffic counts and pedestrian walkability make this an ideal leasing opportunity for retailers and service providers looking for long-term success in South Miami.

IMMEDIATE AVAILABILITY