



City of South Miami

FOR SALE

Prime Corner Lot

21,255 SF

with Free Standing Building

9,324 SF

Price: \$5,700,000

5795 Sunset Drive
(S.W. 72nd Street)

Downtown South Miami
Florida 33143





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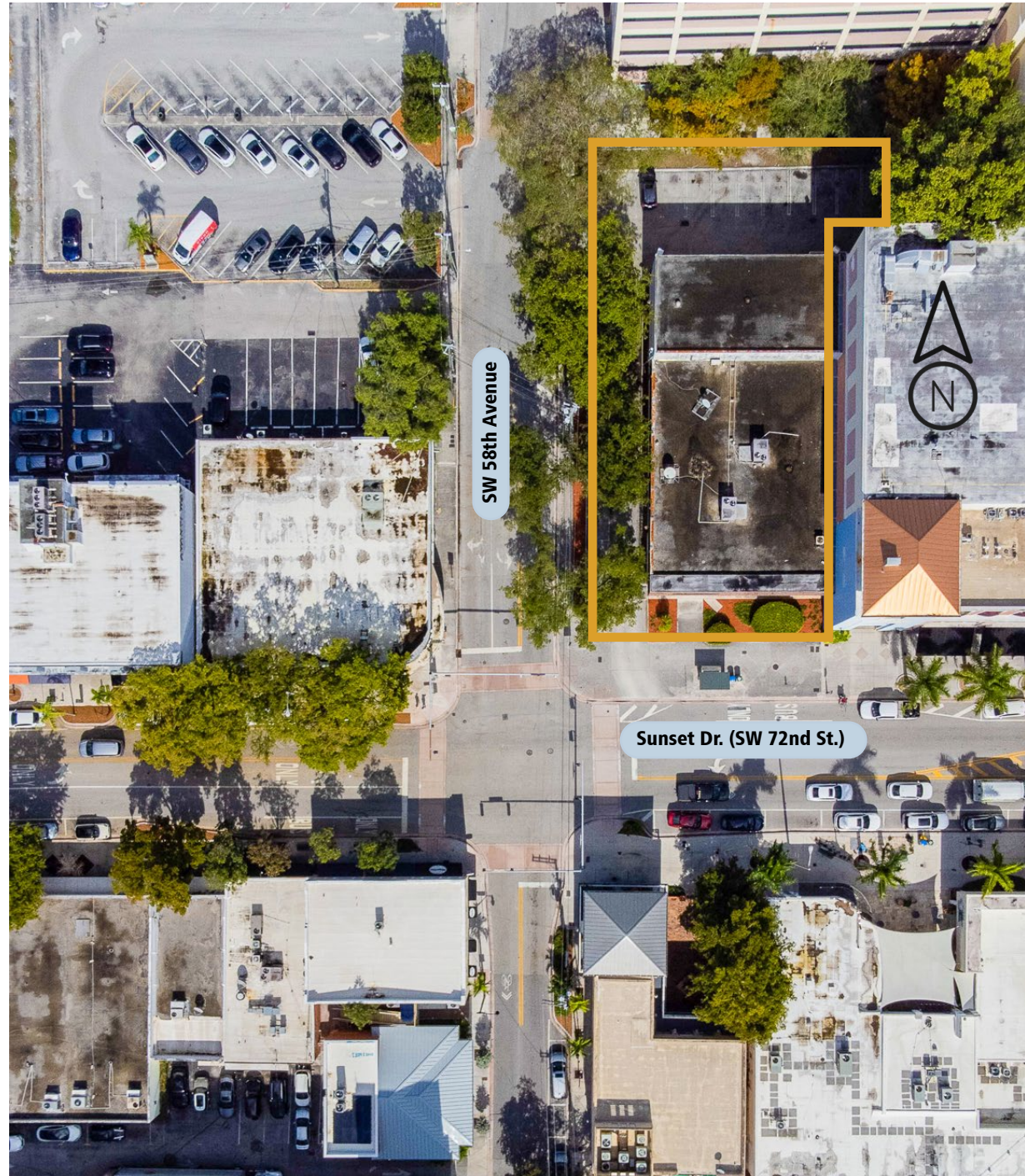
Executive Summary | THE OFFERING



- A free-standing vacant corner property formerly occupied by CVS Pharmacy. Ideal for a commercial development*.
- Located on a major retail thoroughfare on a signalized hard-corner in the City of South Miami with ingress/egress on SW 72nd St and SW 58th Ave.
- Immediately adjacent to *The Shops at Sunset Place*, a 9.7 acre, urban, open-air lifestyle center with 514,690 SF retail and office space.
- Parcel is centrally located in City of South Miami along Sunset Drive (SW 72 Street) and surrounded by several of Miami's most affluent communities, including South Miami, Coral Gables and Pinecrest. The immediate area includes demand drivers such as South Miami Hospital, the University of Miami, retail stores, the South Miami Metrorail Station, and the future linear park The Underline, all of which contribute to high traffic and pedestrian count surrounding the property.

*Opportunity Zone Designation

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Property Overview | KEY FACTS



Folio Number	09-4025-031-0170
Parcel Size	21,255 SF (as per public records)
Building Size	9,324 SF including mezzanine (as per public records)
Parking Spaces	23
Special Designation	Qualified Opportunity Zone LINK
Walker's Paradise Score®	97
Zoning South Miami	SR - Specialty Retail HD-OV - Hometown District Overlay DS - Downtown SoMI District ZONING MAP LINK DS LINK
Miami-Dade Zoning	6300 Commercial
Flood Zone	X LINK
Traffic Count	2020 - 31,500 (72nd Ave.)



Location

MAP



Blue Lagoon

West Flagler

Little Havana

Miami River



Brickell

Coral Gables



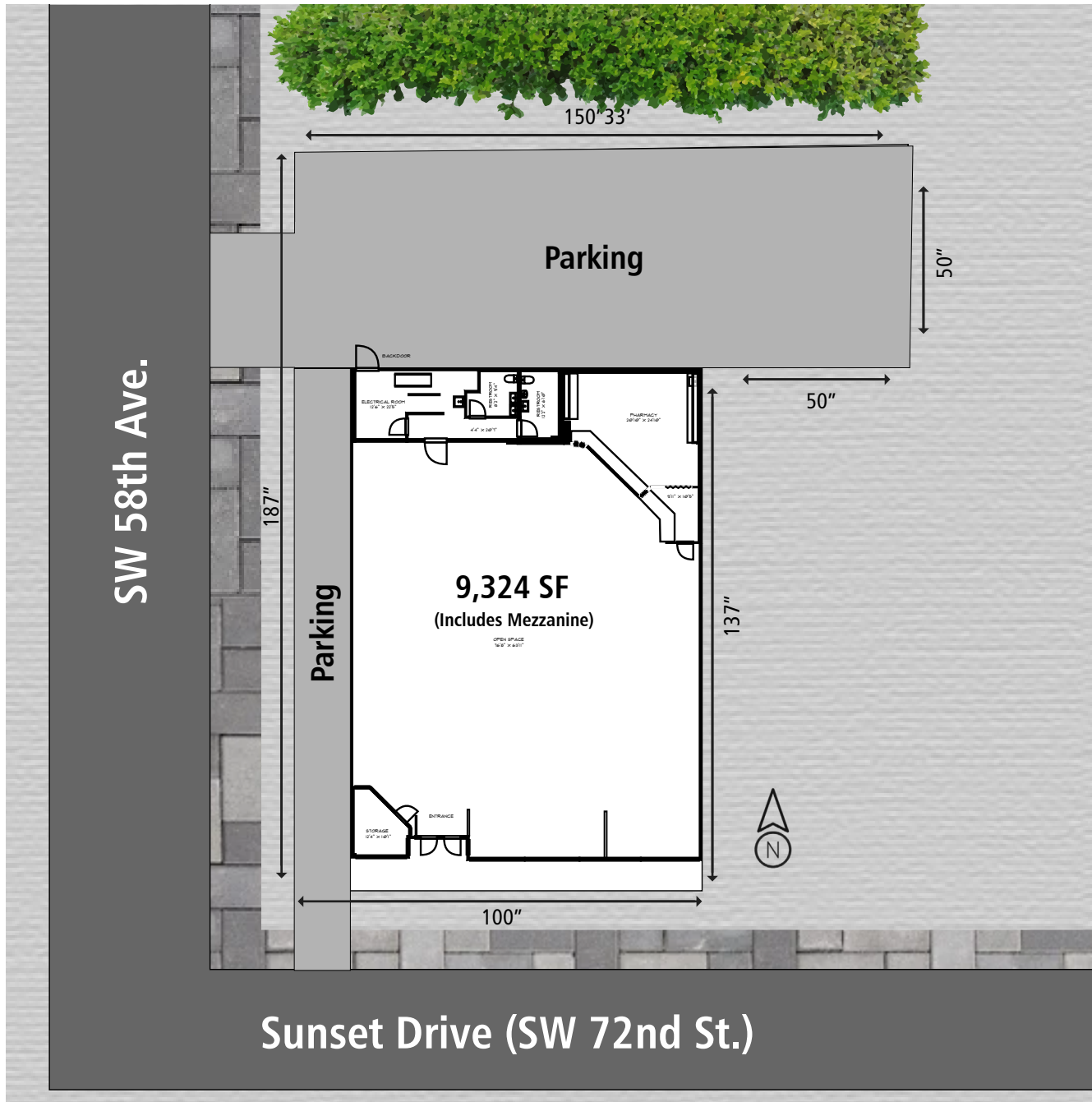
Biscayne Bay

Coconut Grove



South Miami

Site Plan | FLOOR PLAN - FREE STANDING BUILDING



Population Demographics | RADIUS OF 1-3 MILES



2010 Population	18,802	98,727
2021 Population	19,553	108,938
2026 Population Projection	19,639	110,508
Annual Growth 2010-2021	0.4%	0.9%
Annual Growth 2021-2026	0.1%	0.3%
Median Age	31.7	40.3
Bachelor's Degree or Higher	49%	51%
U.S. Armed Forces	0	13

INCOME



\$69,245

Median Household Income



\$43,577

Per Capita Income



\$98,278

Median Net Worth

KEY FACTS

18,351

Population



Median Age



Average Household Size

Median Age

\$69,245

Median Household Income

EDUCATION



No High School Diploma



16%

High School Graduate



19%

Some College



59%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,235

Total Businesses



19,693

Total Employees

EMPLOYMENT



78%

White Collar



9%

Blue Collar



13%

Services



Unemployment Rate

Source ESRI 2022

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Offer Guidelines | INQUIRIES



The Property will be sold “as is, where is.” The Owner will consider all qualified offers but is under no obligation to accept the highest offer or any offer. To qualify for review of their offer, offerors must carefully follow the provisions, requirements, terms, and conditions as outlined in the offer requirements section that follows.

All inquiries should be directed to:
F. ANTONIO (TONY) PUENTE, CCIM
Fairchild Partners
Senior Advisor
3326 Mary Street, Suite 301
Miami, FL 33133
C: 305 606 2097
O: 305 668 0620
tpuente@fairchildpartners.com

Fairchild Partners[®]
Licensed Real Estate Brokers

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Offer Requirements



The Seller has a Letter of Intent standard form that needs to be submitted as the offer form. In addition to the Sellers “Letter of Intent”, please include the following information when submitting your offer:

PURCHASER

The offer should identify the purchasing entity, including name, address, telephone number and email of those individuals that can be contacted during the period of offer evaluation.

PROOF OF FUNDS

Written evidence of a commitment for financing without contingencies, or evidence of the available funds or ability to consummate the purchase, is preferred.

OTHER

Please submit any other relevant terms that offeror deems appropriate.

SELECTION CRITERIA

In reviewing and evaluating offers, the Owner may consider such criteria (all criteria considered by the Owner being referred to collectively as the “Selection Criteria”) that, in Owner’s sole and absolute discretion, are in its best interests. The Selection Criteria includes but is not limited to the following:

- The purchase price, no closing conditions
- Offeror’s qualifications and capability to close
- Offeror’s compliance with the requirements, provisions, terms, and conditions outlined in these Offer Instructions
- The proposed amount and receipt of the deposit
- Offeror’s proposed due diligence and time to close

TERMS & CONDITIONS

SUBMISSION OF OFFERS

The Owner and its representatives reserve the right to independently investigate or request clarification of the contents of any offer. All materials submitted in response to this offering become the Owner’s property without any obligation of the Owner or Fairchild to return such materials. All determinations as to completeness of any submission and its compliance with the provisions, requirements, terms, and conditions of this offering and the eligibility or qualification of any offeror shall be in the sole and absolute discretion of the Owner. The Owner may waive any of the provisions, requirements, terms, and conditions of this offering.

EXPENSES

The Owner shall not be liable for any costs or expenses incurred by any offeror in responding to this offering, in connection with the Property or under any other circumstances. All costs and expenses incurred by offeror in connection with this offering or the Property will be borne by the offeror, including, without limiting the foregoing, all costs and expenses in connection with surveys, reports, studies, research and other due diligence work, preparation of each offer, and advice and representation of legal counsel.

Offer Requirements

TERMS & CONDITIONS (CONTINUED)



NOT AN OFFER

This offering does not constitute a solicitation or an offer for the purchase of the Property, nor a solicitation or offer to sell the Property. The Owner and Fairchild shall not incur any obligation or liability on account of this offering or any submission made in connection with this offering or any other reason.

This offering, at any time, may be reissued, amended, supplemented, extended and withdrawn at the Owner's sole and absolute discretion. Representatives of the Owner and Fairchild are not authorized to give offerors interpretations of this offering, including these Instructions, or additional information regarding the process.

The Owner has no obligation, under this offering or otherwise, to dispose of the Property, or any portion of the Property, through this Offer process, including, without limiting the foregoing, to dispose of the Property to the highest offeror

or offerors. The Owner may at any time withdraw the Property, or any portion of any of the Property included in this offering from the market.

CONDITION OF THE PROPERTY

Offers are invited for the Property on an "as is, where is" basis, without representations or warranties of any kind, nature or description by the Owner or Fairchild. Offers are subject to any conveyance, covenants, and restrictions of title that may exist on any of the Property.

PERMITS AND APPROVALS

Offerors should consult with local zoning and land use authorities regarding permitted uses of the Property. The Property will be conveyed subject to all local zoning and land use laws, regulations, ordinances, practices and procedures.

Disclaimer

This Offering Memorandum ("OM") is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of, or investment in the subject Property.

The potential investor is urged to perform its own examination and inspection of the property and information relating to the same, and shall rely on such examination and investigation and not on this OM or any materials, statements or information contained herein or otherwise provided by owner and its representatives.

Neither Owner, Fairchild Partners, Inc., nor any of their respective partners, directors, officers, employees and agent ("Agents"), make any representation or warranties, whether expressed or implied, by operation of law or otherwise, with respect to this OM or the Property or any materials, statements (including financial statement and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. The information provided is for informational purposes only, and no direct reliance is provided by Owner, Fairchild Partners, Inc., or Agents. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

Without limiting the foregoing, in the event this OM contains information relating to asbestos or any hazardous, toxic or dangerous chemical, item, or substance ("Hazardous Materials") in relation to the Property, such information shall in no way be construed as creating any warranties, or representations, express or implied, by operation or law or otherwise, by Agents or the owner, as to the existence or nonexistence or nature of Hazardous Materials in, under, on or around the Property.

This OM is provided subject to errors, omissions, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents or Owner, or used for any purpose other than initial evaluations as indicated above.