

2510 SW 8th St

Miami, FL 33135



SW 27th Ave 

Subject

SW 8th Street

Beacom Blvd



**Development Site
200 Units**

Marcus & Millichap

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

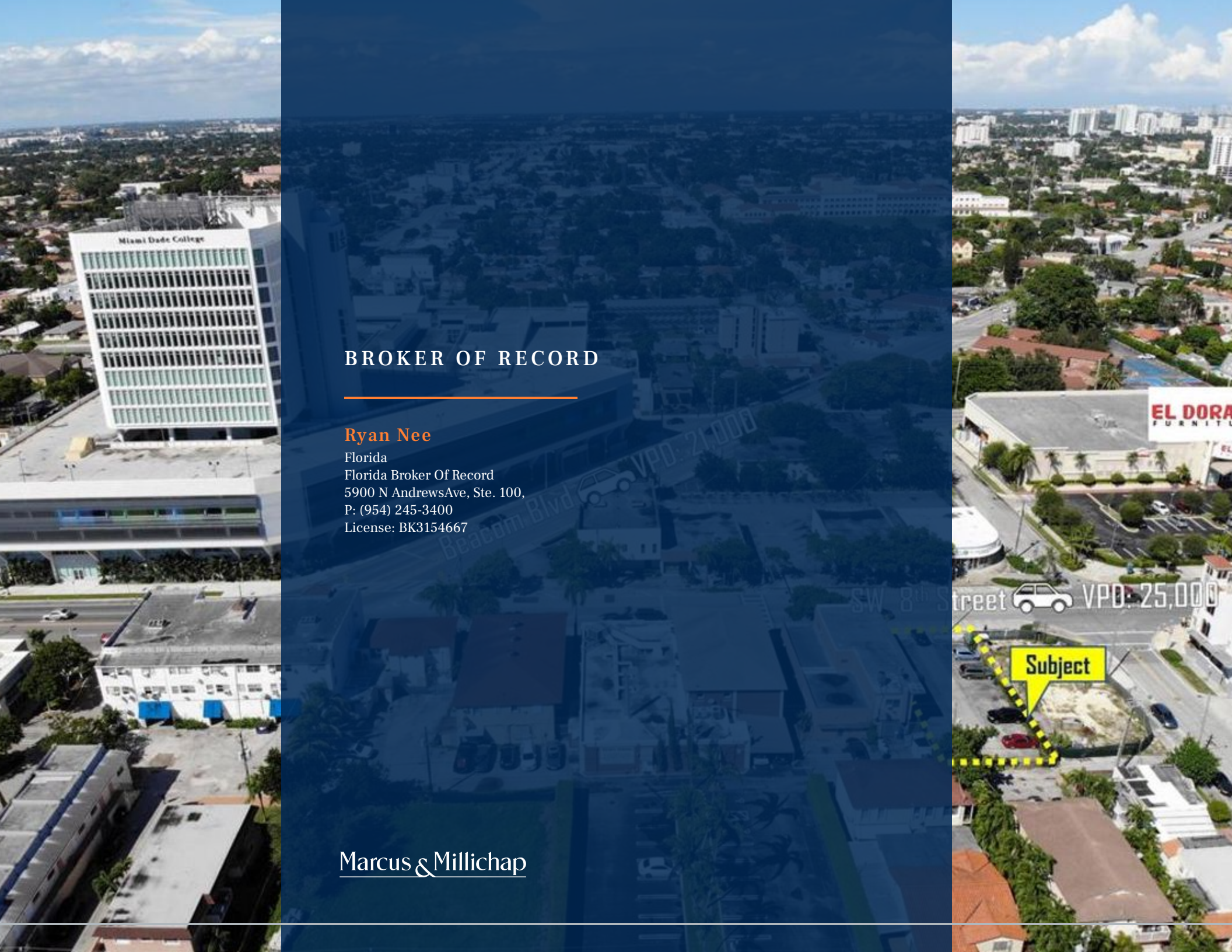
SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAD0390035

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



BROKER OF RECORD

Ryan Nee

Florida

Florida Broker Of Record

5900 N Andrews Ave, Ste. 100,

P: (954) 245-3400

License: BK3154667

Marcus & Millichap

SW 8th Street VPD: 25,000

Subject



TABLE OF CONTENTS

SECTION 1 Executive Summary	5
SECTION 2 Property Information	7
SECTION 3 Market Overview	13

SECTION 1

Executive Summary

OFFERING SUMMARY

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale 2510 SW 8th Street, located on Miami's Southwest 8th Street, also known as Calle Ocho. The site is one block east of SW 27th Avenue, known as the entranceway to Little Havana. Little Havana is one of Miami's densest neighborhoods with over 550,000 residents within a five-mile radius of the property.

The property is across the street from what will be one of Southwest 8th Street's largest developments. The development will consist of a 12-story building with 200 apartment units, 10,000 square feet of retail, and more than 300 parking spaces. Additionally, the subject property benefits from its T6-8-O Zoning allowing for eight stories in height and 150 units per acre, without bonuses.

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,000,000



Lot Size
5,000 SF



Allowable Buildable SF
30,000 SF

FINANCIAL

Listing Price	\$1,000,000
Price/SF	\$200

OPERATIONAL

Assessors Parcel Number:	01-4110-009-0060
Zoning:	
Lot Size	0.11 Acres (5,000 SF)
Parking Spaces	20 Spaces
Parking Ratio	4 Spaces Per 1,000 SF

INVESTMENT HIGHLIGHTS

- Located on Southwest 8th Street, Premium Little Havana Corridor
- T6-8-O: Liberal Zoning That Allows for Various uses such as Retail, Multifamily, Medical, Office
- Across from one of the Largest Planned Multifamily Projects on Calle Ocho
- One Folio Totaling 5,000 Square Feet



SECTION 2

Property Information

PROPERTY DETAILS

AERIAL MAP

Marcus & Millichap

PROPERTY DETAILS // 2510 SW 8th St

PROPERTY SUMMARY

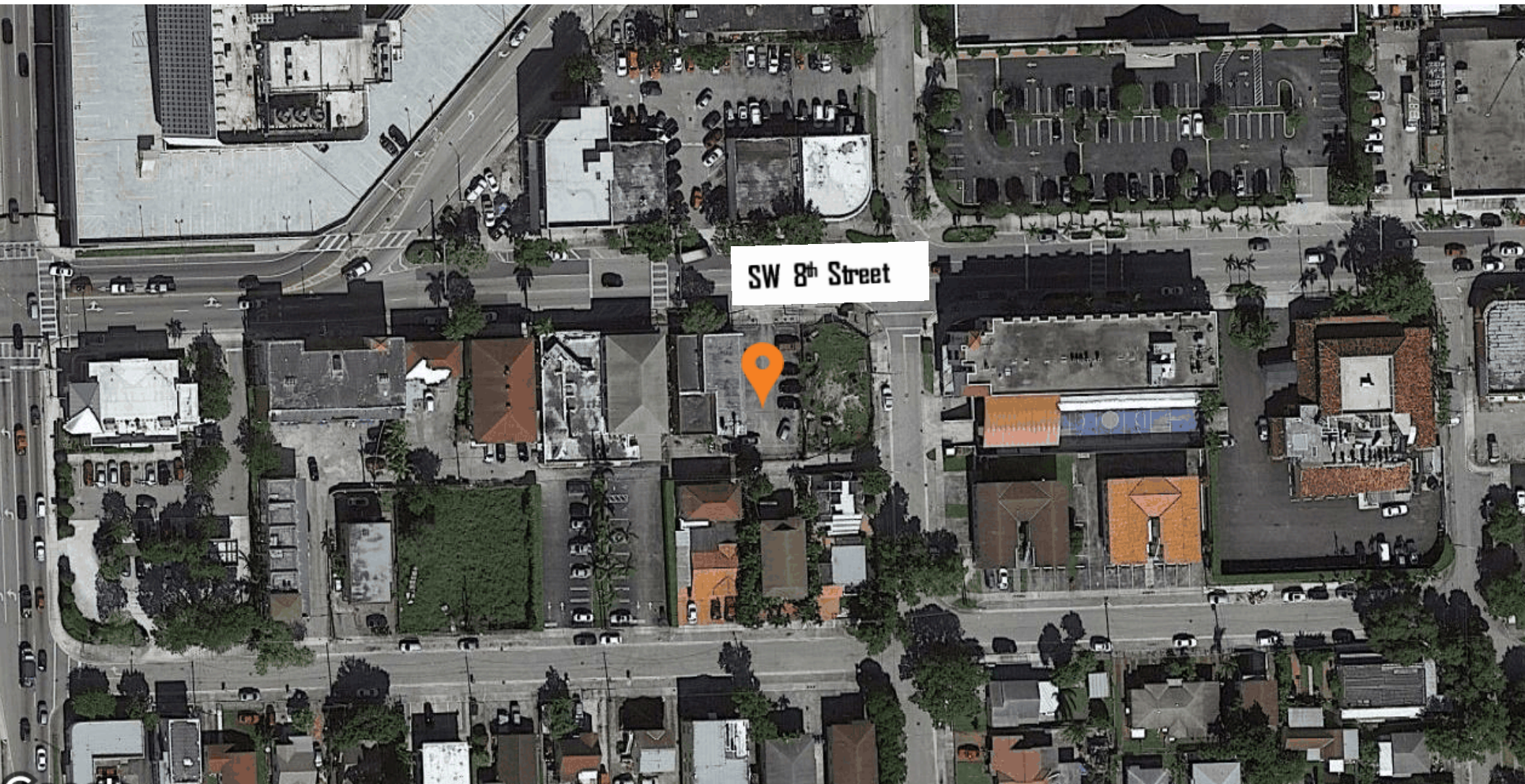
Assessors Parcel Number	01-4110-009-0060
Zoning	T6-8-O
Opportunity Zone	No

SITE DESCRIPTION

Lot Size SF	5,000
Price/SF	\$200
Lot Size Acres	0.11
Price/Acres	\$9,090,909



2510 SW 8th St // AERIAL MAP





Office
DEPOT

GameStop

Shopping
center

CVS
pharmacy

SW 27th Ave

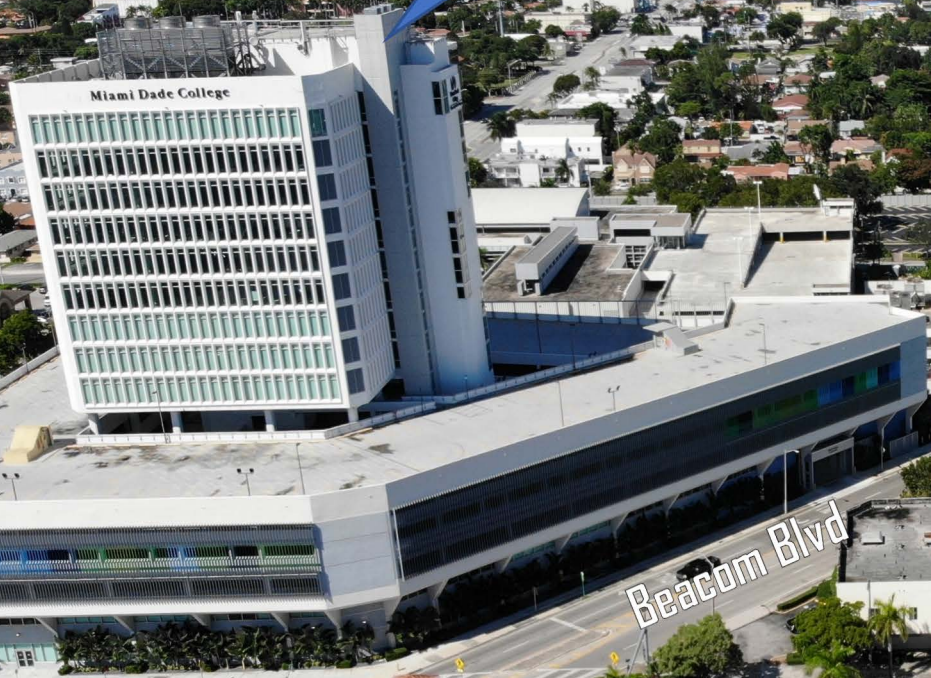
Beacom Blvd

SW 8th Street

Subject



Development Site
200 Units



Development Site
200 Units

Beacom Blvd

SW 8th Street



Subject

EL DORADO
FURNITURE

SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

BROKER OF RECORD

Marcus & Millichap

MIAMI-DADE

Miami-Dade County is a gateway to South American and Caribbean markets and a tourist destination. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with almost 442,300 residents, followed by Hialeah with roughly 234,800 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

METRO HIGHLIGHTS



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



MEDICAL COMMUNITY

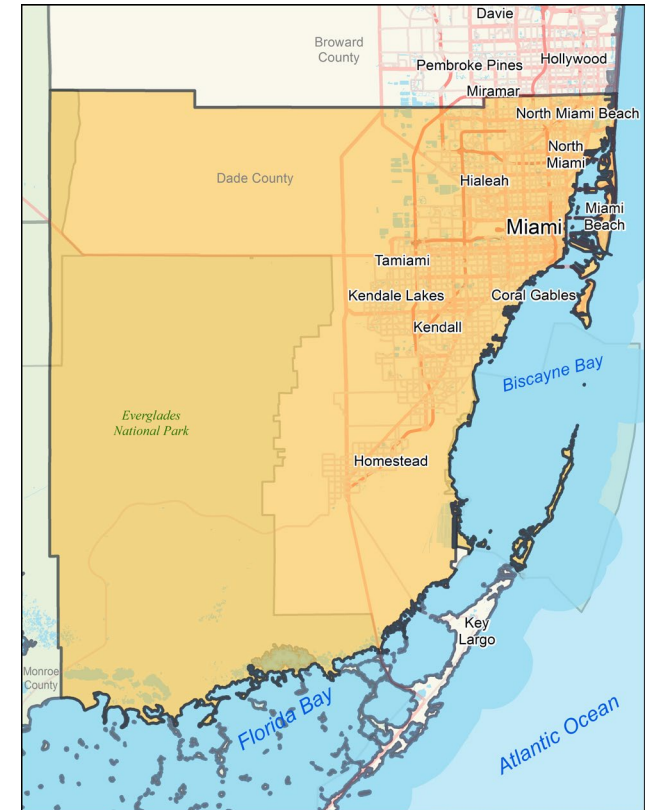
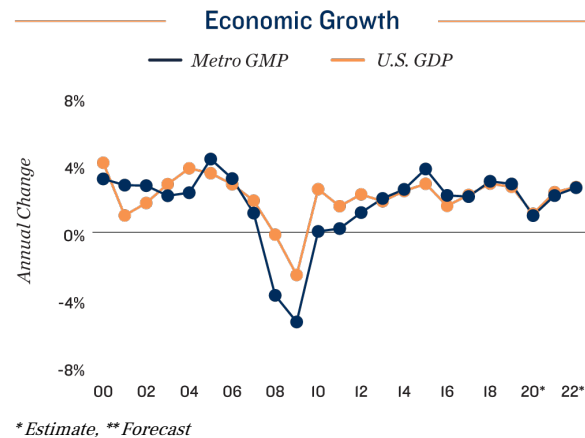
The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.



ECONOMY

- Various industries provide a diverse economy. Trade, international finance, healthcare and entertainment have become major segments in the local business community.
- A strong tourism industry has developed with ties to Latin America and the Caribbean. This sector was heavily impacted by the pandemic in 2020 but should improve as vaccines become widespread in 2021.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

MAJOR AREA EMPLOYERS
Baptist Health South Florida
University of Miami
American Airlines
Nicklaus Children's Hospital
Publix Supermarkets
Winn-Dixie Stores
Florida Power & Light Co.
Carnival Cruise Lines
AT&T
Mount Sinai Medical Center



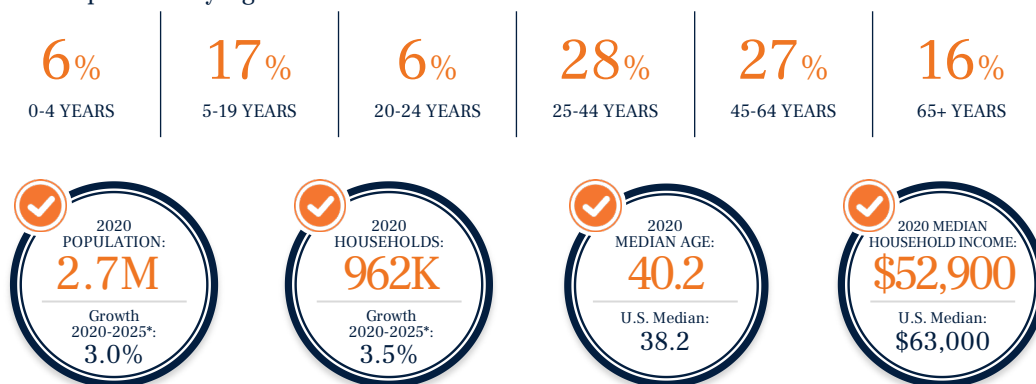
SHARE OF 2020 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add nearly 82,400 people over the next five years. During the same period, approximately 33,700 households will be formed, generating demand for housing.
- The homeownership rate of 52 percent is below the national rate of 64 percent, maintaining a strong rental market.
- The cohort of 20- to 34-year-olds comprises 20 percent of the population.

2020 Population by Age



QUALITY OF LIFE

Miami-Dade County has developed into a cosmopolitan urban area offering a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks. These include the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	47,891	336,104	567,535
2021 Estimate			
Total Population	47,952	327,031	551,559
2010 Census			
Total Population	45,985	297,548	500,974
2000 Census			
Total Population	45,020	263,644	455,301
Daytime Population			
2021 Estimate	44,858	422,228	752,239
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	17,708	139,004	227,892
2021 Estimate			
Total Households	17,611	133,405	218,120
Average (Mean) Household Size	2.7	2.4	2.5
2010 Census			
Total Households	16,742	118,781	193,168
2000 Census			
Total Households	16,409	101,826	166,769

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$250,000 or More	1.5%	4.3%	4.6%
\$200,000-\$249,999	0.9%	2.1%	2.5%
\$150,000-\$199,999	2.7%	4.6%	4.8%
\$125,000-\$149,999	1.8%	3.4%	3.6%
\$100,000-\$124,999	5.0%	6.1%	6.3%
\$75,000-\$99,999	7.7%	9.4%	9.7%
\$50,000-\$74,999	15.1%	15.4%	15.9%
\$35,000-\$49,999	13.2%	11.6%	11.3%
\$25,000-\$34,999	14.6%	10.8%	10.4%
\$15,000-\$24,999	16.1%	13.1%	12.3%
Under \$15,000	21.6%	19.1%	18.5%
Average Household Income	\$53,180	\$77,397	\$80,355
Median Household Income	\$33,165	\$43,812	\$46,281
Per Capita Income	\$19,609	\$31,762	\$32,129

DEMOGRAPHICS // 2510 SW 8th St

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate	47,952	327,031	551,559
0 to 4 Years	5.4%	5.7%	5.6%
5 to 14 Years	8.9%	8.8%	9.2%
15 to 17 Years	2.7%	2.4%	2.7%
18 to 19 Years	1.7%	1.5%	2.1%
20 to 24 Years	5.2%	5.2%	5.9%
25 to 29 Years	6.5%	7.9%	7.7%
30 to 34 Years	6.6%	8.7%	8.3%
35 to 39 Years	6.3%	7.8%	7.4%
40 to 49 Years	13.9%	14.3%	14.0%
50 to 59 Years	14.6%	13.5%	13.6%
60 to 64 Years	5.8%	5.4%	5.3%
65 to 69 Years	5.2%	4.8%	4.7%
70 to 74 Years	5.0%	4.3%	4.2%
75 to 79 Years	4.3%	3.6%	3.4%
80 to 84 Years	3.8%	2.9%	2.8%
Age 85+	4.3%	3.3%	3.0%
Median Age	45.2	41.5	40.8

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2021 Estimate Population Age 25+	36,498	249,952	411,160
Elementary (0-8)	16.6%	14.0%	12.4%
Some High School (9-11)	10.7%	8.8%	9.6%
High School Graduate (12)	35.4%	27.4%	26.8%
Some College (13-15)	11.4%	11.8%	12.7%
Associate Degree Only	5.4%	7.0%	7.5%
Bachelor's Degree Only	15.2%	18.4%	18.3%
Graduate Degree	5.2%	12.6%	12.7%
HOUSING UNITS			
Occupied Units			
2026 Projection	18,132	152,973	251,591
2021 Estimate	18,052	146,684	240,360
Owner Occupied	5,414	41,908	77,271
Renter Occupied	12,197	91,497	140,849
Vacant	441	13,280	22,241
Persons in Units			
2021 Estimate Total Occupied Units	17,611	133,405	218,120
1 Person Units	26.7%	33.5%	32.4%
2 Person Units	28.4%	30.3%	29.9%
3 Person Units	18.9%	16.3%	16.4%
4 Person Units	12.8%	10.7%	11.1%
5 Person Units	6.7%	4.9%	5.3%
6+ Person Units	6.5%	4.3%	4.9%



POPULATION

In 2021, the population in your selected geography is 551,559. The population has changed by 21.1 percent since 2000. It is estimated that the population in your area will be 567,535 five years from now, which represents a change of 2.9 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 40.8, compared with the U.S. average, which is 38.4. The population density in your area is 7,033 people per square mile.



HOUSEHOLDS

There are currently 218,120 households in your selected geography. The number of households has changed by 30.8 percent since 2000. It is estimated that the number of households in your area will be 227,892 five years from now, which represents a change of 4.5 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2021, the median household income for your selected geography is \$46,281, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 70.2 percent since 2000. It is estimated that the median household income in your area will be \$48,845 five years from now, which represents a change of 5.5 percent from the current year.

The current year per capita income in your area is \$32,129, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$80,355, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 268,918 people in your selected area were employed. The 2000 Census revealed that 57.5 percent of employees are in white-collar occupations in this geography, and 42.5 percent are in blue-collar occupations. In 2021, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 23.1 minutes.



HOUSING

The median housing value in your area was \$329,922 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 69,324 owner-occupied housing units and 97,445 renter-occupied housing units in your area. The median rent at the time was \$500.



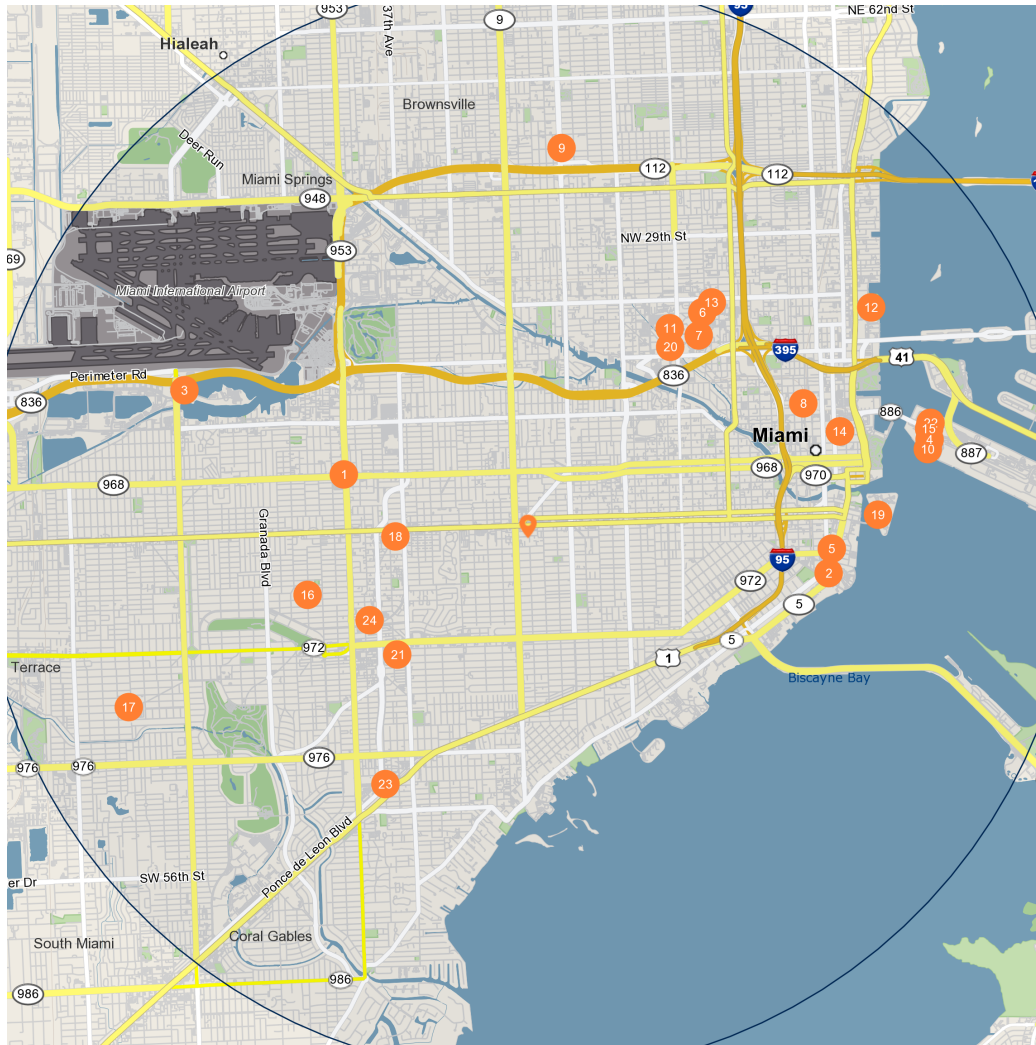
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. 12.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 18.3 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 7.5 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 26.8 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 12.7 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 2510 SW 8th St

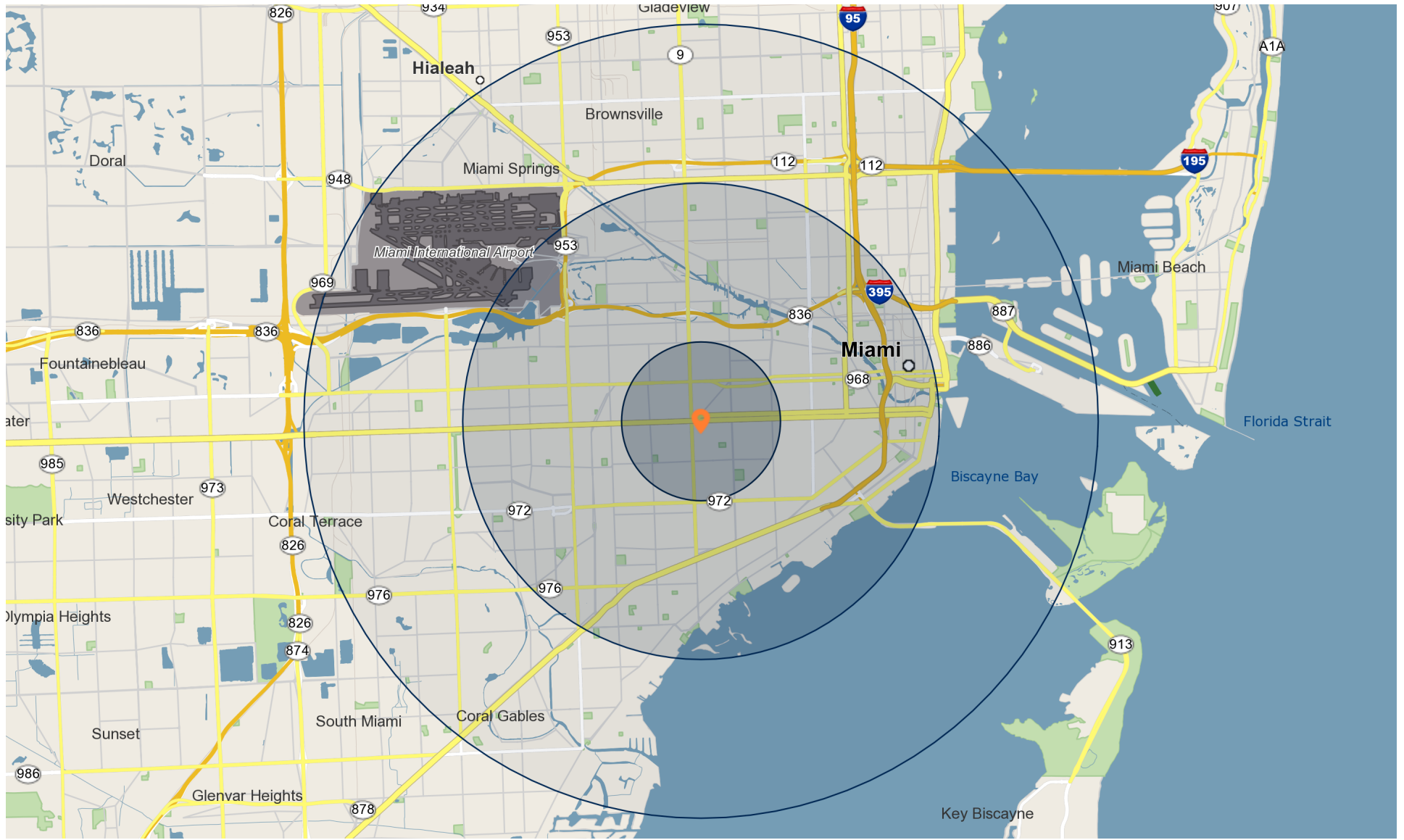


Major Employers

Employees

1	Keystone Holdings Group LLC-Keystone Holdings	6,102
2	HIG Surgery Centers LLC	5,100
3	Burger King Cptl Holdings LLC	5,008
4	Royal Caribbean Cruises Ltd-Royal Caribbean International	4,900
5	Ibt Group LLC	4,442
6	University of Miami-Bursars Office	4,418
7	University of Miami-Nephrology Division	4,000
8	County of Miami-Dade-Miami Dade Transit	4,000
9	County Miami Dade AVI Dept	4,000
10	Royal Caribbean Cruises Ltd-Royal Caribbean Group	3,400
11	Veterans Health Administration-Miami Vamc	3,000
12	Style-View Products Inc-Aluma Craft Products	2,800
13	Miami Dade College-Medical Center Campus	2,500
14	Miami Dade College-Wolfson Campus	2,500
15	Royal Caribbean Cruises Ltd	2,475
16	Cable Wrlless Cmmunications Inc	2,147
17	Variety Childrens Hospital-Nicklaus Childrens Hospital	2,014
18	Troc LLC	2,004
19	Verifone Systems Inc	1,927
20	University of Miami-University of Miami Hospital	1,800
21	Club Med A Cayman Islands Corp	1,773
22	Eller-Ito Stevedoring Co LLC	1,500
23	Bayview Lnding Group Hldngs LL	1,500
24	Bankunited Statutory Trust Xi	1,490
25	Miami Dade College	1,382

2510 SW 8th St // DEMOGRAPHICS



An aerial photograph of a large, modern, white building with many windows, identified as Miami Dade College. The building is surrounded by other urban structures and greenery.

BROKER OF RECORD

Ryan Nee

Florida Broker Of Record
5900 N Andrews Ave, Ste. 100,
Fort Lauderdale, FL 33309
P: (954) 245-3400
License: BK3154667

Marcus & Millichap

