



**RETAIL OFFICE INDUSTRIAL FLEX | MIAMI INTERNATIONAL AIRPORT SUBMARKET**

**PROPERTY DESCRIPTION**

Commercial retail mix use by Miami International Airport and only a few blocks from Lexus of West Kendall. Amazing views and one of a kind new building design by architect Mr. Reus.



**Pricing:**  
\$2,999,000



**Parking:**  
59 Parking Spaces/  
4.55/1,000



**Gross Building Area:**  
12,960 SF



**Land Area:**  
0.82 AC



**Parcel #:**  
30-5921-023-0070



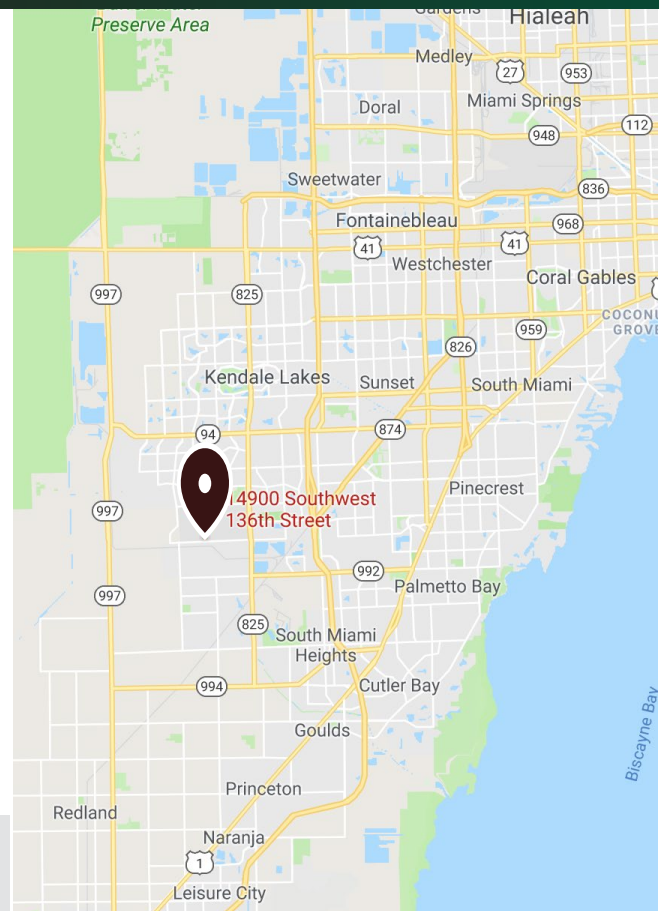
**Tenancy:**  
Multiple Tenant



**Zoning:**  
7700



**Amenities:**  
Signage, Wi-Fi



**EXCLUSIVELY LISTED BY**

Real Capital Partners | Real Estate Services

📞 | 305.216.4397

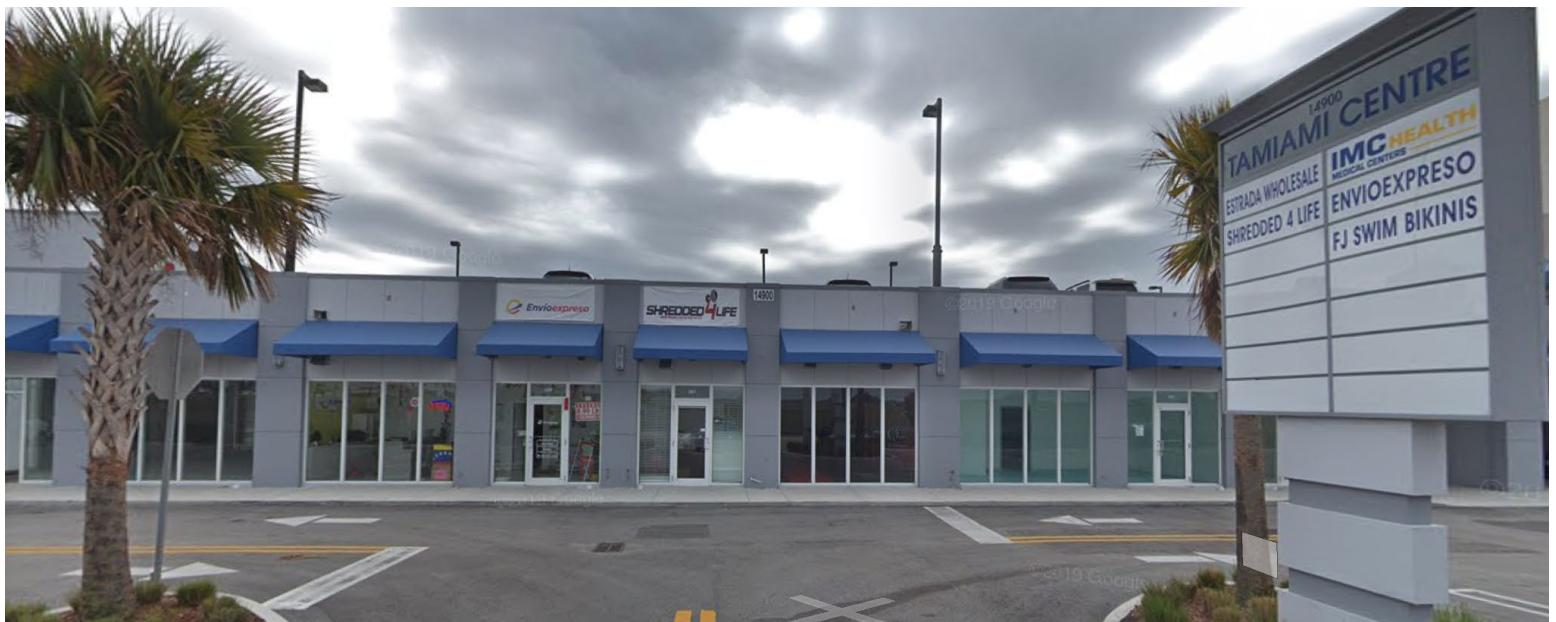
🌐 | [www.rcpfl.com](http://www.rcpfl.com)



# RETAIL OFFICE INDUSTRIAL FLEX

14900 S 136TH ST | MIAMI, FL

## PROPERTY PHOTOS

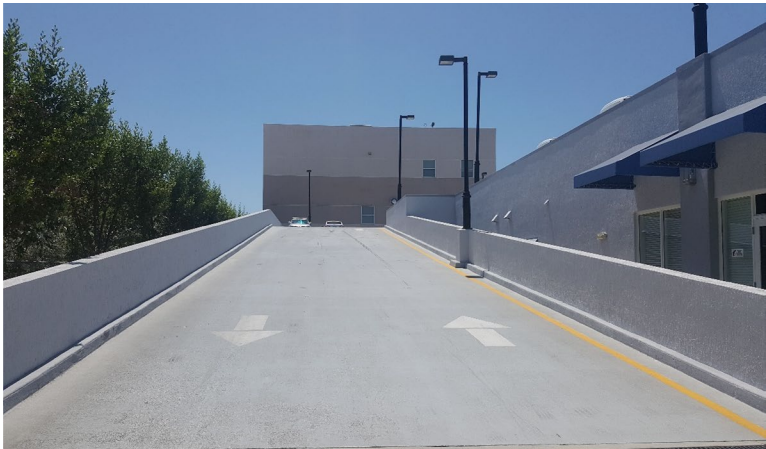




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## PROPERTY PHOTOS



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			VACANT	MONTHLY	YEARLY	PRE PAID	PARKING		LEASE		ANNUAL
TENANT	USE	SF	SF	RENT	RENT	CAM	INCOME	\$/SF	DATE	EXPIRATION	INCREASE
ESTRADA WHOLESALE***		2,483		\$2,414.61	\$28,975.30	\$0.00	\$0.00	\$11.67	8/1/2017	7/31/2020	3%
VACANT (Owner Credited Space)		2,417		\$2,215.58	\$26,587.00	\$402.83	\$0.00	\$0.00			
IDITH FASHION DESIGN		2,258		\$3,415.23	\$40,982.70	\$0.00	\$0.00	\$18.15	*3/1/2019	2/28/2024	3%
SHREDDED FOR LIFE LLC**		1,733		\$2,491.57	\$29,898.84	\$288.83	\$0.00	\$17.25	9/1/2018	8/31/2023	3%
ENVIO EXPRESO INC		1,135		\$1,363.72	\$16,364.64	\$189.17	\$0.00	\$14.42	5/11/2018	5/10/2021	3%
PASCAU VET		1,418		\$1,654.33	\$19,852.00	\$0.00	\$0.00	\$14.00	*3/1/2019	2/28/2029	3%
INTERAMERICAN MEDICAL CENTER (IMC)		1,516		\$1,474.31	\$17,691.72	\$0.00	\$42,240.00	\$11.67	8/1/2017	7/31/2027	3%
		12,960	-	\$15,029.35	\$180,352.20	\$880.83	\$42,240.00	\$13.92			

Maintenance, Repair, Replacement, and care of all lighting, plumbing, roofs, parking spaces, landscaped areas, signs, non-structural repair and maintenance of the exterior of the building, costs of equipment purchased and used for such purposes, cleaning and cleaning supplies for the common areas, and wages of personnel employed for such work and maintenance of centre. CAM expnses may at Landlord's discetion include the cost or portion allocable to the building of any capital improvements made to the building by Landlord.

## Underwriting Rent as of 9/1/2019

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## ALTERNATIVE OPERATING SCENARIOS

OCCUPIED SF	12,960	100.00%
VACANT SF	-	0.00%
TOTAL SF	12,960	

OCCUPANCY	100.0%			100.0%		
	TOTAL	% EGI	\$/SF	TOTAL	% EGI	\$/SF
<b>RENT</b>						
Base Rent	180,352.20		\$13.92	180,352.20		\$13.92
Vacant Space	-		\$0.00	-		\$0.00
Potential Gross Base Rent	180,352.20		\$13.92	180,352.20		\$13.92
Parking Income	42,240.00		\$3.26	42,240.00		\$3.26
Prepaid CAM	10,569.96		\$0.82	10,569.96		\$0.82
CAM Reimbursement	26,693.04		\$2.06	26,693.04		\$2.06
Potential Gross Rent	\$259,855.20		\$20.05	\$259,855.20		\$20.05
Other Income	\$0.00	0.00%	\$0.00	\$0.00	0.00%	\$0.00
Gross Potential Income	\$259,855.20	100.0%	\$20.05	\$259,855.20	100.0%	\$20.05
Vacancy & Collections	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Effective Gross Income	\$259,855.20	100.0%	\$20.05	\$259,855.20	100.0%	\$20.05
<b>LANDLORD RELATED EXPENSES</b>						
Real Estate Taxes: 2018	42,225.92	16.25%	\$3.26	42,225.92	16.25%	\$3.26
Insurance: Property, GL, Windstorm	10,578.00	4.07%	\$0.82	10,578.00	4.07%	\$0.82
<b>CAM</b>						
Management Fee	13,000.00	5.00%	\$1.00	13,000.00	5.00%	\$1.00
Repairs & Maintenance	6,500.00	2.50%	\$0.50	6,500.00	2.50%	\$0.50
Parking Lot Clean Up / Lawn Service	4,608.00	1.77%	\$0.36	4,608.00	1.77%	\$0.36
Garbage Removal	1,752.00	0.67%	\$0.14	1,752.00	0.67%	\$0.14
FPL	2,655.00	1.02%	\$0.20	2,655.00	1.02%	\$0.20
MDWS	6,288.00	2.42%	\$0.49	6,288.00	2.42%	\$0.49
Pest Control	2,460.00	0.95%	\$0.19	2,460.00	0.95%	\$0.19
	37,263.00	14.34%	\$2.88	37,263.00	14.34%	\$2.88
Total Operating Expenses	\$90,066.92	34.7%	\$6.95	\$90,066.92	34.66%	\$6.95
Net Operating Income	\$169,788.28	65.3%	\$13.10	\$169,788.28	65.3%	\$13.10
Price	\$2,999,000			\$2,999,000		
Price/SF RBA	\$231.40			\$231.40		
Cap Rate	5.66%			5.66%		

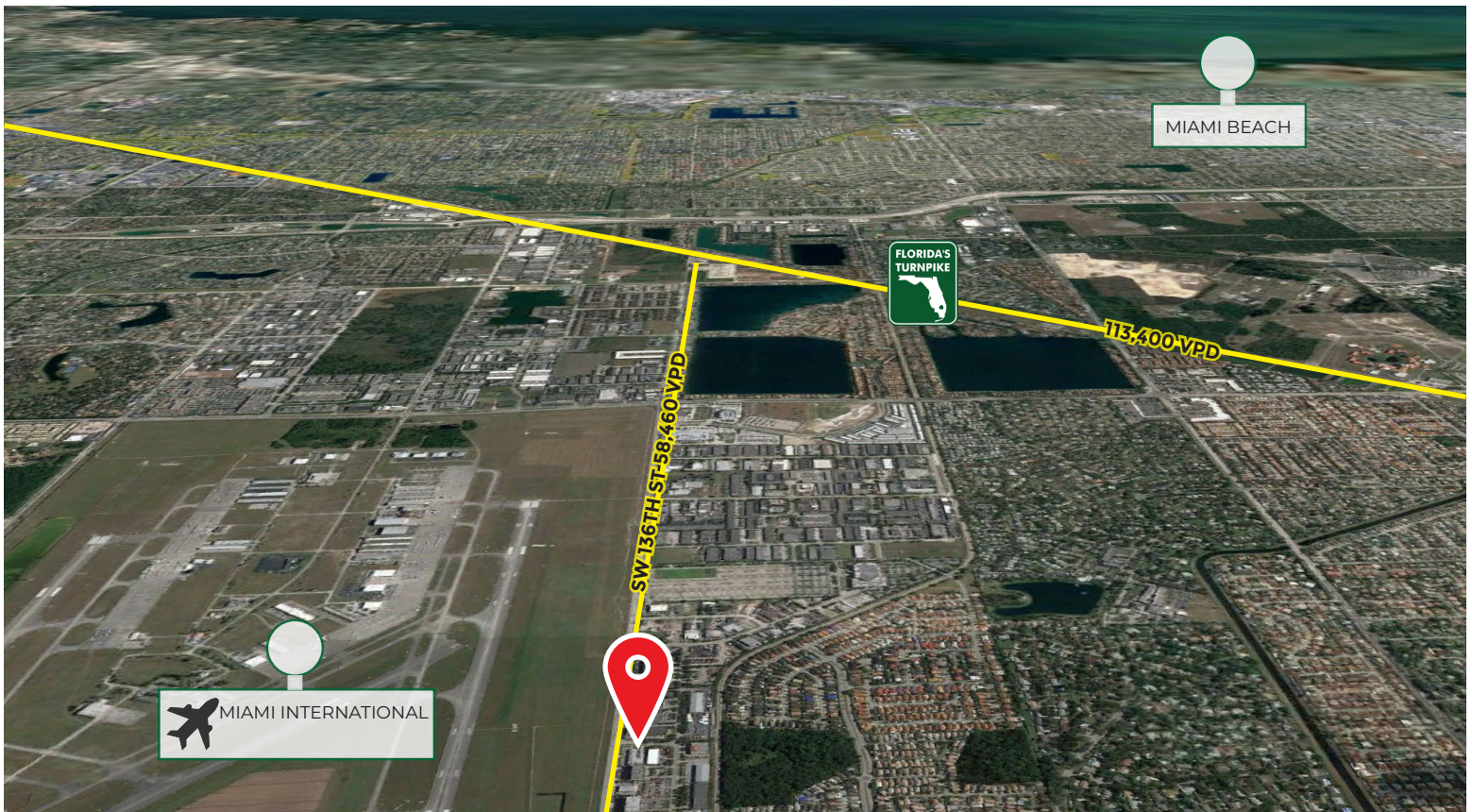
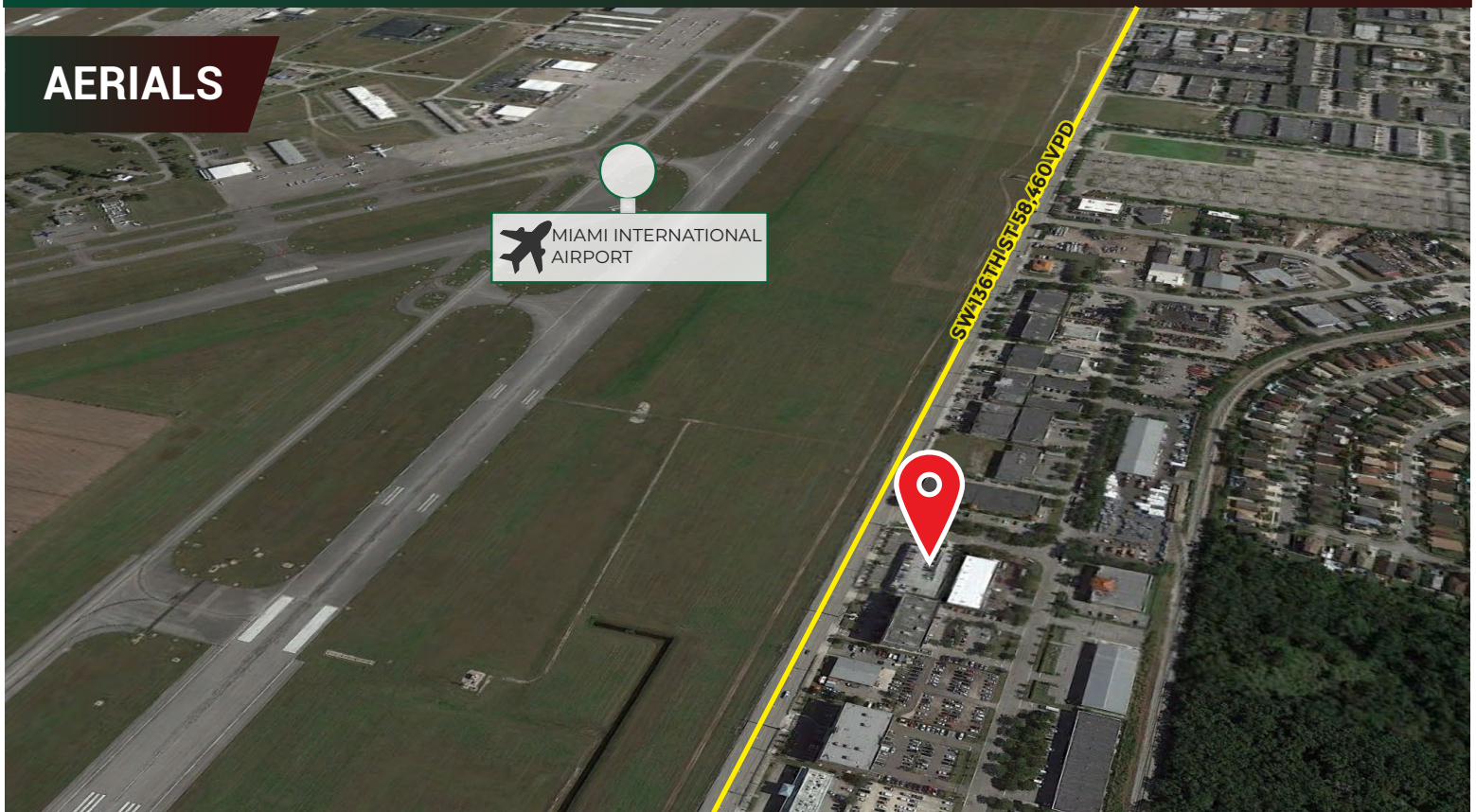


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**REAL CAPITAL PARTNERS**  
*Real Estate Services*

## AERIALS

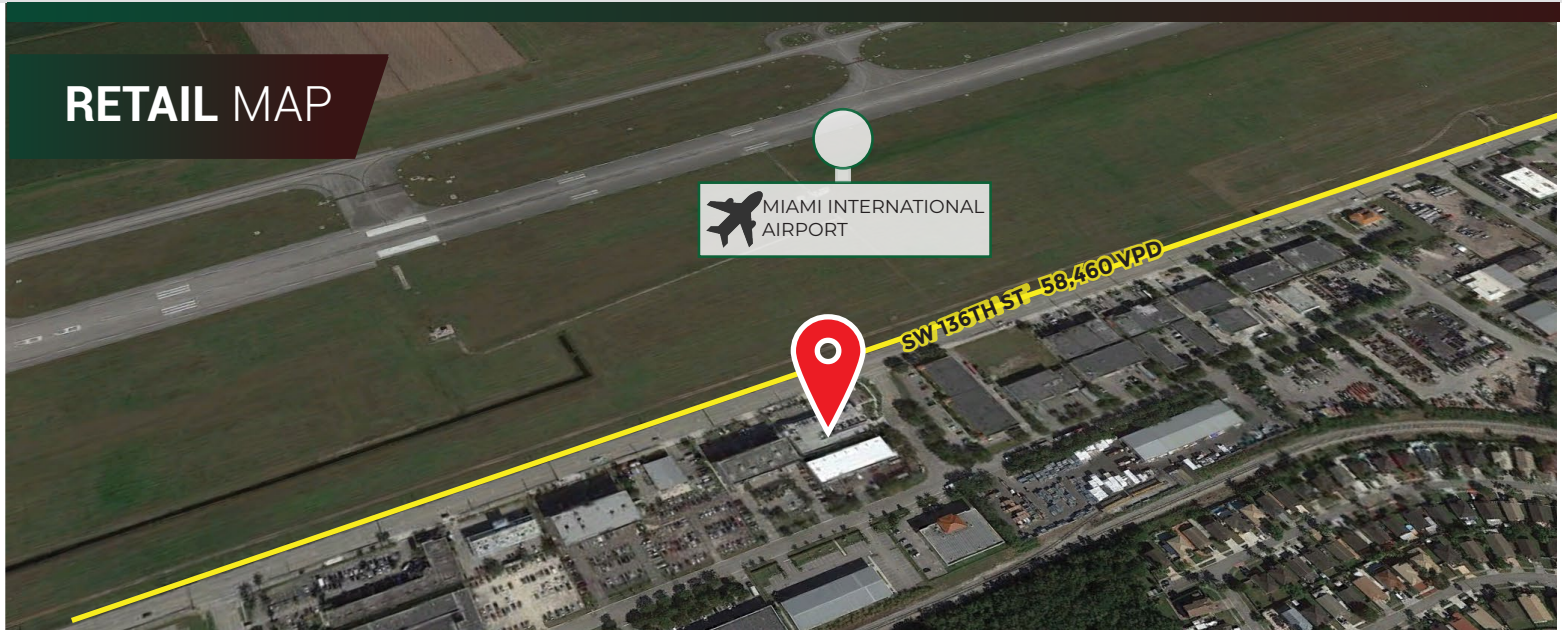




# RETAIL OFFICE INDUSTRIAL FLEX

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## RETAIL MAP





# RETAIL OFFICE INDUSTRIAL FLEX

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## AREA OVERVIEW



### CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 26 Minutes From Miami International Airport
- 30 Minutes From Downtown Miami
- 38 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



## AREA DEMOGRAPHICS

### KEY FACTS

**308,079**

Population

**38.6**

Median Age



Average Household Size



**\$64,193**

Average Household Income

### STATISTICS RADIUS

**5 Miles**

### BUSINESS



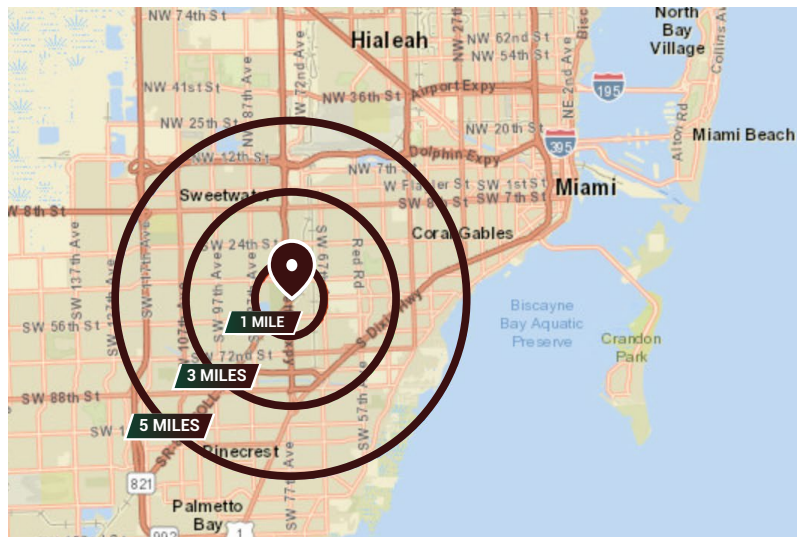
**8,257**

Total Businesses



**70,187**

Total Employees



### 2018 Summary

	1 Mile	3 Miles	5 Miles
Population	9,047	131,479	308,079
Households	2,616	39,634	95,695
Families	2,299	33,093	77,829
Average Household Size	3.45	3.29	3.19
Owner Occupied Housing Units	2,231	27,659	64,420
Renter Occupied Housing Units	385	11,975	31,276
Median Age	36.7	37.4	38.6
Median Household Income	\$78,943	\$72,309	\$64,193
Average Household Income	\$95,441	\$88,570	\$83,940

### 2023 Summary

	1 Mile	3 Miles	5 Miles
Population	9,513	138,661	323,202
Households	2,735	41,477	99,659
Families	2,403	34,711	81,239
Average Household Size	3.47	3.32	3.22
Owner Occupied Housing Units	2,361	29,543	68,648
Renter Occupied Housing Units	374	11,934	31,010
Median Age	38.1	38.0	39.0
Median Household Income	\$85,644	\$80,877	\$73,918
Average Household Income	\$110,670	\$103,485	\$97,830