



PRIME RETAIL SPACES
AVAILABLE FOR LEASE

A Thriving Community Experience

Where Thousands Live. Your Business Grows.

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Position Your Business at the Center of Miami's Next Landmark Community

The HueHub offers retailers the opportunity to establish a presence within one of South Florida's largest mixed-use residential developments. More than a collection of retail spaces, The HueHub is a purpose-built community where residents, visitors, employees, and students create consistent daily activity and long-term customer demand.

The HueHub provides a unique environment to build lasting customer relationships in a rapidly growing neighborhood. Retailers benefit from immediate access to thousands of residents living on-site, creating recurring foot traffic throughout the day—from morning coffee and lunchtime services to evening dining, shopping, and entertainment.



A THRIVING COMMUNITY

Property Highlights

- 1 Class A mixed-use development with flexible retail configurations.
- 2 Available spaces ranging from 946 SF to 6,337 SF.
- 3 First and second floors available individually or combined.
- 4 Located within the first phase of a seven-building master-planned community.
- 5 Designed to accommodate retail, restaurant, medical, and lifestyle uses.
- 6 Positioned to serve more than 9,100 future residents.
- 7 Approximately 32,804 SF of planned retail space throughout the development.
- 8 Strong built-in customer base with 4,032 residential units.
- 9 Scheduled for delivery in mid 2028.

PLANNED
RETAIL SPACE

32,804 sf

THE SPACE

**LOCATION**

8395 NW 27 Avenue
Miami, FL 33147

**ZONING TYPE**

Multifamily, Retail
Mixed-Use, Office

**YEAR BUILT**

Mid 2028

**RETAIL SPACES
STORIES**

Up to 2

**RATE**

\$40 P/SF + \$10 NNN

COUNTY

Miami-Dade

BUILDING CLASS

A

RETAIL BUILDINGS

2 of 7

RETAIL PARKING

Varies per lease

AREA AVAILABLE

5,103 SF - 12,142 SF



A CITY WITHIN A CITY

The HueHub Insights

■ RETAIL
 ■ MANAGEMENT
 ■ AMENITIES



HIGH-RISE
TOWERS

7

UNITS

4,032

FUTURE
RESIDENTS

~9.1K

RESIDENTIAL
AREA

2.2MSF

RETAIL
AREA

33KSF

AMENITIES

+20

BUILT AROUND PEOPLE

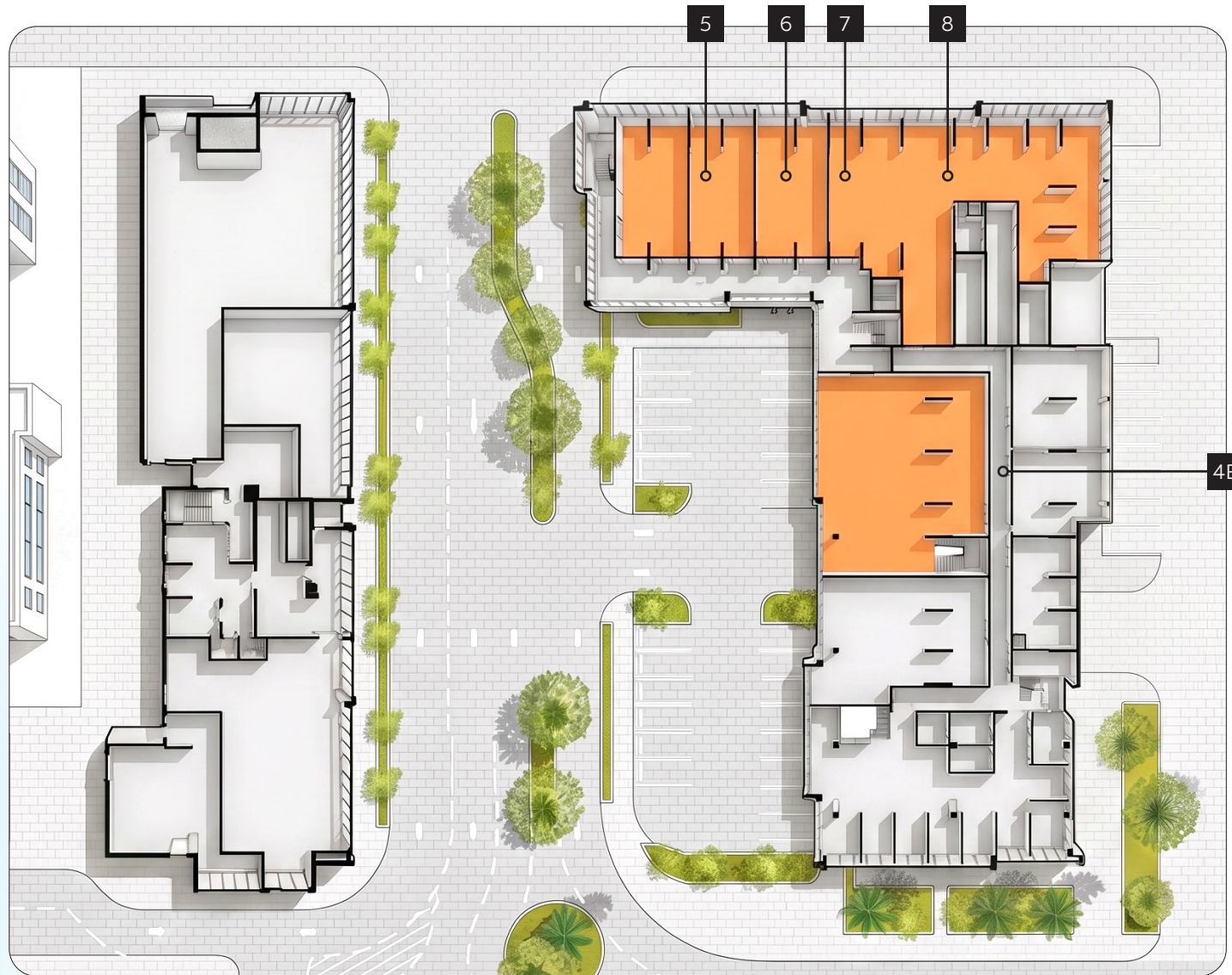
Prime Retail Spaces

**BUILDING 2****FIRST FLOOR****BUILDING 1****BUILDINGS 1 & 2
First Floor***All spaces at \$40/SF/YR*

SUITE	AVAILABLE SF
1	1,983
2	4,149
3	1,704
4A	5,431
9	6,337
10	2,997

BUILT AROUND PEOPLE

Prime Retail Spaces



BUILDING 1 Second Floor

All spaces at \$40/SF/YR

SUITE	AVAILABLE SF
4B	3,025
5	1,068
6	946
7	1,043
8	4,121



A Curated Tenant Mix



The retail program is designed to create a complementary mix of dining, convenience, wellness, professional services, and lifestyle offerings that enhance the resident experience while maximizing customer traffic for every tenant.

This curated approach strengthens the overall retail environment and promotes long-term occupancy and business success.



Retail spaces are thoughtfully integrated into the community's pedestrian experience, encouraging repeat visits and longer dwell times. Landscaped public areas, gathering spaces, and active streetscapes support an engaging retail environment where customers naturally spend more time.



BUILT AROUND PEOPLE

Prime Retail Spaces



Population

1 MILE	3 MILES	5 MILES
20,367	203,105	528,814



Average Household Income

1 MILE	3 MILES	5 MILES
\$62,629	\$62,991	\$75,004

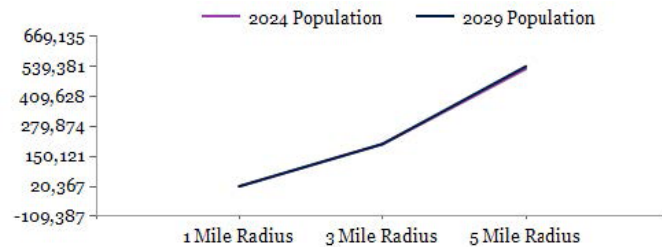


Number of Households

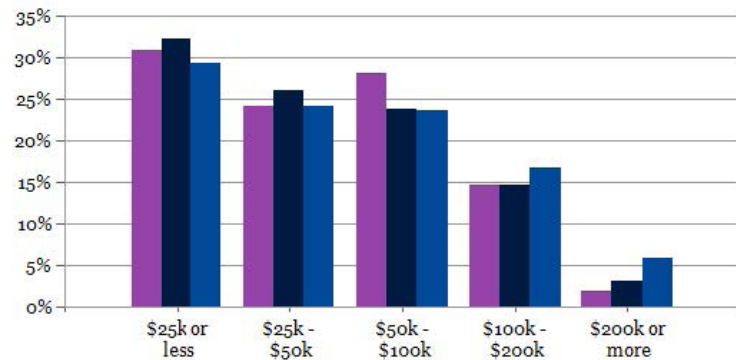
1 MILE	3 MILES	5 MILES
6,684	68,999	191,668

Demographics

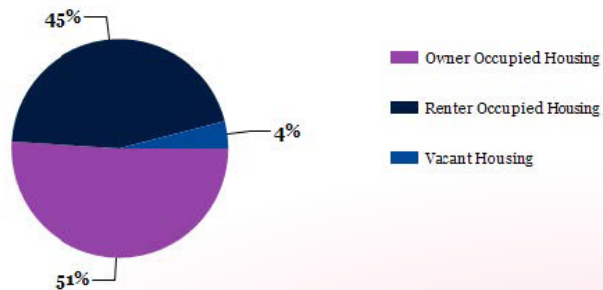
Population



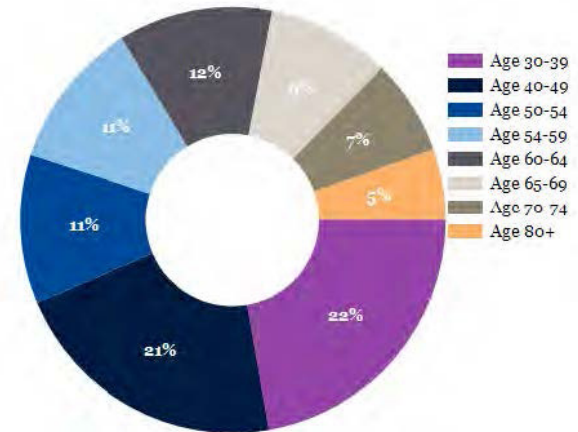
2024 Household Income



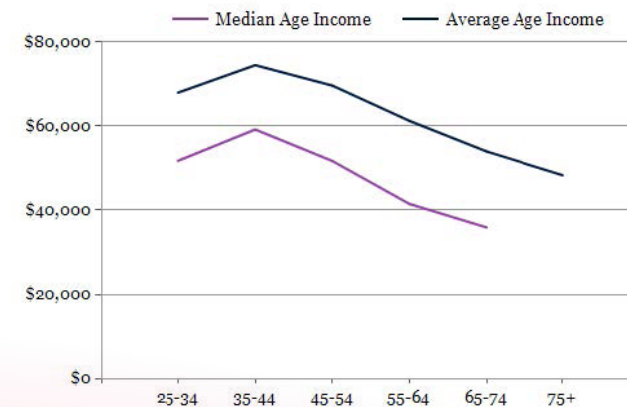
2024 Own vs. Rent - 1 Mile Radius



Age distribution



Income





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Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America.

Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value.

With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A

Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty.

Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



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