



DADELAND STATION

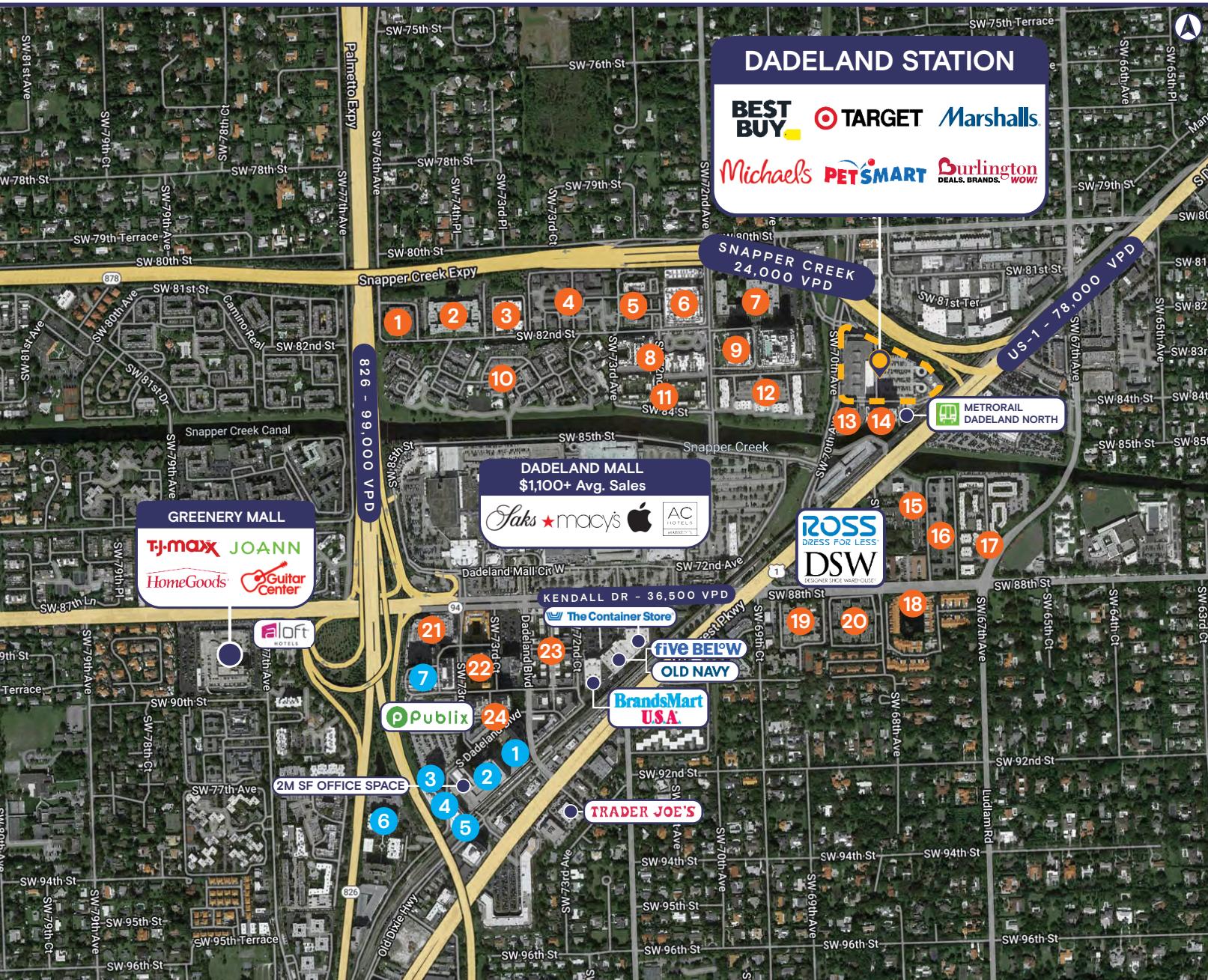
MULTI-LEVEL RETAIL CENTER

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.*

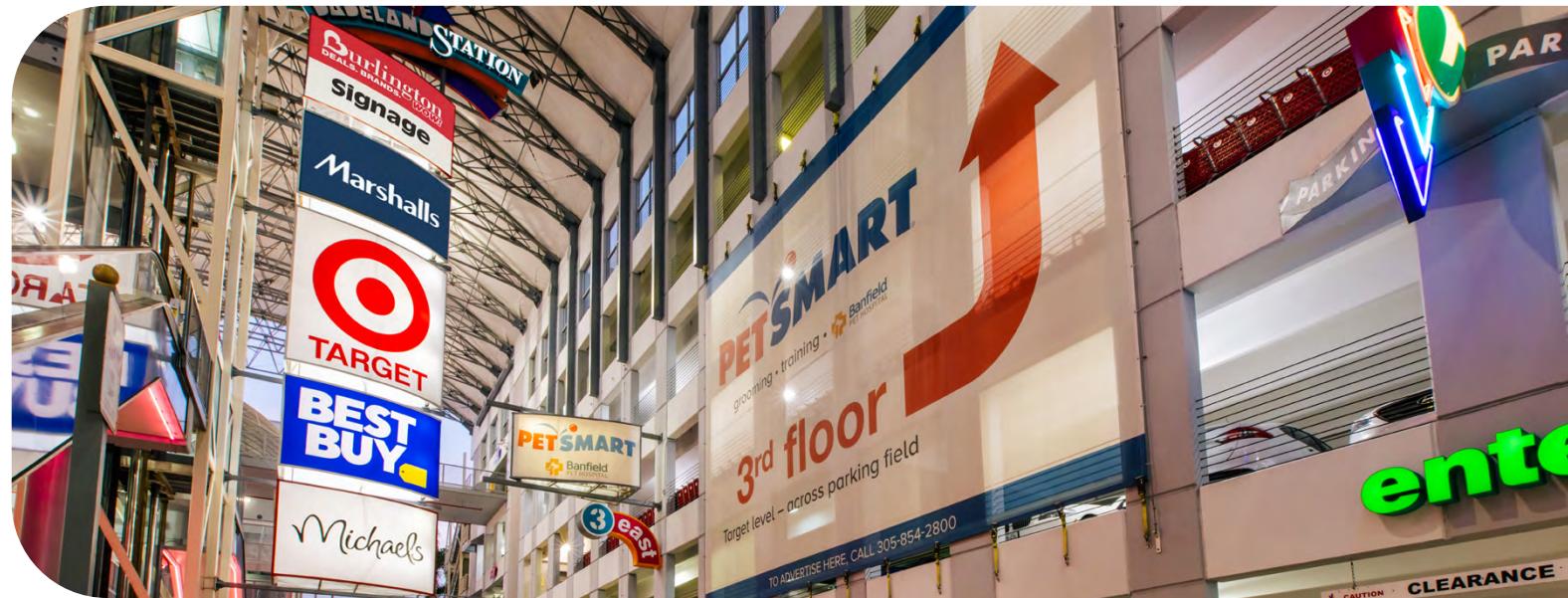
DADELAND STATION LOCATION MAP

EXCLUSIVE AGENTS:



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

EXCLUSIVE AGENTS:



SPACE AVAILABLE
42,435 SF

CENTER SIZE
330,000 SF

PARKING SPACES
± 1,500

TRAFFIC COUNT
78,000 VPD

- 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



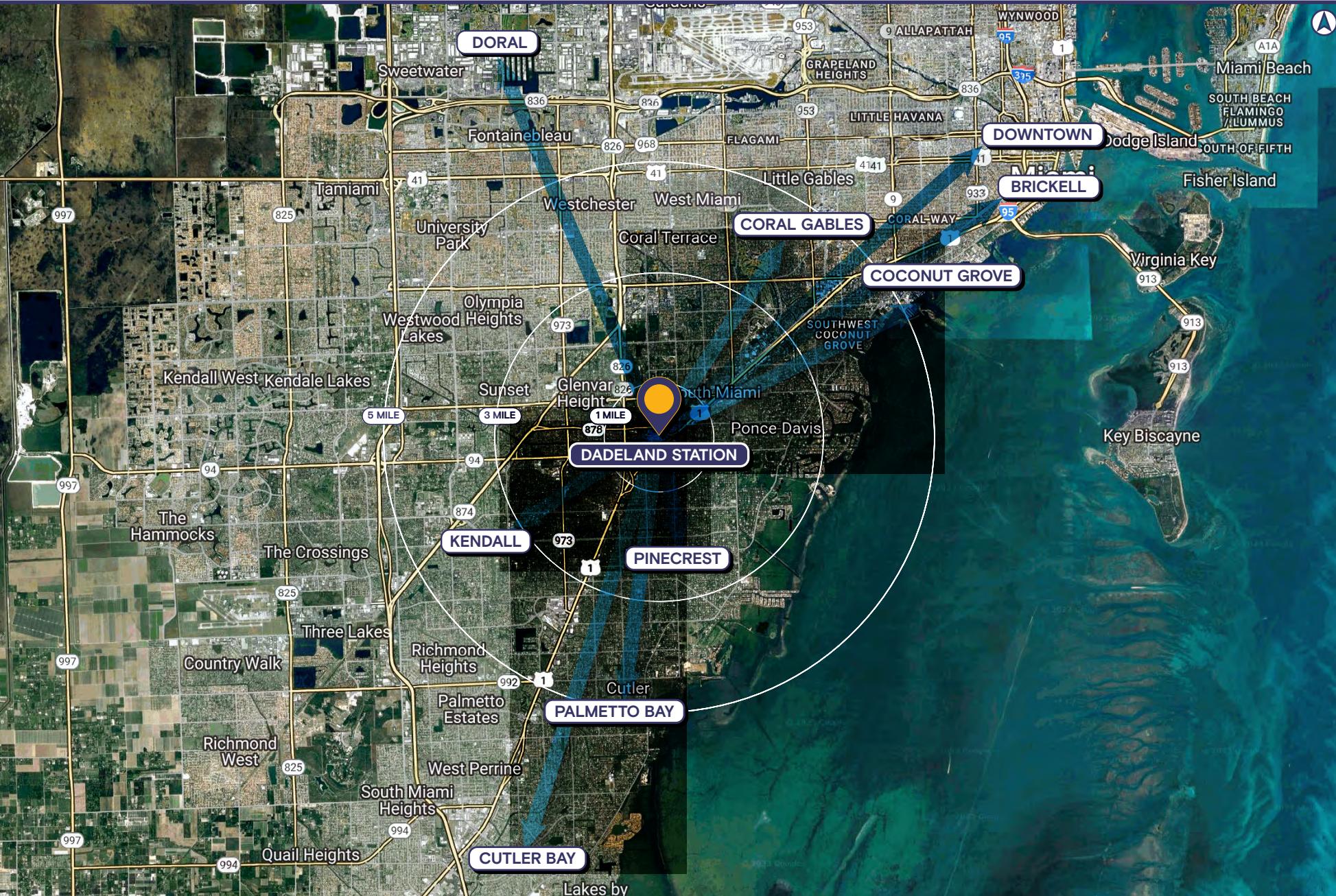
22,463 100,784 303,232
1-Mile 3-Mile 5-Mile



\$93,759 \$152,438 \$130,636
1-Mile 3-Mile 5-Mile

DENSE/INFILL LOCATION DRAWING FROM MIAMI'S MOST AFFLUENT NEIGHBORHOODS

EXCLUSIVE AGENTS:



Michael Berkowitz • (305) 854-2800 • mberkowitz@berkowitzdev.com

David Milgram • (305) 799-7957 • dmilgram@mstreetholdings.com

DADELAND STATION

EXISTING TENANT PERFORMANCE

EXCLUSIVE AGENTS:



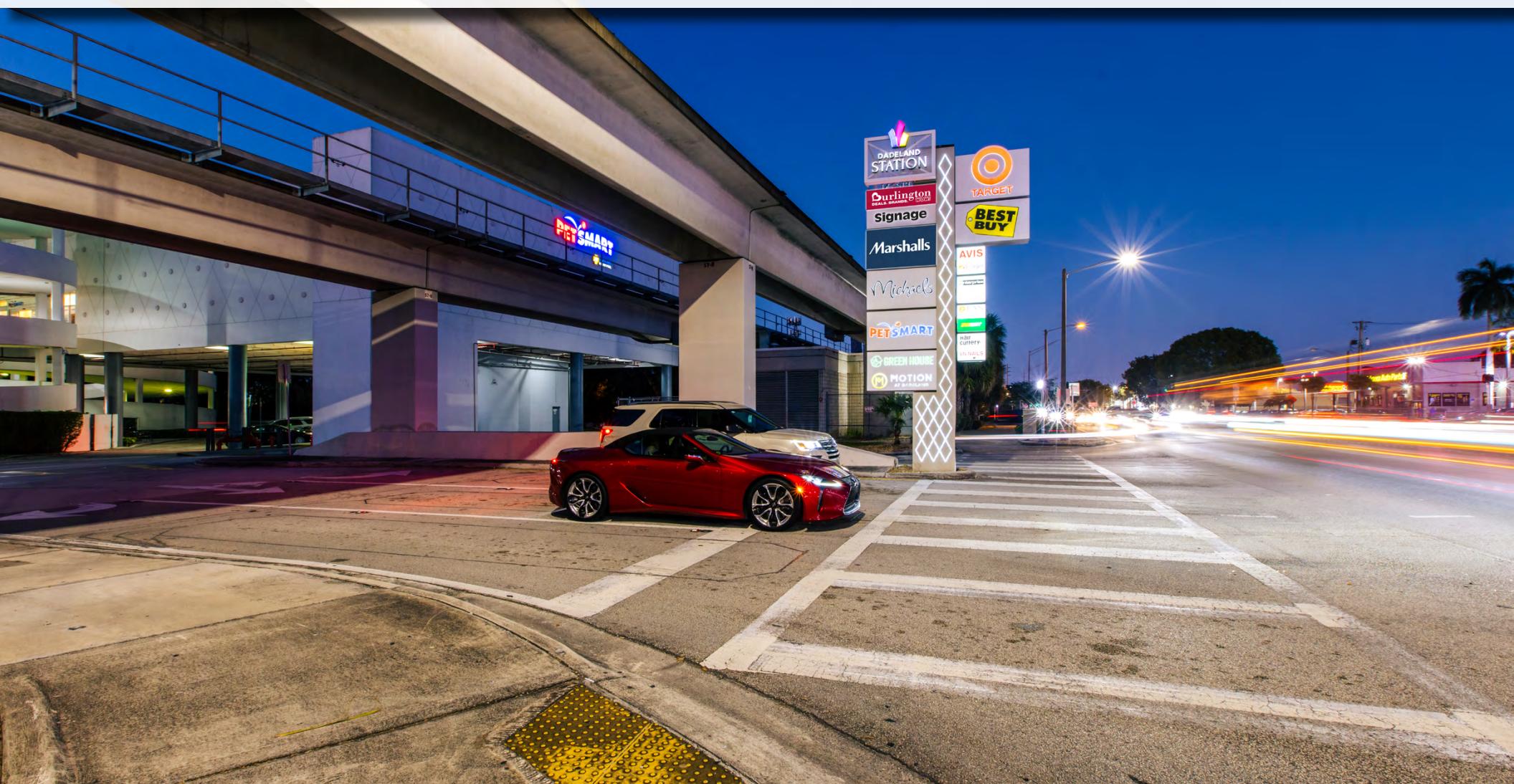
US: 160/1,795 (91%)*
FL: 5/124 (96%)

*Source: Placer.ai



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

Historically exceptionally strong sales



DADELAND STATION SITE PLAN

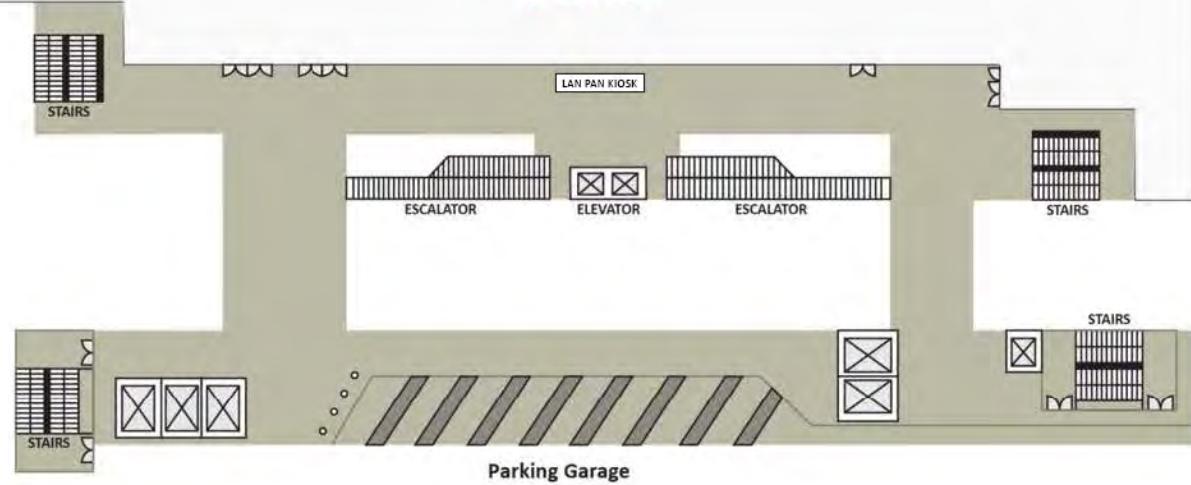
EXCLUSIVE AGENTS:

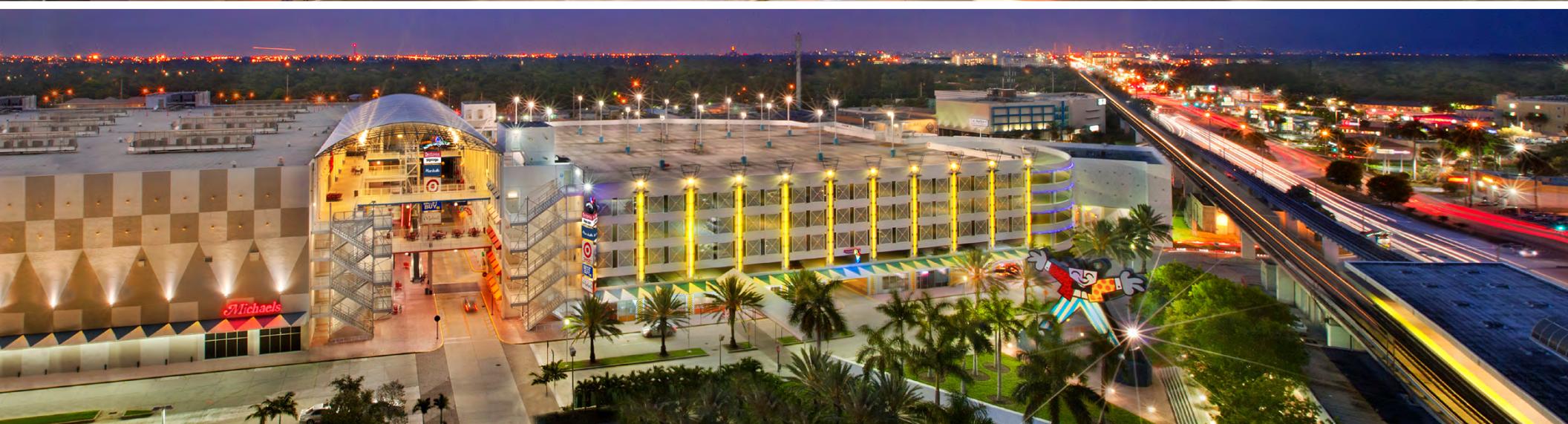


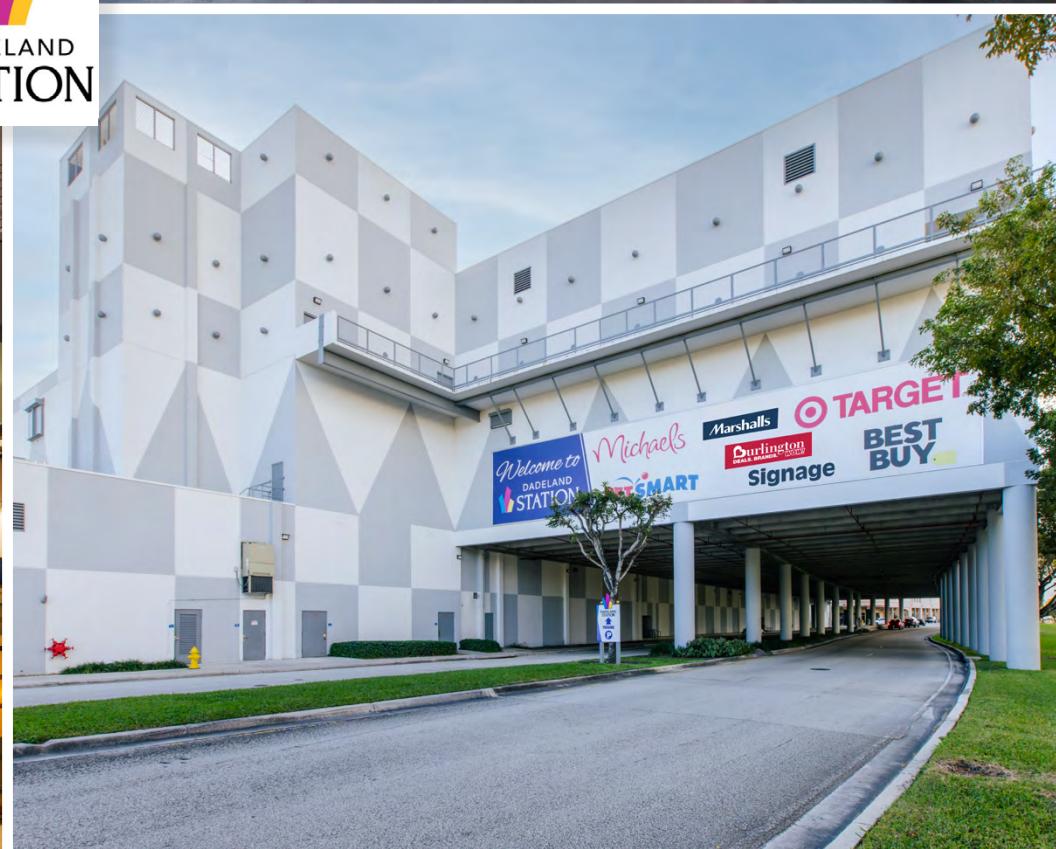
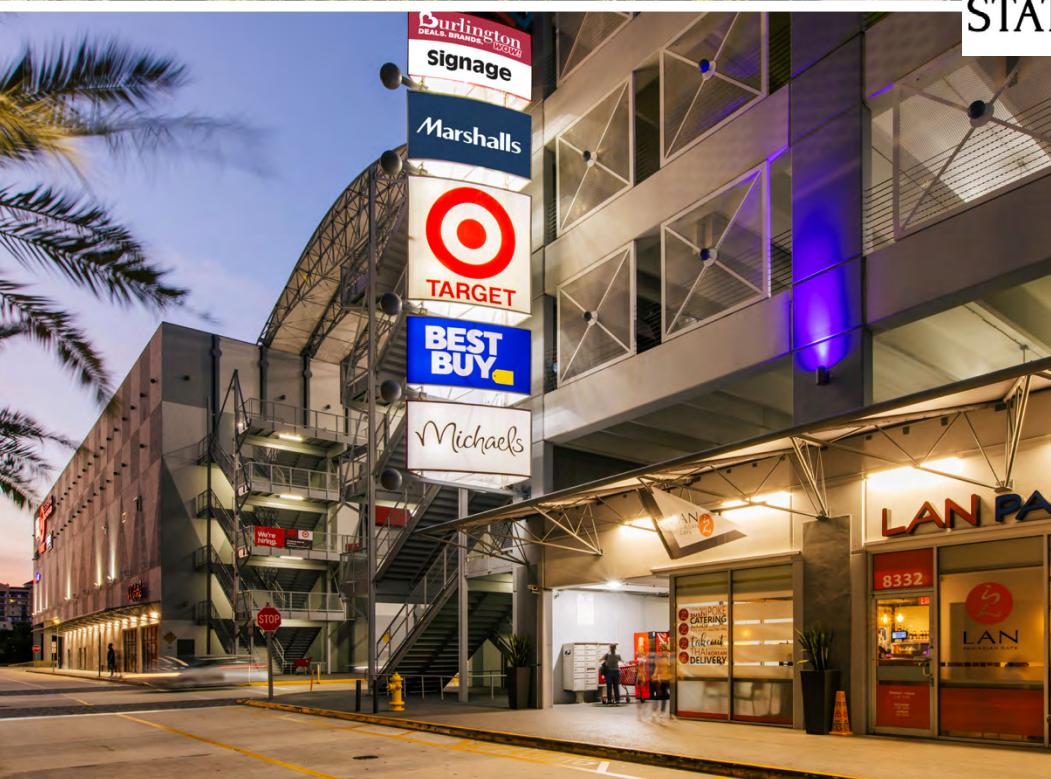
8312 S Dixie Hwy, Miami, FL 33143



DOWNLOAD FLOOR PLANS







MIAMI POPULATION & EMPLOYMENT MIGRATION

UNPRECEDENTED MARKET DEMAND DRIVING EXPLOSIVE GROWTH & EXCEPTIONAL FUNDAMENTALS

#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

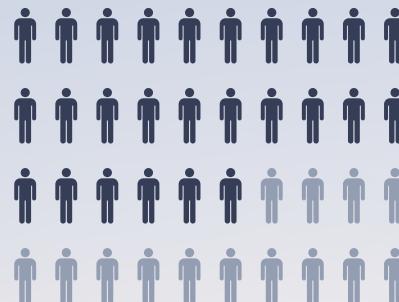
#2

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.



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.



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-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

APOLLO

BDO

Apple

The Blackstone Group

J.P.Morgan
Asset Management

ERG

Morgan Stanley

CI FINANCIAL

ACI Worldwide
Real-Time Payments

SoftBank

SCHONFELD

THOMABRAVO

BLOCKCHAIN.COM

Point72

Microsoft

zumper

UBER

SUBWAY