

FOR SALE

9055

9059

RESTURANT/RETAIL/MEDICAL OFFICE

9059 SW 73RD CT

MIAMI, FL 33156



EXECUTIVE SUMMARY

APEX Capital Realty is proud to present 9059 SW 73rd Ct, a premier 1,600 SF ground-floor retail condominium located within Metropolis at Dadeland, a 397-unit luxury mixed-use tower in the heart of Downtown Dadeland, one of Miami’s most active live-work-play districts.

Currently operating as a fully built-out commercial bakery, the space is equipped with a complete infrastructure package including a Type 1 hood and fire suppression system, bakery ovens, proofers, prep stations, refrigeration, display cases, POS system, and customer seating. Health Department permits are active and transferable, allowing a new owner to begin operations immediately with minimal downtime.

The sale also includes the operating business, featuring the established brand, recipes, equipment, trained staff, vendor relationships, customer database, and goodwill. Ownership will provide a structured training and transition period to ensure a seamless handoff.

Beyond its current use, the property offers exceptional flexibility for a variety of commercial users. With its highly visible ground-floor location, modern storefront presence, ample surrounding density, and walkability to Dadeland Mall, Metrorail, and major office towers, the space is also ideally suited for a medical office, wellness concept, beauty use, boutique professional office, or other service-oriented business seeking a strong demographic profile and built-in customer base from the surrounding residential community.



PROPERTY HIGHLIGHTS

- ➔ Turn-key commercial bakery build-out with Type 1 hood, fire suppression, ovens, proofers, refrigeration, display cases, and POS
- ➔ Active, transferable Health Dept. permits – open for business on Day 1
- ➔ Located in a Class A 397-unit luxury mixed-use tower – Metropolis at Dadeland
- ➔ 16+ parking spaces available in building
- ➔ ~100,000 residents within 3-mile radius | Avg. HH Income: \$113,711



BUILDING AREA
1,600 SF



ZONING
MF
Mixed-Use



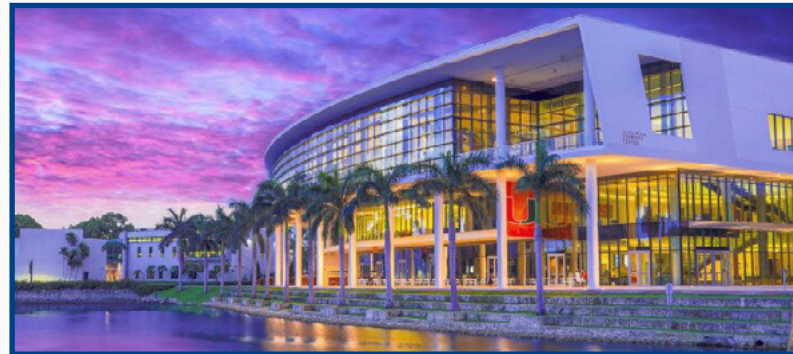
BUILDING CLASS
Class A



YEAR BUILT
2006
Renovated 2025

ASKING PRICE | \$1,350,000

LOCATION OVERVIEW: DADELAND, MIAMI FL



Strategically positioned in the heart of Downtown Dadeland, this asset sits at the base of Metropolis at Dadeland – a 397-unit luxury mixed-use tower that anchors one of the strongest urban retail nodes in all of Miami-Dade County, combining dominant retail, high residential density, and direct rail transit access.

Within immediate walking distance: Dadeland Mall (~1.4M SF, anchored by Macy’s, Nordstrom, Saks Fifth Avenue, and JCPenney), Downtown Dadeland’s ~126-acre mixed-use district, the Dadeland North Metrorail station, two Marriott-branded hotels, and

Publix Supermarket. Morning commuter, residential, shopper, hotel-guest, and office traffic overlap throughout the day, an ideal demand pattern for a bakery and café concept.

Approximately 100,000 residents live within a 3-mile radius with an average household income near \$113,711. Regional connectivity is exceptional: immediate access to US-1 / South Dixie Highway and minutes to the Palmetto Expressway and Don Shula Expressway. Brickell is 15 minutes north; MIAMI Airport 20 minutes; Coral Gables and the University of Miami under 10 minutes.

Dadeland continues to attract both local operators and institutional investors, driven by land value appreciation, neighborhood densification, and strong demographic fundamentals. The area’s premier retail concentration, combined with its strategic positioning within Miami’s urban core, makes it one of the most compelling retail investment opportunities in South Florida.

EXTERIOR: STORE FRONT



INTERIOR: RETAIL/DINING



INTERIOR: RETAIL/DINING



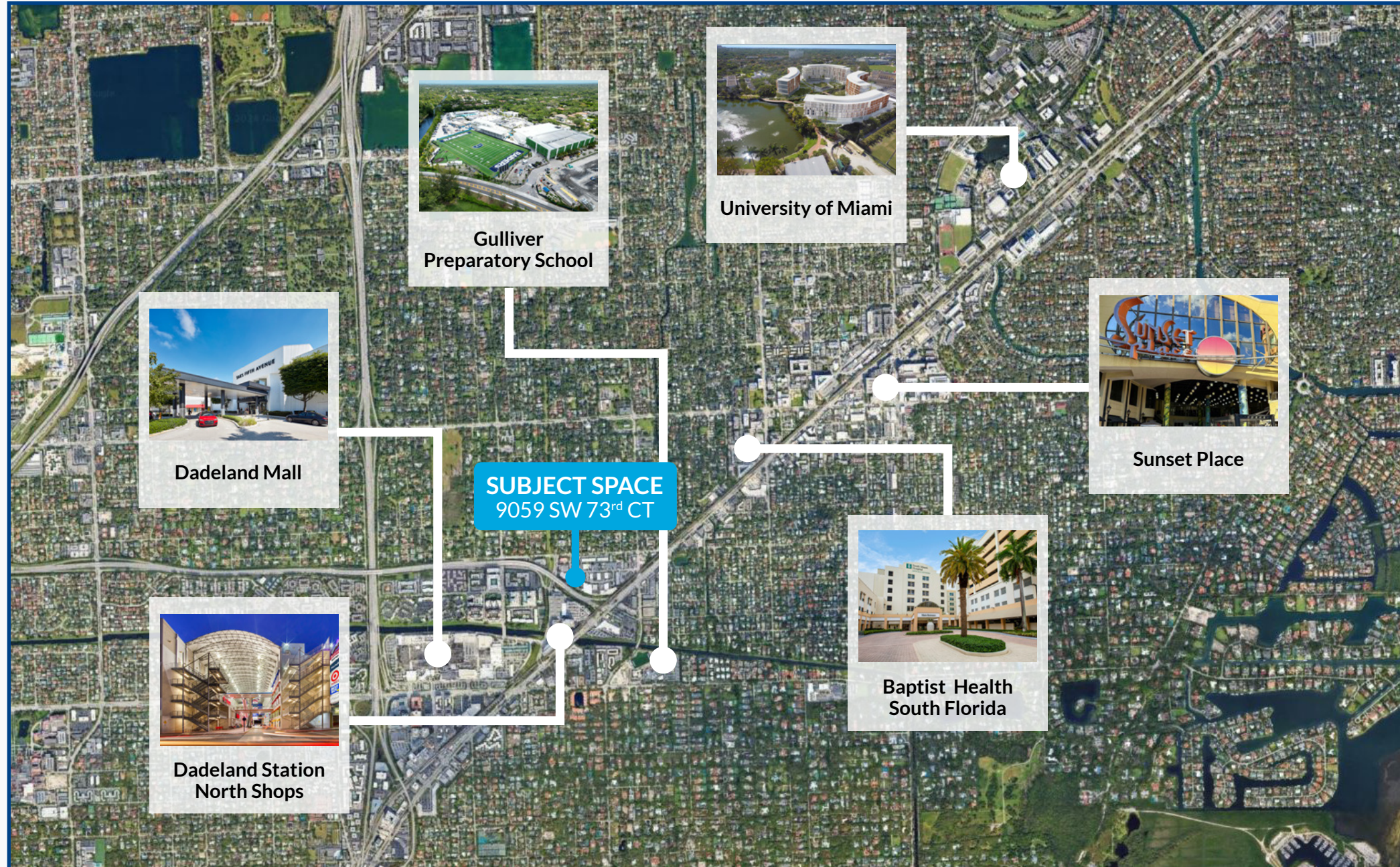
INTERIOR: KITCHEN



AERIAL PHOTOS



LOCATION MAP



LET'S SIMPLIFY YOUR SALE!

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561 NE 79 ST - SUITE 420

Miami, FL 33138

WWW.APEXCAPITALREALTY.COM

CARL GORMAN

COMMERCIAL ADVISOR

(305) 323-9787

CARL@APEXCAPITALREALTY.COM

TATIANA ESCOBAR

COMMERCIAL ADVISOR

TATIANA@APEXCAPITALREALTY.COM

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