



DADELAND STATION

MULTI-LEVEL RETAIL CENTER

8312 S DIXIE HWY | MIAMI, FL 33143

Rare opportunity to lease space in a Retail Center in one of the most desired markets in the US.



(305) 854-2800
berkowitzdevelopment.com



(305) 799-7957
mstreetholdings.com

DADELAND STATION LOCATION MAP



RESIDENTIAL UNITS

| | | |
|----|---------------------------|-----|
| 1 | Dadeland Park | 120 |
| 2 | Dadeland Capri | 120 |
| 3 | Silver Palms at Dadeland | 36 |
| 4 | Bermuda Villas | 224 |
| 5 | Dade House Apartments | 92 |
| 6 | AMLI Joya | 431 |
| 7 | Granada Dadeland | 325 |
| 8 | AMLI Dadeland | 350 |
| 9 | Modera at Metro Dadeland | 422 |
| 10 | Village at Dadeland | 410 |
| 11 | Colonade at Dadeland | 292 |
| 12 | The Ledges Condos | 275 |
| 13 | Green House Apartments | 120 |
| 14 | Motion at Dadeland | 294 |
| 15 | Monterey Gardens | 90 |
| 16 | Waterside Apartments | 116 |
| 17 | Villas of Pinecrest | 206 |
| 18 | Kendall Gables Apartments | 42 |
| 19 | Dadeland Grove | 164 |
| 20 | Gardens of Pinecrest | 88 |
| 21 | Pearl Dadeland | 412 |
| 22 | Toscano at Dadeland | 403 |
| 23 | Downtown Dadeland | 465 |
| 24 | Metropolis at Dadeland | 397 |

OFFICE MARKET (SF)

| | | |
|---|-----------------------|------|
| 1 | One Datan Center | 256K |
| 2 | Two Datan Center | 217K |
| 3 | Dadeland Center I | 127K |
| 4 | Dadeland Center II | 112K |
| 5 | 9350 Financial Center | 106K |
| 6 | One Dadeland Center | 166K |
| 7 | Dadeland Town Center | 200K |

RARE OPPORTUNITY TO LEASE SPACE IN A RETAIL CENTER IN ONE OF THE MOST DESIRED MARKETS IN THE US

EXCLUSIVE AGENTS:



TARGET

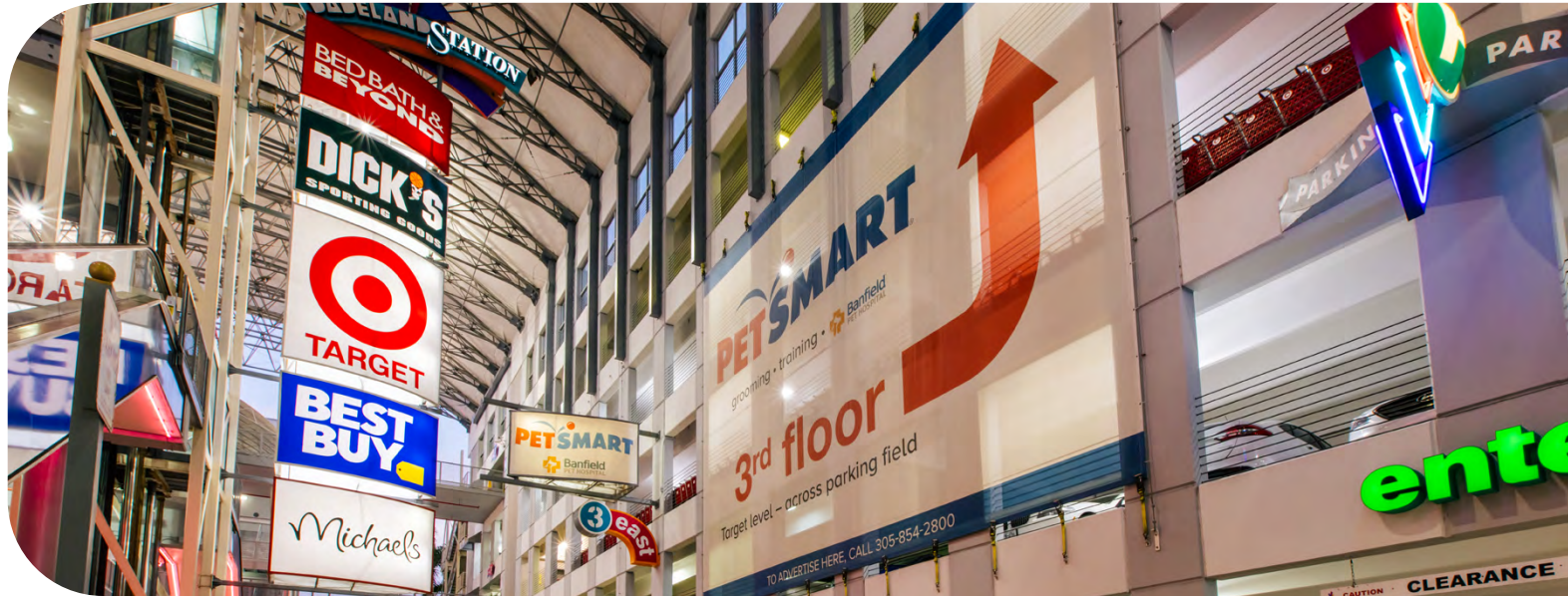
BEST BUY

DICK'S
SPORTING GOODS

Michaels

PET SMART

BED BATH & BEYOND



CENTER SIZE
330,000 SF

PARKING SPACES
± 1,500

TRAFFIC COUNT
78,000 VPD

OCCUPANCY
100%

- 200,000+ VPD – located at the convergence of 3 of the most heavily trafficked highways in South Florida – US-1, Palmetto Expressway (S.R. 826), & Snapper Creek Expressway (S.R. 878)
- Highly Valuable US-1 Pylon Signage
- Metrorail Connectivity – served by one of the busiest Metrorail Stations in Miami with average weekday boarding of 5,500+ riders. The Dadeland North Metrorail Station connects the Property to: University of Miami, Coral Gables, Coconut Grove, Brickell Avenue's Financial District, Downtown Miami, Jackson Hospital, and Miami International Airport

- Built-In Density – Dadeland Station is surrounded by 4,500+ residential units, 2+ million SF of office, and 1,000+ hotel keys
- 25-Year Tenant Tenure – 80% of the tenants have tenanted the Property since the 1990s
- Exceptional South Florida Demographics



Population

22,463

1-Mile

100,784

3-Mile

303,232

5-Mile



Average HHI

\$93,759

1-Mile

\$152,438

3-Mile

\$130,636

5-Mile

DADELAND STATION

EXISTING TENANT PERFORMANCE

EXCLUSIVE AGENTS:
BERKOWITZ REALTY GROUP **M||| STREET**



US: 160/1,795 (91%)*
FL: 5/124 (96%)

*Source: Placer.ai



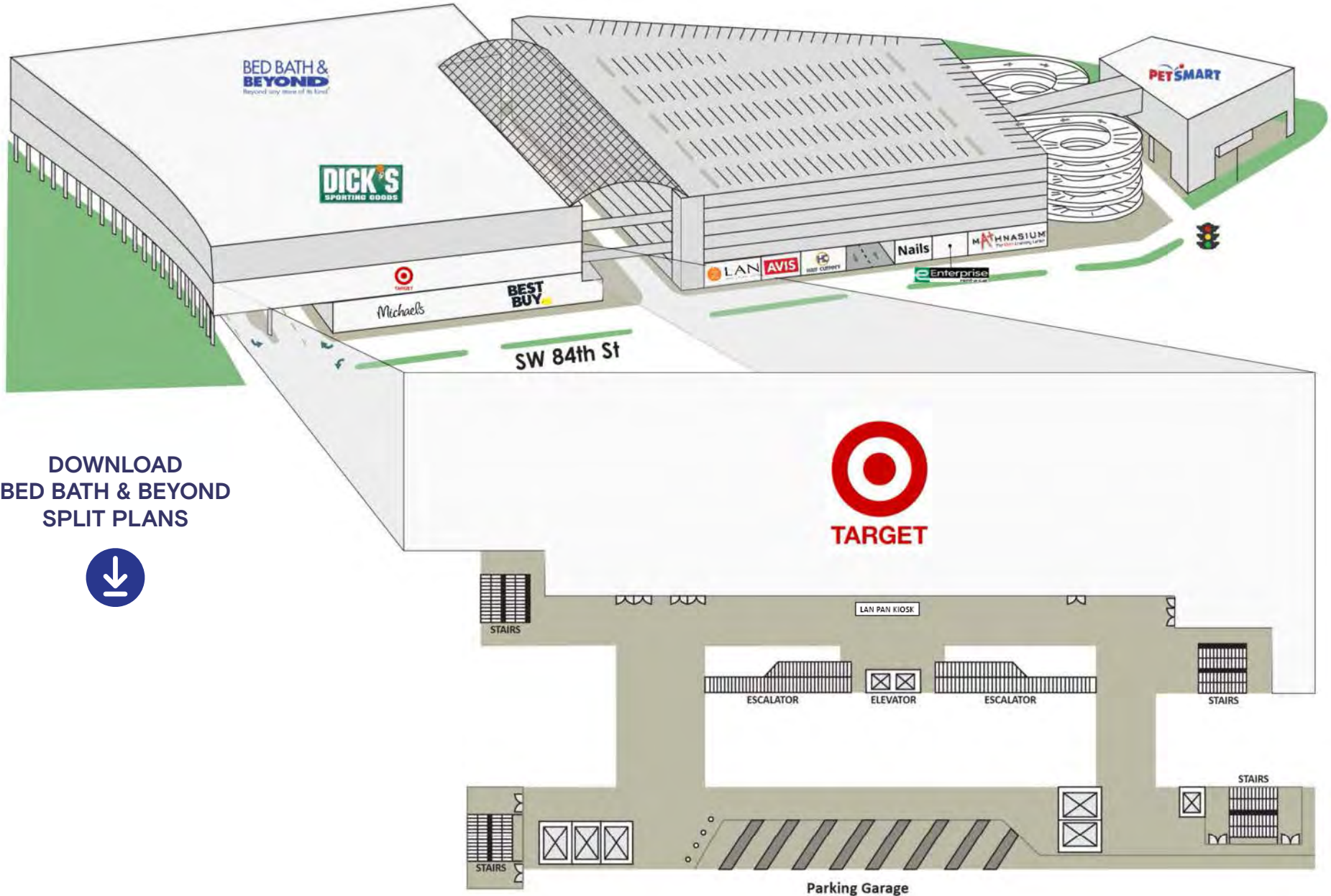
US: 4/875 (99%)*
FL: 1/58 (100%)

Historically exceptionally strong sales



DADELAND STATION SITE PLAN

8312 S Dixie Hwy, Miami, FL 33143



DOWNLOAD
BED BATH & BEYOND
SPLIT PLANS







MIAMI POPULATION & EMPLOYMENT MIGRATION

UNPRECEDENTED MARKET DEMAND DRIVING EXPLOSIVE GROWTH & EXCEPTIONAL FUNDAMENTALS

EXCLUSIVE AGENTS:



#1 Fastest Growing State in the U.S. from 7/21-7/22: +1.9%
Source: US Census

#1 For Wealth Migration: Florida gained 20,263 high-income households in 2020

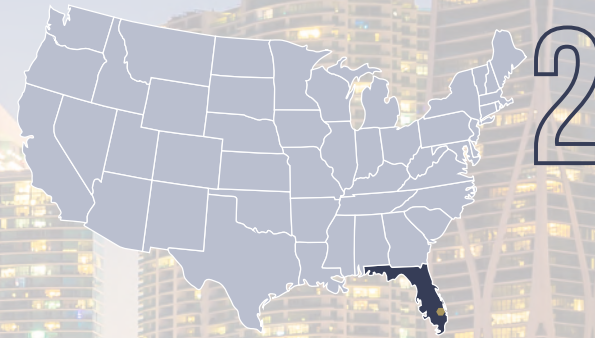
#2 Most New Residents in the U.S. from 7/21-7/22: +416,754 residents – That's 8,000 people per week!

5 Of the hottest/most competitive U.S. apartment rental markets are in Florida: #1 Miami

The Greater Miami-Dade population totals 2.7 million residents and is projected to add an additional 300,000-400,000 residents over the next five years.



The Miami Beacon Council recently celebrated its best job performance in 36 years with commitments from 32 companies during FY2020-2021 looking to relocate or expand in Miami-Dade County that will add 4,989 new direct high-value jobs (average annual salary of \$120,000), and 8,500 indirect jobs that will generate a combined annual disposable income of \$781 million and more than \$229 million in new capital investments.



2 Miami ranks second in the country for new company formation with a 45% increase since July 2020.



Miami shattered multiple residential sales records in 2021 with \$30.3 billion in sales, up 103.4% over 2020.

Miami ranked #1 in the nation for growth in wages & salaries over the past year with a 6% increase over the past 12 months.



Miami-Dade County's unemployment rate was 3.2% as of January 2022 (down from 7.9% in December 2020), which compares to 4.0% for the nation.

COMPANIES MOVING OR EXPANDING IN MIAMI

