

HALLIDAY GROUP

## LAKESIDE

CORP. PARK HEADQUARTERS

12895 SW 132nd Street  
Miami, FL 33186



**JC Halliday IV**

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# LAKESIDE CORP. PARK HEADQUARTERS

## PROPERTY INFORMATION

### Purchase

#### Price

*\$5,595,000.00*

### Property Address

*12895 SW 132nd Street  
Miami, FL 33186*

### Year Built

*2005*

### Property Size

*20,903 Sq. Ft.*

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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## PROPERTY OVERVIEW

Prime opportunity to purchase a trophy lakefront headquarters building in the rapidly growing Kendall submarket. This attractive building, the former southeast US headquarters of the international construction/development company Resia, has been renovated and outfitted with high-end finishes, including a beautiful entrance/reception area, multiple executive offices, conference/meeting rooms, outfitted open areas (furniture possibly available), multiple ADA-compliant restrooms on each floor, ample break room with an oversized kitchen and outdoor, waterfront dining/seating area. Plug & play at its finest.

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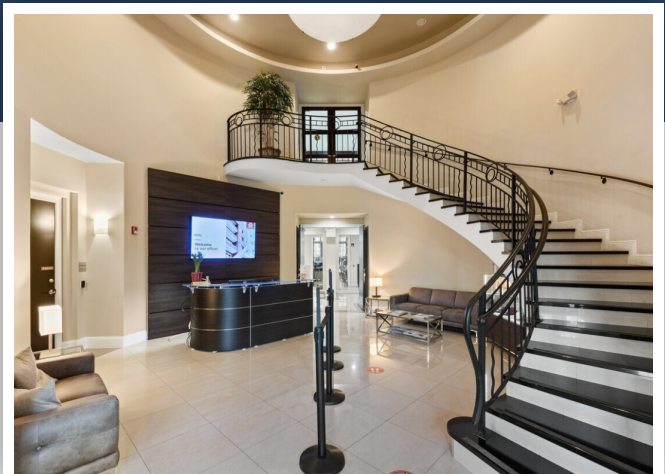
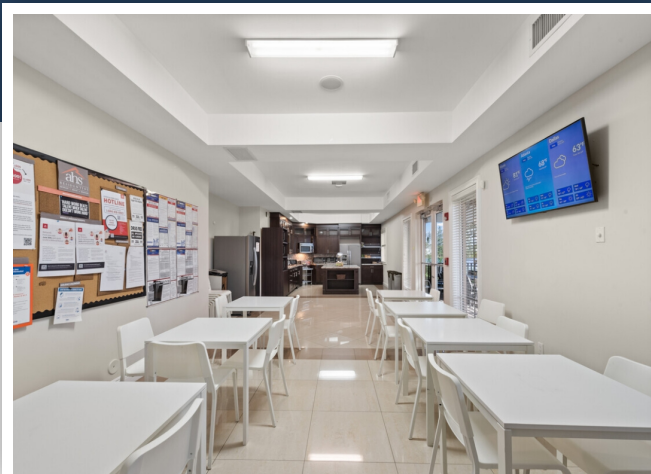


# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





## PROPERTY PHOTOS

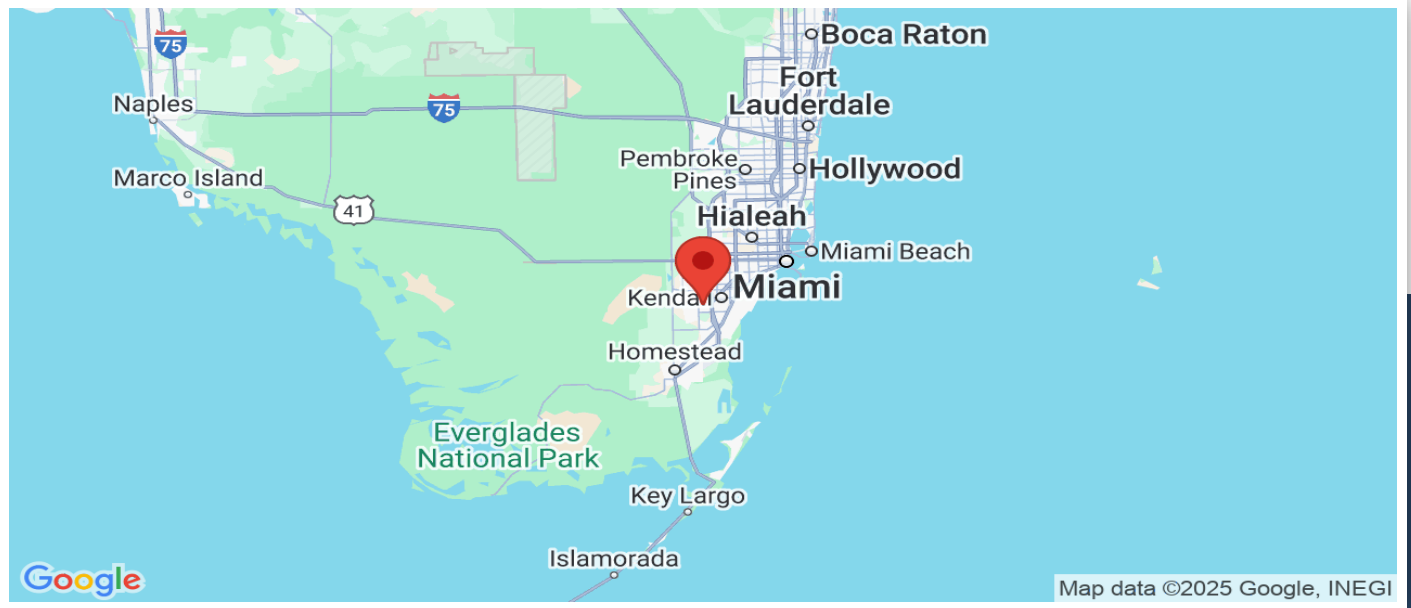


## LAKESIDE CORP. PARK HEADQUARTERS



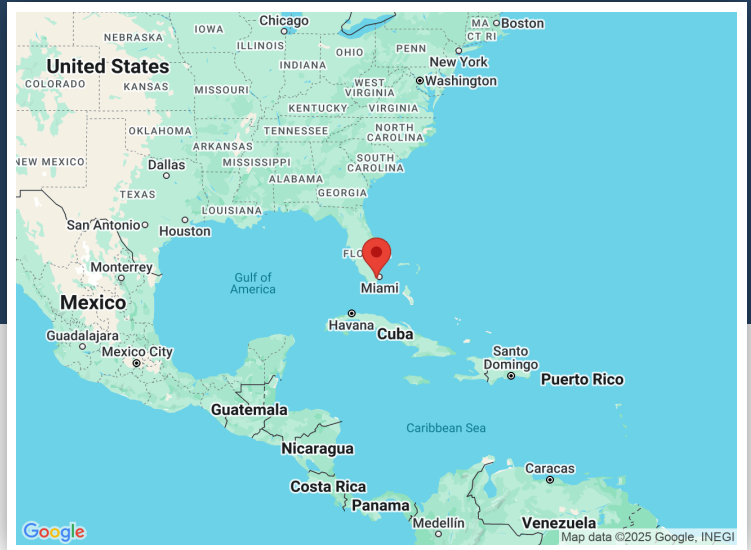
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## AREA LOCATION MAP



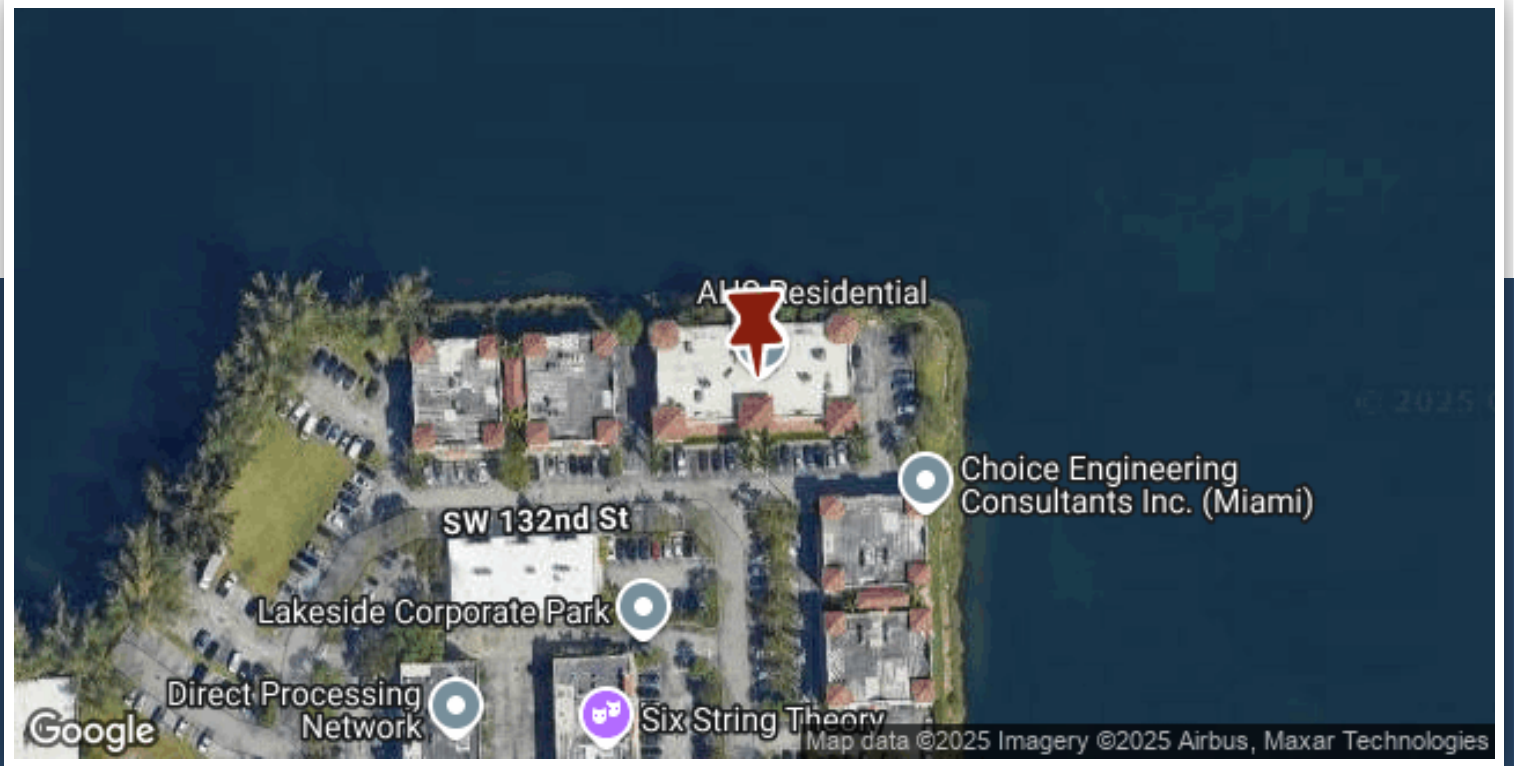
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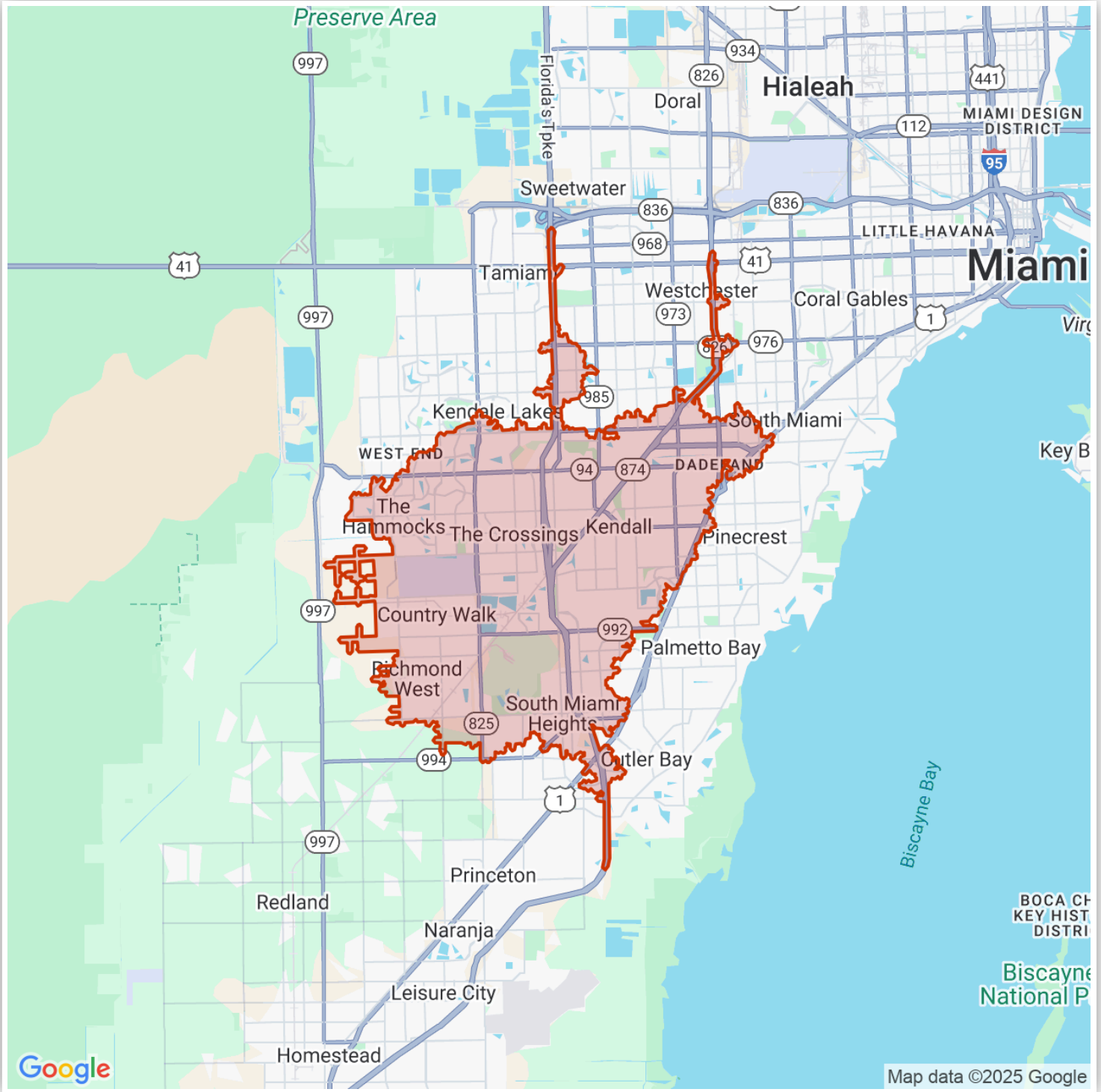
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## LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)





# HALLIDAY GROUP

## INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

### KEY FACTS

**327,395**  
Population

**43.1** Median Age



**2.8**  
Average Household Size

**115,236**  
Total Households

### EDUCATION

5.15%

No High School Diploma



13.45%  
High School Graduate



13.32%  
Some College



26.06%  
Bachelor's/ Grad

### BUSINESS



**17,332**  
Total Businesses



**136,278**  
Total Employees

### EMPLOYMENT

**28,511**

Retail Trade Employees

**4,450**

Manufacturing Employees

**10,064**

Eating & Drinking Employees

**12,493**

Finance/Ins/Real Estate Emp

**1.3%**

Unemployment Rate



**\$88,494**

Median Household Income

### Households by Income

The largest group : \$100,000 - \$149,999 (19.26%) ■

The smallest group : \$15,000 - \$24,999 (6.35%) ■

### INCOME



**\$41,451**

Per Capita Income



**\$255,393**

Median Net Worth

Indicator	Value(%)	
< \$15,000	7.88	■
\$15,000 - \$24,999	6.35	■
\$25,000 - \$34,999	6.89	■
\$35,000 - \$49,999	9.09	■
\$50,000 - \$74,999	11.2	■
\$75,000 - \$99,999	14.12	■
\$100,000 - \$149,999	19.26	■
\$150,000 - \$199,999	12.08	■
\$200,000+	13.13	■



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# HALLIDAY GROUP

## INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

### Community Profile



**327,395**  
Population  
Total

**-0.37%**  
Population  
Growth

**2.8**  
Average  
HH Size

**43.1**  
Median  
Age

**77.6**  
Diversity  
Index

**\$88,494**  
Median HH  
Income

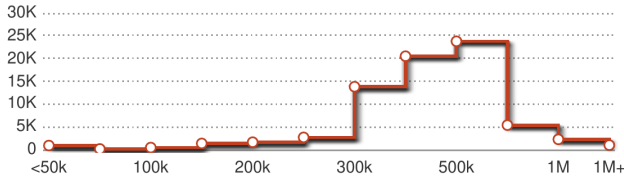
**\$480,156**  
Median Home  
Value

**17.63%**  
Under 18

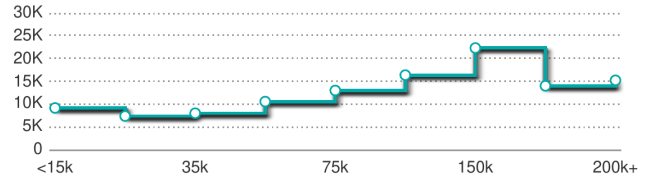
**63.21%**  
Ages 18  
to 65

**19.16%**  
Aged 66+

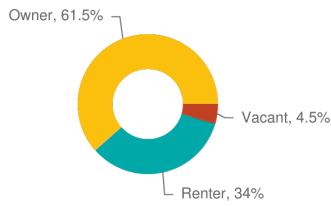
HOME VALUE



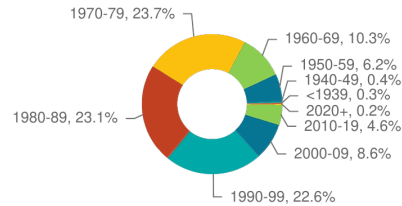
HOUSEHOLD INCOME



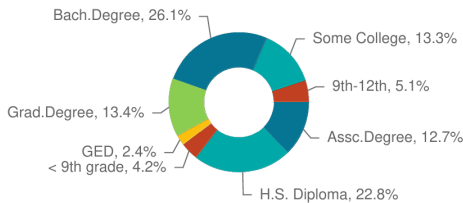
HOME OWNERSHIP



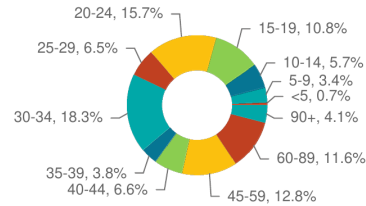
HOUSING: YEAR BUILT



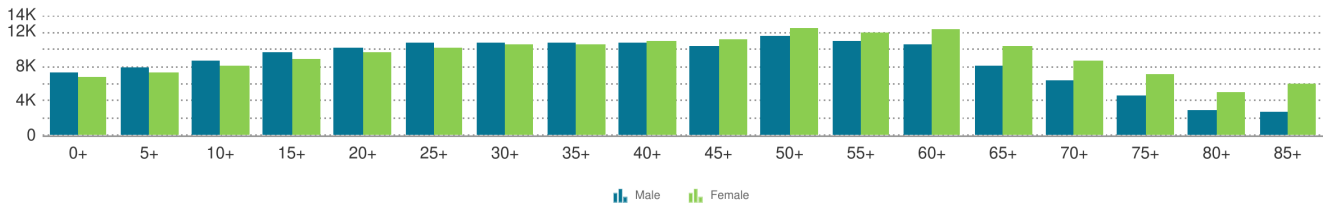
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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## INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)


### POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

<b>327,395</b> Population	<b>115,650</b> Households	<b>43.1</b> Median Age
<b>2.8</b> Avg Size Household	<b>\$88,494</b> Median Household Income	<b>\$480,156</b> Median Home Value
<b>103</b> Wealth Index	<b>72</b> Housing Affordability	<b>77.6</b> Diversity Index

### HISTORICAL & FORECAST POPULATION


2019-2024  
Historic  
Growth Rate


**-0.37%**




2024-2029  
Forecasted  
Growth Rate

**-0.41%**



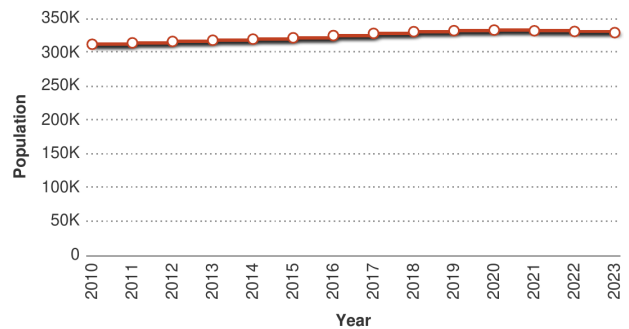
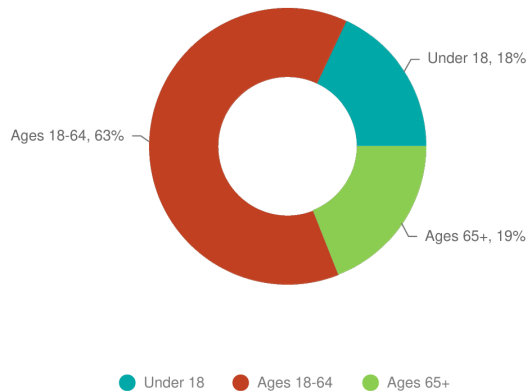


Household  
Population  
**317,114**



Population  
Density  
**4,958**

### POPULATION BY AGE



### DAYTIME POPULATION



**314,651**  
2024 Total Daytime Population



**155,442**  
2024 Daytime Pop: Residents




**159,209**  
2024 Daytime Pop: Workers




**4,866**  
2024 Daytime Pop Density


### POPULATION BY GENERATION




**5.85%**  
Greatest Gen: Born  
1945/Earlier




**20.39%**  
Baby Boomer: Born  
1946 to 1964




**22.56%**  
Generation X: Born  
1965 to 1980



**23.79%**  
Millennial: Born 1981  
to 1998

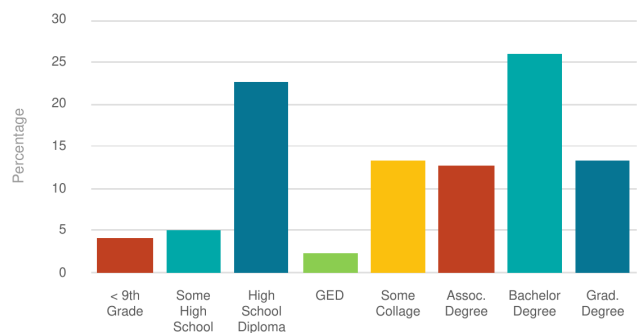


**20.29%**  
Generation Z: Born  
1999 to 2016



**7.14%**  
Alpha: Born 2017 to  
Present

### POPULATION BY EDUCATION



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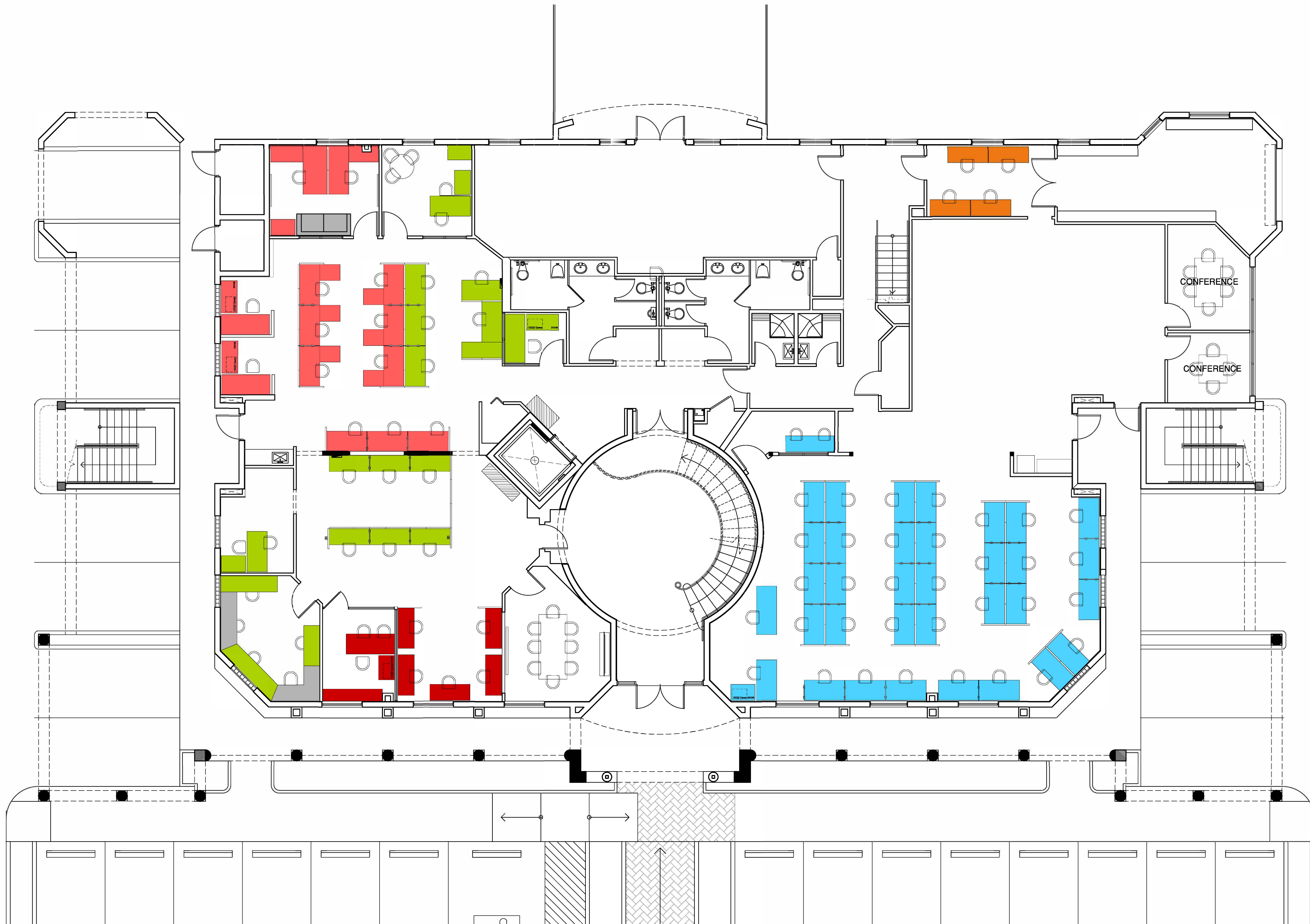
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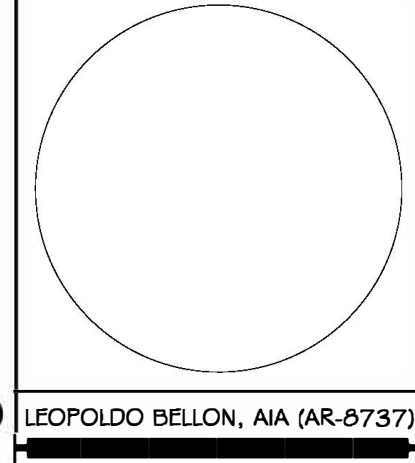


**GROUND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**AHS OFFICE - TENANT IMPROVEMENT**  
FOR  
**12895 SW 132nd STREET, SUITE 202**  
**MIAMI, FL 33186**

MARK	DATE	DESCRIPTION

PROJECT No. --  
DRAWN BY: KL  
CHECKED BY: LB  
DATE: 7-10-19



06-15-2023



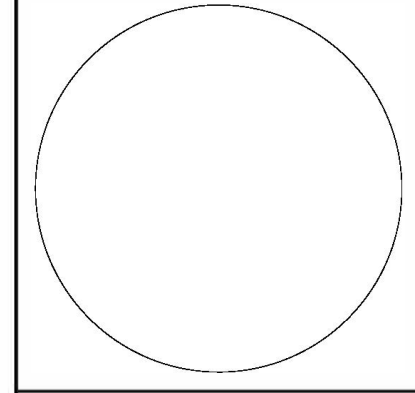


**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**AHS OFFICE - TENANT IMPROVEMENT**  
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MARK	DATE	DESCRIPTION

PROJECT No. --  
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DATE: 7-10-19



LEOPOLDO BELLON, AIA (AR-8737)

06-15-2023





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