

INVESTMENT OVERVIEW

The Thomas Team of Marcus & Millichap is pleased to present Springs Town Center, a mixed-use property featuring (51) apartments and 23,073 square feet of ground-floor commercial located at 1 Curtiss Parkway in Miami Springs, Florida.

SUBJECT PROPERTY

Springs Town Center was constructed in 2024 and consists of 73,267 square feet of leasable area with 127 parking spaces, including 97 structured garage spaces and 30 on-street spaces. The 51 apartments consists of (40) two-bedroom/two-bathroom units averaging 918 square feet and (11) three-bedroom/three-bathroom units averaging 1,226 square feet. The property also includes (12) commercial suites totaling 23,073 square feet leasable.

LOCATION

Springs Town Center is located in the heart of Miami Springs, Florida, with a walk score of 93 (walker’s paradise), offering residents convenient access to numerous cafes, restaurants, retailers and service providers. The surrounding 5-mile area reports an average household income of \$77,616. The property is also a short drive to Miami International Airport (2.6 miles), Hialeah Park Casino (2.6 miles), Miami Freedom Park & Soccer Village (3.4 miles), LoanDepot Park (5.1 miles), and Downtown Miami (9 miles).

Surrounding area retailers and points of interest include Starbucks, AT&T, Metro PCS, UPS Store, Coverall Medical Center, and Jimmy John’s (+/- 100 feet), CVS (0.1 miles), Circle Park (0.2 miles), Milam’s Market (0.2 miles), Publix Super Market at Hialeah (0.2 miles), Truist Bank (0.2 miles), Sushi Saki (0.3 miles), Miami Springs Farmers Market (0.3 miles), Walgreens Pharmacy (0.5 miles) and Miami Springs Golf & Country Club (0.8 miles).

Nearby educational facilities include Miami Springs Elementary School (0.4 miles), South Hialeah Elementary School (0.5 miles), Miami Springs Middle School (0.8 miles), and Miami Springs Senior High School (1.0 miles).

SUMMARY

Springs Town Center is being offered for sale unpriced, to be determined by the market.



51
UNITS



984 SF
AVG UNIT



\$3,114 or \$3.16
AVG RENT



23,073 SF
COMMERCIAL



2024
YEAR BUILT



127
PARKING SPACES



93
WALK SCORE

INVESTMENT SUMMARY

THE OFFERING	
Property Address	1 Curtiss Parkway, Miami Springs, FL 33166
Assessor’s Parcel #	05-3119-013-0030
SITE DESCRIPTION	
Number of Apartment Units	51
Number of Commercial Suites	12
Number of Buildings	1
Number of Stories	3
Year Built	2024
Gross Building Area	133,427 Square Feet (*MDPA)
Gross Leasable Area (Apartments)	50,194 Square Feet (*MDPA)
Gross Leasable Area (Commercial)	23,073 Square Feet (*MDPA)
Lot Size	50,130 Square Feet (*MDPA)
Type of Ownership	Fee Simple
Zoning	B-1
UTILITIES	
Water (Sewer)	City of Miami Springs - Paid by Owner
Electric	FPL - Paid by Tenant
CONSTRUCTION	
Framing	Concrete Block
Exterior	Painted Stucco
Parking Spaces	127
Roof	Flat
MECHANICAL	
HVAC	Central Air Conditioning
Fire Protection	Smoke Detectors & Fire Extinguishers
*Miami Dade County Property Appraiser	

More than a place to live...

*It's where comfort, connection,
and everyday moments come together.*

