

CROSSROADS BUILDING

**5700 Sunset Drive
South Miami, Florida**

**MULTIPLE LEASING
OPTIONS AVAILABLE
PREMIUM RETAIL & OFFICE SPACE**

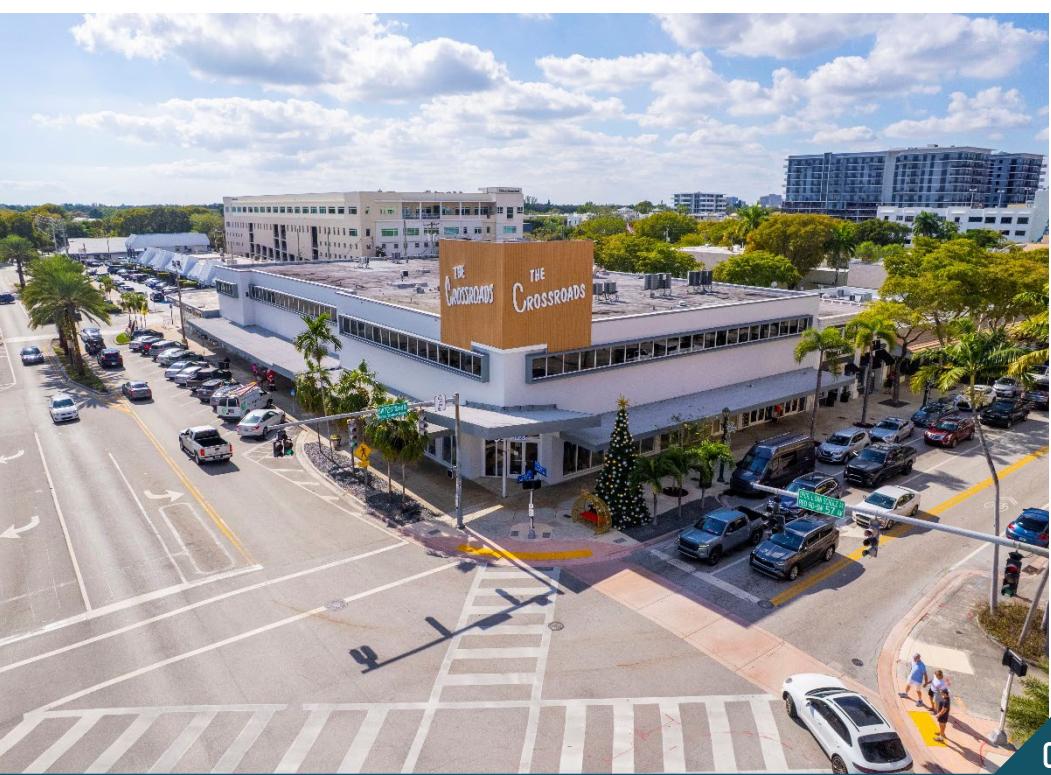
The Crossroads Building at Red Road and Sunset Drive in South Miami offers 34,901 sq. ft. of prime retail and office space. With 77,000 daily vehicles and a walk score of 98, this high-visibility location is ideal for businesses seeking a vibrant, growing community.



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VIBRANT HUB



THE CROSSROADS BUILDING

5700 Sunset Drive
South Miami, Florida



NORTH
ELEVATION

THE CROSSROADS BUILDING is a newly redeveloped, two-story commercial property offering 34,901 sq. ft. of prime retail and office space. Located at the bustling intersection of Red Road and Sunset Drive in South Miami, just minutes from the University of Miami, this iconic location enjoys unparalleled visibility and accessibility.

With a daily traffic count of over 77,000 cars and a walk score of 98, the Crossroads Building is truly a "Walker's Paradise." This high-profile corner offers an ideal opportunity for a financial institution or other forward-thinking businesses to establish a presence in a thriving community with heavy daytime foot traffic.

This landmark property has been thoughtfully reimagined to meet modern standards of design and sustainability, ensuring it remains a key destination in South Miami's vibrant commercial landscape.



BIRDSEYE
VIEW

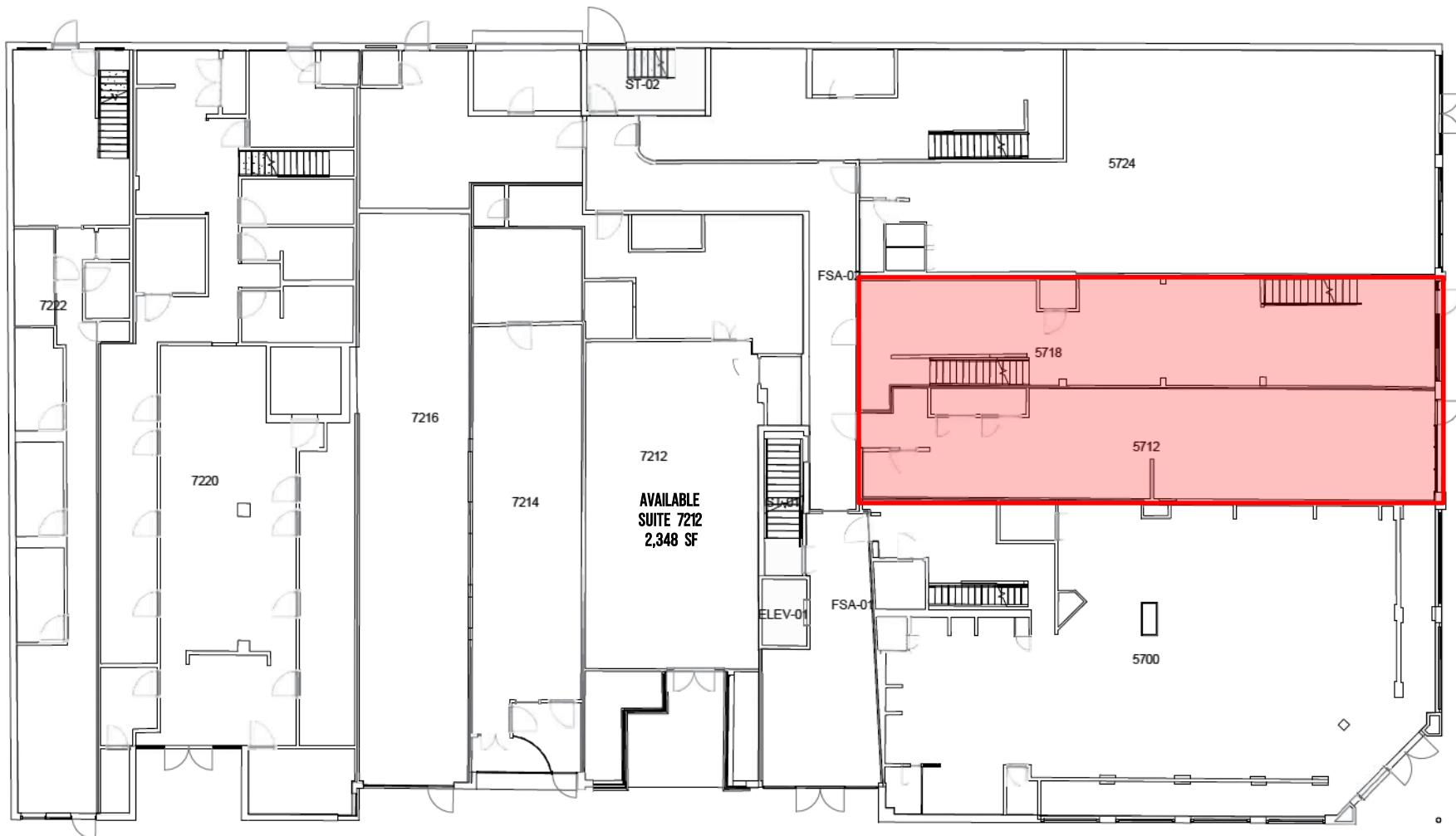




AVAILABLE SPACE

SPACE	SIZE	PRICING	USE
5712 Sunset Blvd	1,102 SF	\$75/SF NNN	Space was previously used as a Nail Salon but can be utilized as any professional use.
5718 Sunset Blvd	1,115 SF	\$75/SF NNN	Space was previously used as a Hair Salon but can be utilized as any professional use.
5712 + 5718 Sunset Blvd	2,217 SF	\$75/SF NNN	Spaces can be combined for a bigger floor plan.

MAIN FLOOR PLAN



PROPERTY HIGHLIGHTS



EXCELLENT VISIBILITY

Located at the prominent intersection of Red Road and Sunset Drive, the Crossroads Building enjoys exceptional exposure with over 77,000 vehicles passing daily.



EASY HIGHWAY ACCESS

Quick and convenient access to US-1 and the Palmetto Expressway (SR-826), placing it within minutes of major highways connecting to all of Miami-Dade County.



ROBUST DEMOGRAPHICS

Surrounded by affluent residential neighborhoods with a median household income well above the national average.



HIGH WALKABILITY

Walk score of 98 – designated a “Walker’s Paradise,” ensuring consistent pedestrian activity and customer engagement for retail tenants.



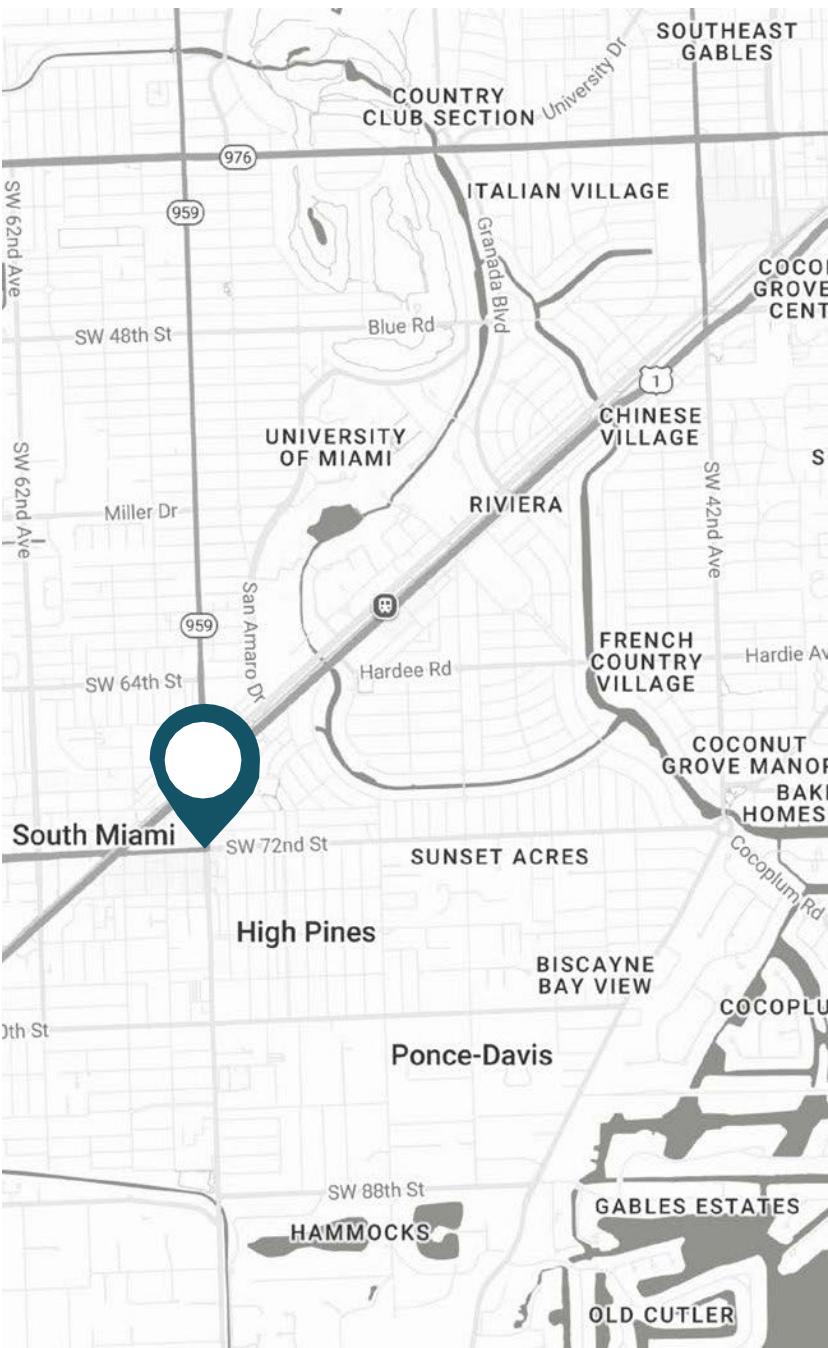
THRIVING BUSINESS ENVIRONMENT

South Miami is home to a variety of industries, including finance, retail, and healthcare, making this a central hub for economic activity and employment.



BOOMING INDUSTRY

South Miami and the surrounding areas are experiencing significant growth, with redevelopment and investment pouring into the region, positioning this property at the heart of a thriving business ecosystem.



THE SHOPS AT SUNSET PLACE MIXED-USE DEVELOPMENT PROJECT

PROJECT HIGHLIGHTS

- » **440,148 SF** of redesigned retail space
- » **32,840 SF** of expanded office space
- » **414 market-rate apartments** in two buildings
- » **182-room hotel** added to the development
- » Retention of **40 existing residential units**
- » **15,000 SF and 7,400 SF** landscaped public plazas
- » Improved pedestrian access with sidewalk cafés
- » Redesigned storefronts facing the street for better walkability
- » **Retained movie theater** for entertainment options



THIS DYNAMIC REDEVELOPMENT WILL HELP SHAPE SOUTH MIAMI'S FUTURE AS A PREMIER DESTINATION FOR WORK, LIVING, AND LEISURE, OFFERING UNPARALLELED CONVENIENCE AND LUXURY RIGHT ACROSS FROM THE CROSSROADS BUILDING.

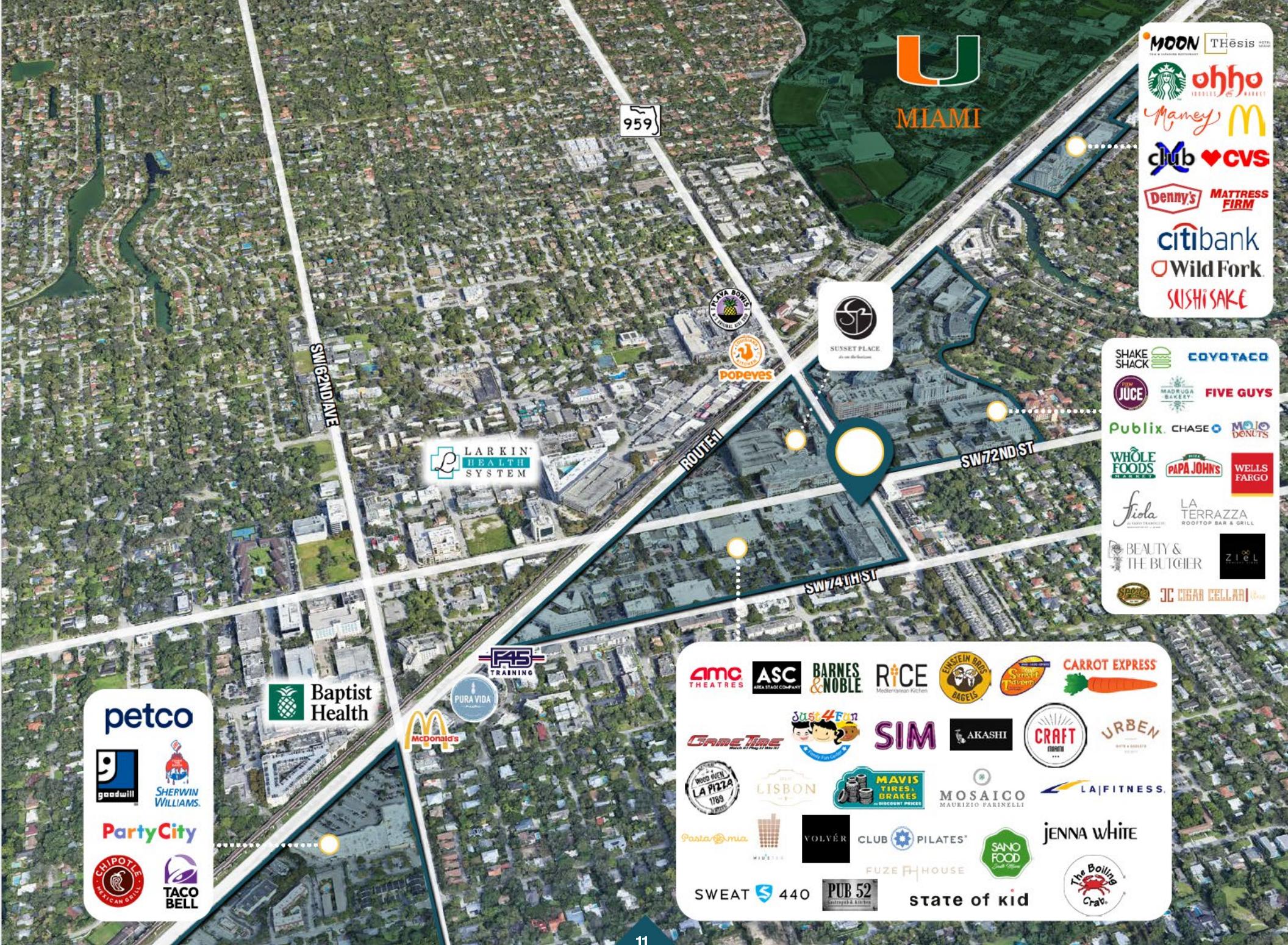
Located directly across from the Crossroads Building, the upcoming redevelopment of The Shops at Sunset Place will transform the area into a vibrant, mixed-use destination. This 9.7-acre project will include a significant overhaul of the existing retail and office spaces, the addition of luxury apartments, and the introduction of a new hotel. The reimagined development is set to invigorate the local community with modernized shopping, dining, and residential experiences while also offering expanded office and public spaces.

The redevelopment plan calls for 440,148 sq. ft. of revamped retail space, 32,840 sq. ft. of modern office space, 414 market-rate residential units, and a 182-room hotel. A key feature will be the introduction of pedestrian-friendly elements, such as landscaped public plazas and sidewalk cafés, creating a more engaging and walkable environment. As a central hub in South Miami, this redevelopment promises to elevate the area's appeal for residents, businesses, and visitors alike.

THE SHOPS AT SUNSET PLACE MIXED-USE DEVELOPMENT PROJECT.









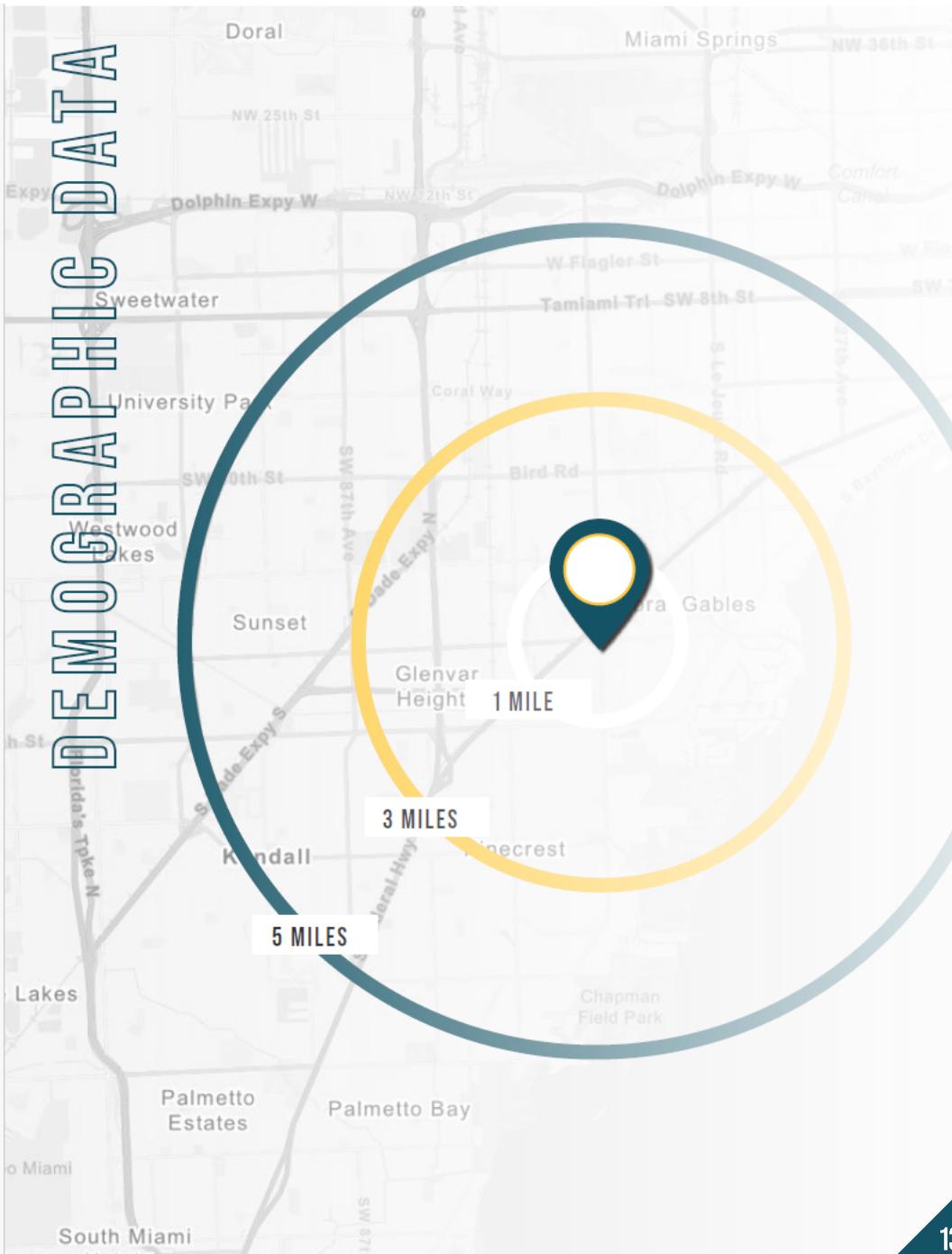
SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL

South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.

DEMOGRAPHIC DATA



2024 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	15,954	106,879	325,226
Households	6,208	43,085	126,152
Families	3,650	26,365	82,166
Average Household Size	2.38	2.36	2.53
Owner Occupied Housing Units	3,391	23,954	70,798
Renter Occupied Housing Units	2,817	19,131	55,354
Median Age	37.4	40.3	44.2
Median Household Income	\$99,396	\$107,810	\$95,136
Average Household Income	\$168,010	\$169,755	\$143,644

2029 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	16,179	108,831	325,174
Households	6,482	45,289	129,583
Families	3,819	27,720	84,630
Average Household Size	2.31	2.29	2.46
Owner Occupied Housing Units	3,537	24,840	73,961
Renter Occupied Housing Units	2,945	20,449	55,622
Median Age	38.6	41.0	44.9
Median Household Income	\$113,523	\$123,554	\$113,260
Average Household Income	\$184,381	\$190,224	\$166,231

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MADDUX
AND COMPANY

ADAM FREEMAN

305.962.6900

afreeman@propertymg.com

JOSEPH WESTON

305.510.2298

jweston@madduxco.com

MADDUX AND COMPANY

7250 SW 39th Terrace
Miami, FL 33155

305.264.9661

www.madduxco.com