Lease Opportunity

CUTLER BAY RETAIL DEVELOPMENT

21500 Old Cutler Road Cutler Bay, FL 33189



New Retail Development in the Prestigious Cutler Bay



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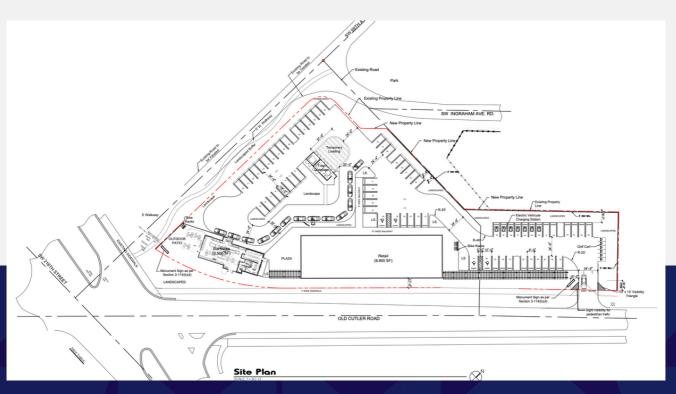


Lease Opportunities +/- 2,000 SF of QSR





Site Plan



Area Demographic

Average HHI (5 mi.) \$83,357

Population 2021 (5 mi.) 205,320

Population Growth 1.46%
Rate (5 mi.)

Retail Expenditure \$345.9 M

Segmentation

27.0% 12.9%

American Up & Coming Familes
Dreamers 47.6%

Urban Villages Other



Area Highlights



Approximately 45,000 residents within the 10 sq miles that makes up the Town of Cutler Bay



The Town is known as a place where life, leisure, and commerce have come together, creating one of the greatest opportunities for families and developers to become a part of the bustling South Florida real estate market.



Over 2M Sq Ft of retail, with a 5.3% growth

28%

Population growth in the area has increased 28% over 20 yrs and is expected to increase an- other 6% within the next 5 yrs.

Employment also has seen growth from about 175,800 employees in 2000 to nearly 210,000 employees.

In addition, the number of total housing units is expected to grow with over 27,000 units to develop over the next 5 years.

Property Highlights

Proposed groundbreaking - Q4 2022

QSR opportunites available serving the prestigious area of Cutler Bay

High vehicular traffic with ±18,000 AADT on Old Cutler Road

Located less than a mile from the Ronald Reagan Turnpike (131,700 AADT)

Neighboring Tenenats



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Contact



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