

Lease Opportunity

CUTLER BAY RETAIL DEVELOPMENT

21500 Old Cutler Road
Cutler Bay, FL 33189



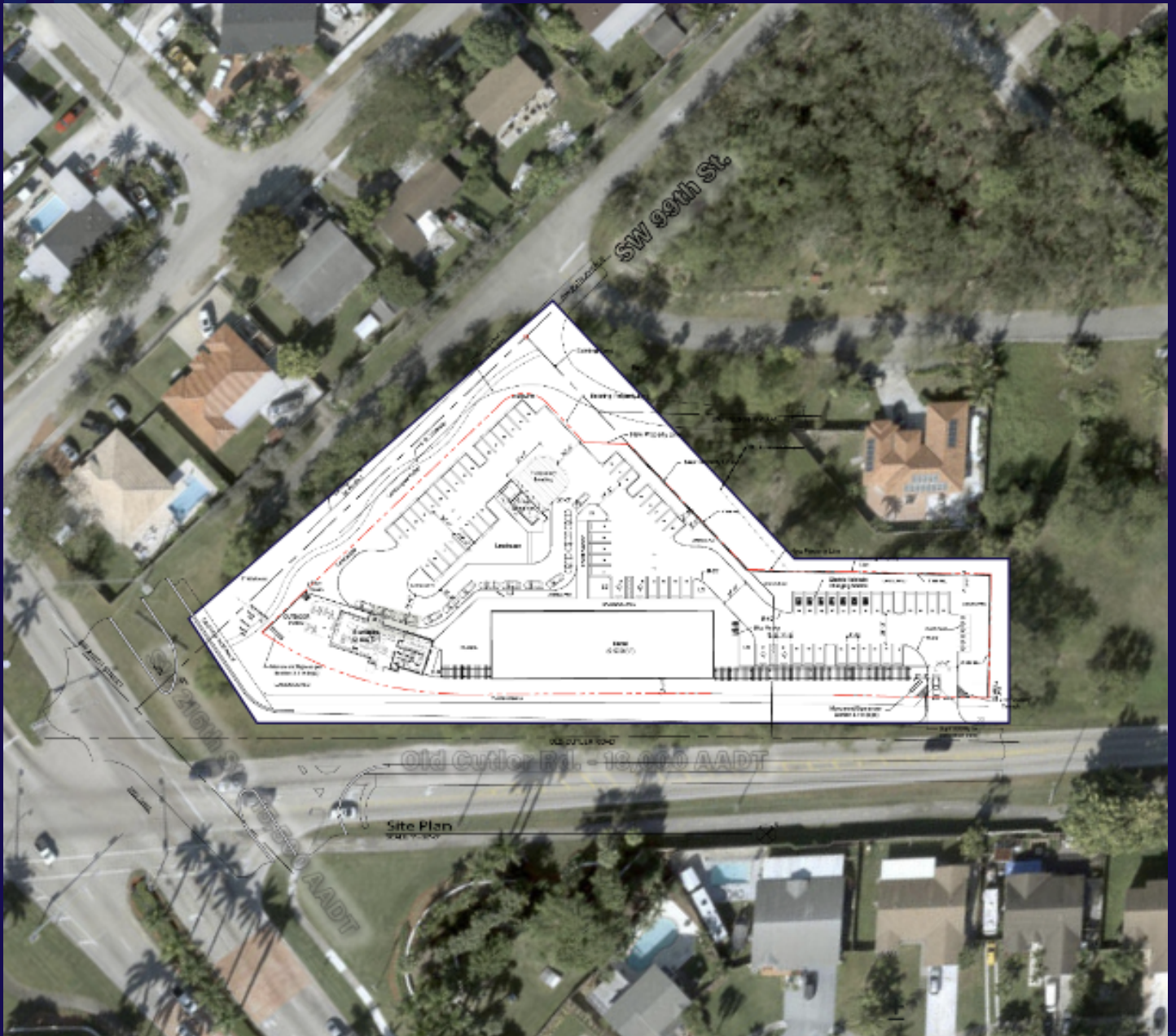
New Retail Development in the Prestigious Cutler Bay

Lease Opportunity

CUTLER BAY

RETAIL DEVELOPMENT

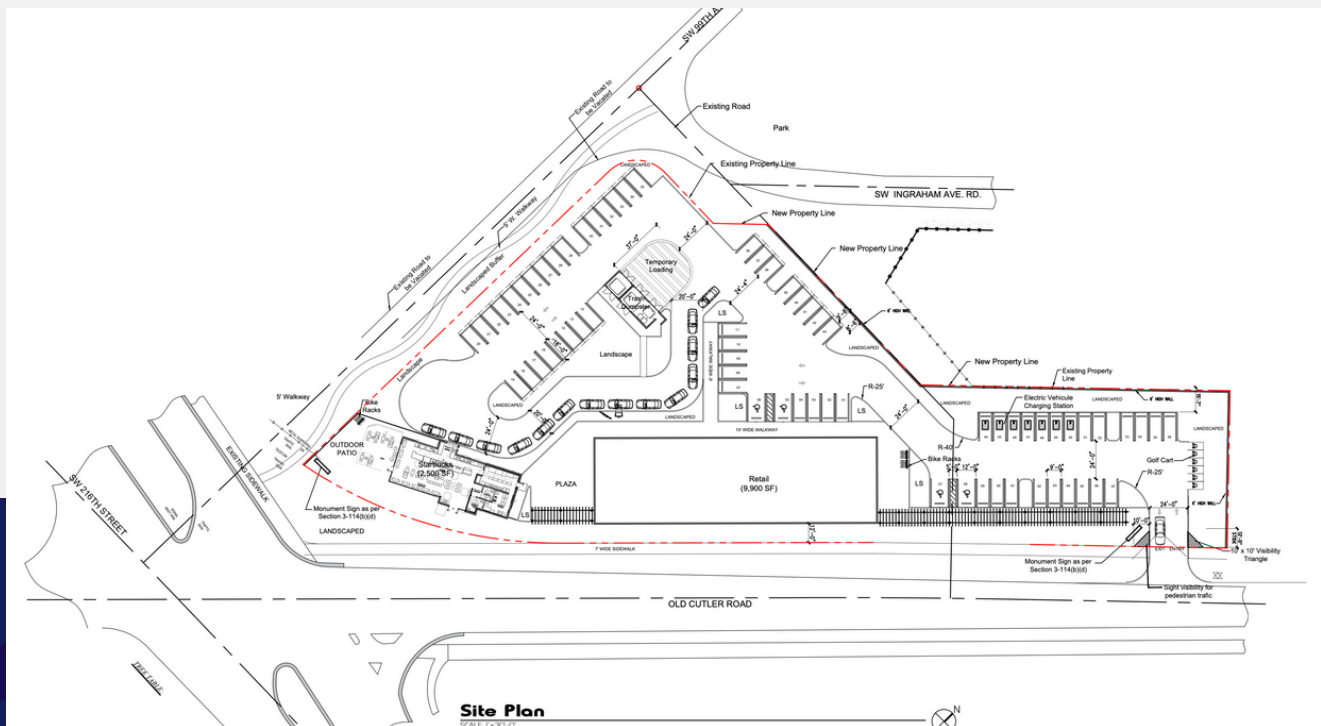
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Lease Opportunities +/- 2,000 SF of QSR



Site Plan



Area Demographic

Average HHI (5 mi.)	\$83,357
Population 2021 (5 mi.)	205,320
Population Growth Rate (5 mi.)	1.46%
Retail Expenditure	\$345.9 M

Segmentation

27.0%	12.9%
American Dreamers	Up & Coming Families
12.5%	47.6%
Urban Villages	Other

Area Highlights



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

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



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.

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.



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

Property Highlights

Proposed groundbreaking - Q4 2022

QSR opportunities available serving the prestigious area of Cutler Bay

High vehicular traffic with $\pm 18,000$ AADT on Old Cutler Road

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

Neighboring Tenenats



T-Mobile™ Walgreens



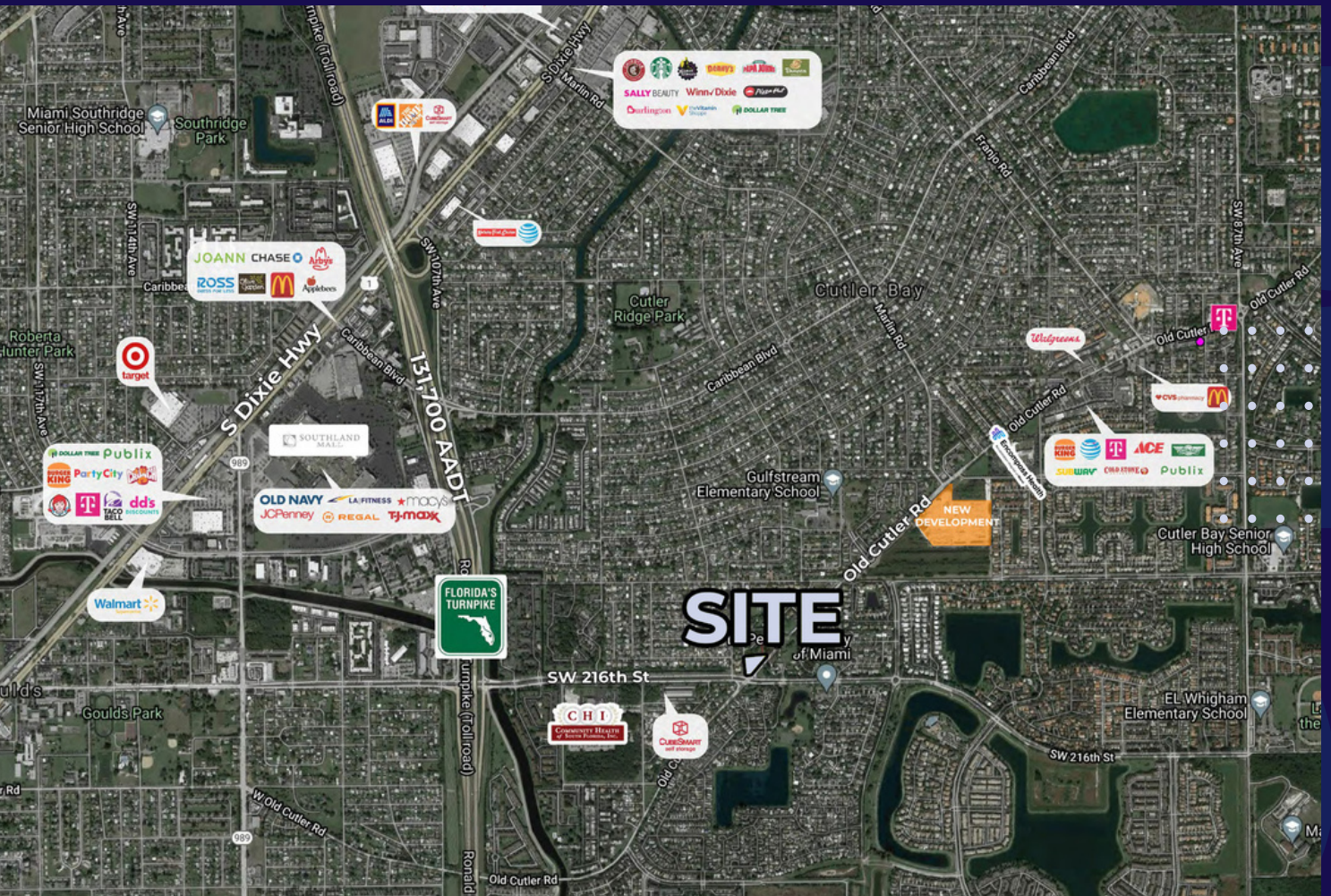
CVS® SUBWAY



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