

# FULLY OCCUPIED RETAIL BUILDING FOR SALE

5605 SW 74<sup>th</sup> Street Miami,  
Florida

5,588 Square Feet

305.264.9661

\$5,250,000

100% Leased, Four-Tenant  
Investment Opportunity with  
Upside in the Heart of South  
Miami

5606 SW 74 Street presents a rare opportunity to acquire a fully occupied, four-tenant retail building in the heart of South Miami. Offered at \$5,250,000, this 5,588 SF asset sits in one of Miami-Dade's most consistently performing retail submarkets, surrounded by established national and regional retailers, high daytime traffic, and a dense, affluent residential base.





SOUTH MIAMI



## OVERVIEW

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## THE ASSET

The building comprises four retail suites at 100% occupancy, providing immediate in-place income from day one. With 30+ on-site parking spaces — a premium in South Miami's walkable urban core — the property offers tenants and customers a convenience advantage that directly supports tenancy retention and lease renewability.

## THE LOCATION

South Miami commands some of the strongest retail fundamentals in the county. The SW 74 Street corridor benefits from proximity to the University of Miami, Coral Gables, and Pinecrest, drawing a high-income, educated consumer base with consistent spending power. Strong barriers to entry, limited new retail supply, and sustained population density make this submarket a proven store for long-term retail investment.

## INVESTMENT HIGHLIGHTS

Asking Price: \$5,250,000

Building Size: 5,588 SF

Tenancy: Four retail tenants — 100% occupied

Parking: 30+ dedicated spaces

Location: South Miami — high-traffic, infill urban retail corridor

Opportunity: Stabilized cash flow in a supply-constrained market



# PROPERTY HIGHLIGHTS



## EXCELLENT VISIBILITY

Located in the heart of South Miami, 5605 SW 74<sup>th</sup> Street enjoys exceptional exposure from daily traffic and pedestrians alike.



## 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.



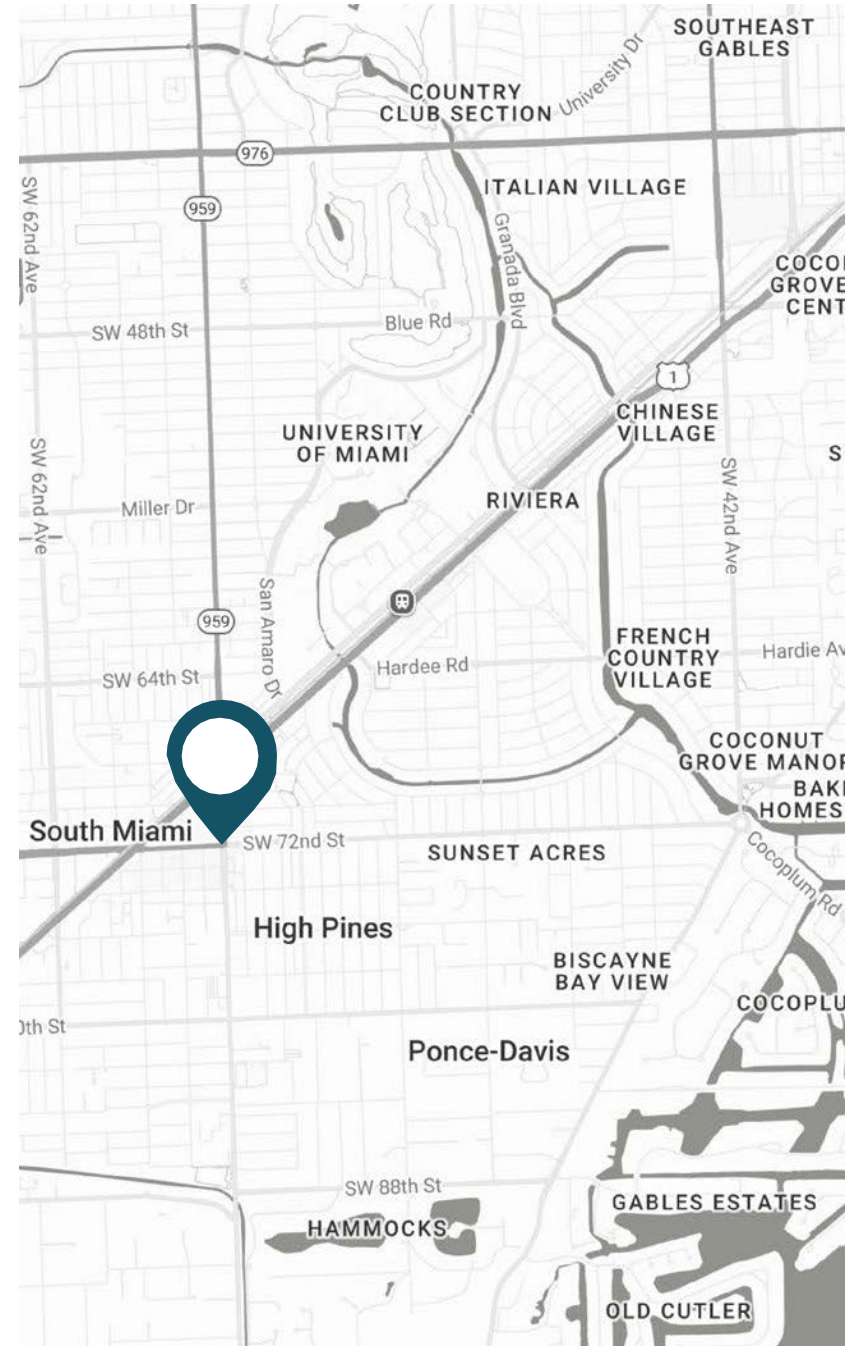
## THRIVING BUSINESS ENVIRONMENT

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 for economic activity and employment.



# 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 a few blocks away,** 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. This 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.





MIAMI

959

SW 62ND AVE

ROUTE 1

SW 72ND ST

SW 74TH ST

SUBJECT PROPERTY  
5605 SW 74 STREET  
RETAIL FOR SALE

MOON THESIS HOTEL & LOUNGE RESTAURANT

Starbucks ohho

Mamey's MCDONALD'S

club CVS

Denny's MATTRESS FIRM

citibank

Wild Fork

SUSHI SAKE

SHAKE SHACK COYOTACO

JUCE MADRUGA BAKERY FIVE GUYS

Publix CHASE MOJO DONUTS

WHOLE FOODS PAPA JOHN'S WELLS FARGO

fiola LA TERRAZZA ROOFTOP BAR & GRILL

BEAUTY & THE BUTCHER ZIEL

JC CIGAR CELLAR

petco

goodwill SHERWIN WILLIAMS

Party City

CHIPOTLE MEXICAN GRILL

TACO BELL

Baptist Health

FAS TRAINING

PURA VIDA

McDonald's

AMC THEATRES ASC AREA STAGE COMPANY BARNES & NOBLE RICE Mediterranean Kitchen

BRUNSTADT BROS. BAGELS

Carrot Express

GAME TIME JUST 4 FUN SIM AKASHI CRAFT URBEN

LA PIZZA 1789 LISBON MAVIS TIRES, BRAKES DISCOUNT PRICES MOSAICO MAURIZIO FARINELLI LA FITNESS

Pasta & Mia Volver CLUB PILATES SANO FOOD JENNA WHITE

SWEAT 440 PUB 52 FUZE HOUSE state of kid The Boiling Crab



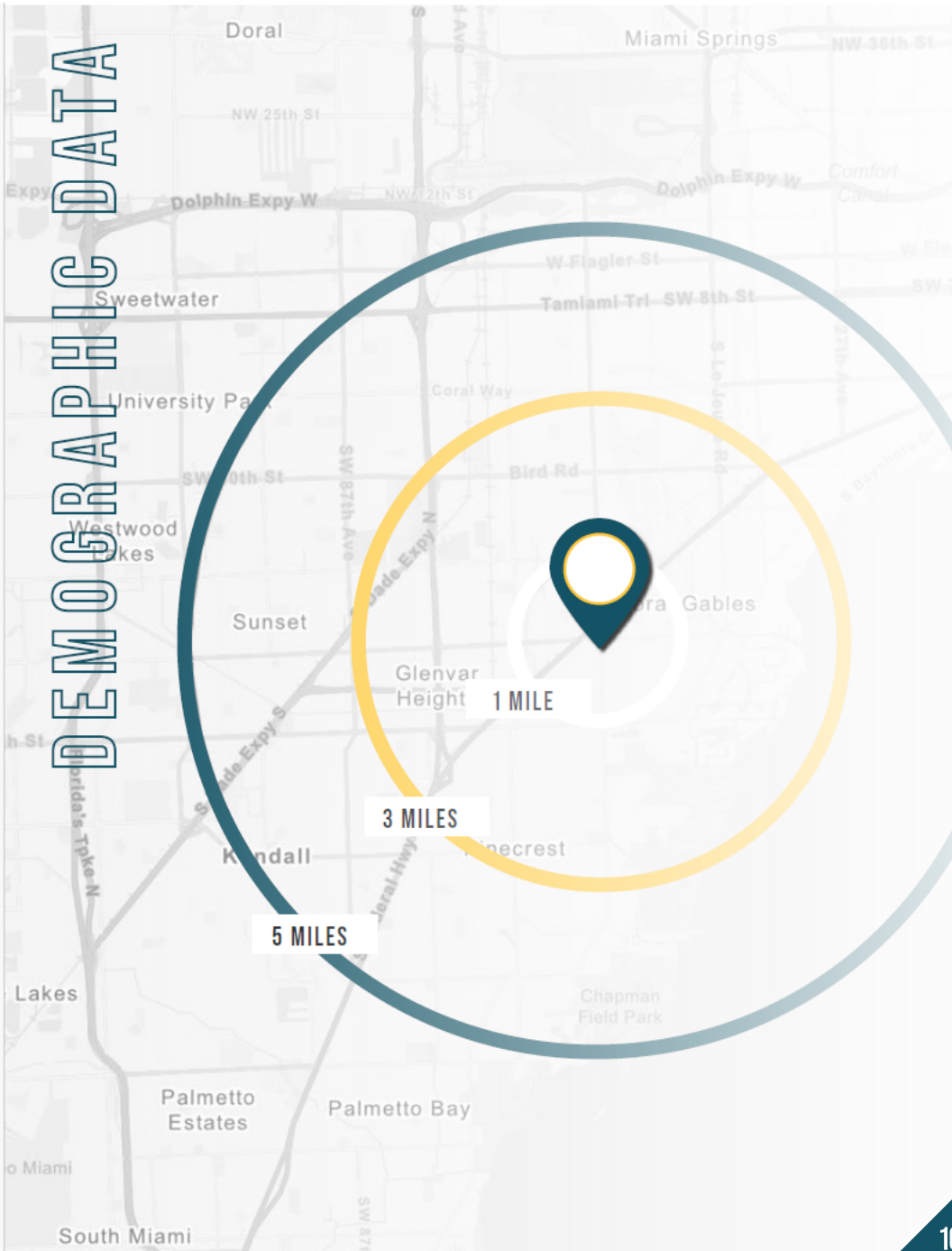
## **SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL**

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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