

PRIME RETAIL DEVELOPMENT OPPORTUNITY

14001 NW 112 Avenue | Hialeah Gardens, FL
OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

Prime Retail Development Opportunity

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Property Description**
 - Property Features
- 03 **Demographics**
 - Demographics
- 04 **Company Profile**
 - Advisor Profile

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INTERNATIONAL REALTY

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	Nw 109 Avenue & NW 140 Street Hialeah Gardens FL 33018
COUNTY	Miami-Dade
PRICE	\$7,500,000
PRICE PSF	\$62.68
LAND SF	119,648 SF
LAND ACRES	2.74
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	7100 INDUSTRIAL-LIGHT MFG; 4081 VACANT LAND - INDUSTRIAL
# OF PARCELS	1
APN	27-2019-005-0010

Prime Retail Development Opportunity in Hialeah Gardens, FL

Exceptional developer investment opportunity to develop a premier retail destination in the heart of Hialeah Gardens, FL. Strategically located at the corner of NW 109 Avenue and NW 140 Street, this prime property offers unmatched accessibility, high traffic counts, and strong consumer demand, making it an outstanding prospect for investors looking to capitalize on the booming retail market.

Spanning 119,648 square feet, this expansive lot provides ample space for a thriving retail development in one of South Florida's fastest-growing commercial corridors. With increasing demand for well-located retail spaces, this property presents a rare chance to create a dynamic shopping destination, attracting national brands, local businesses, and high foot traffic for a lucrative long-term investment.

Unmatched Accessibility & Prime Location

One of the most significant advantages of this property is its direct access to major highways and thoroughfares, making transportation and logistics seamless. With proximity to the Florida Turnpike, Okeechobee Road, and I-75, businesses that establish themselves on this property will benefit from exceptional connectivity to key commercial districts throughout South Florida. The accessibility to these major roadways enhances efficiency, reduces transportation costs, and significantly increases the appeal of this retail development opportunity and for potential tenants.

The Strength of Hialeah Gardens

Hialeah Gardens, FL, is a thriving commercial and industrial hub, known for its business-friendly environment and rapid economic growth. The area continues to attract new development opportunities, with an increasing number of commercial and industrial projects shaping it into a prime destination for businesses. Its strategic location near Miami, major airports, and distribution centers makes it an ideal choice for logistics companies, manufacturers, and businesses seeking modern, accessible retail space.

This is your chance to bring prime retail development to life in one of South Florida's most dynamic commercial corridors. Whether you're looking to develop for sale or hold for long-term leasing income, this property offers the perfect combination of location, accessibility, and investment potential.

Act now to secure this rare development opportunity and turn your vision into reality in Hialeah Gardens!



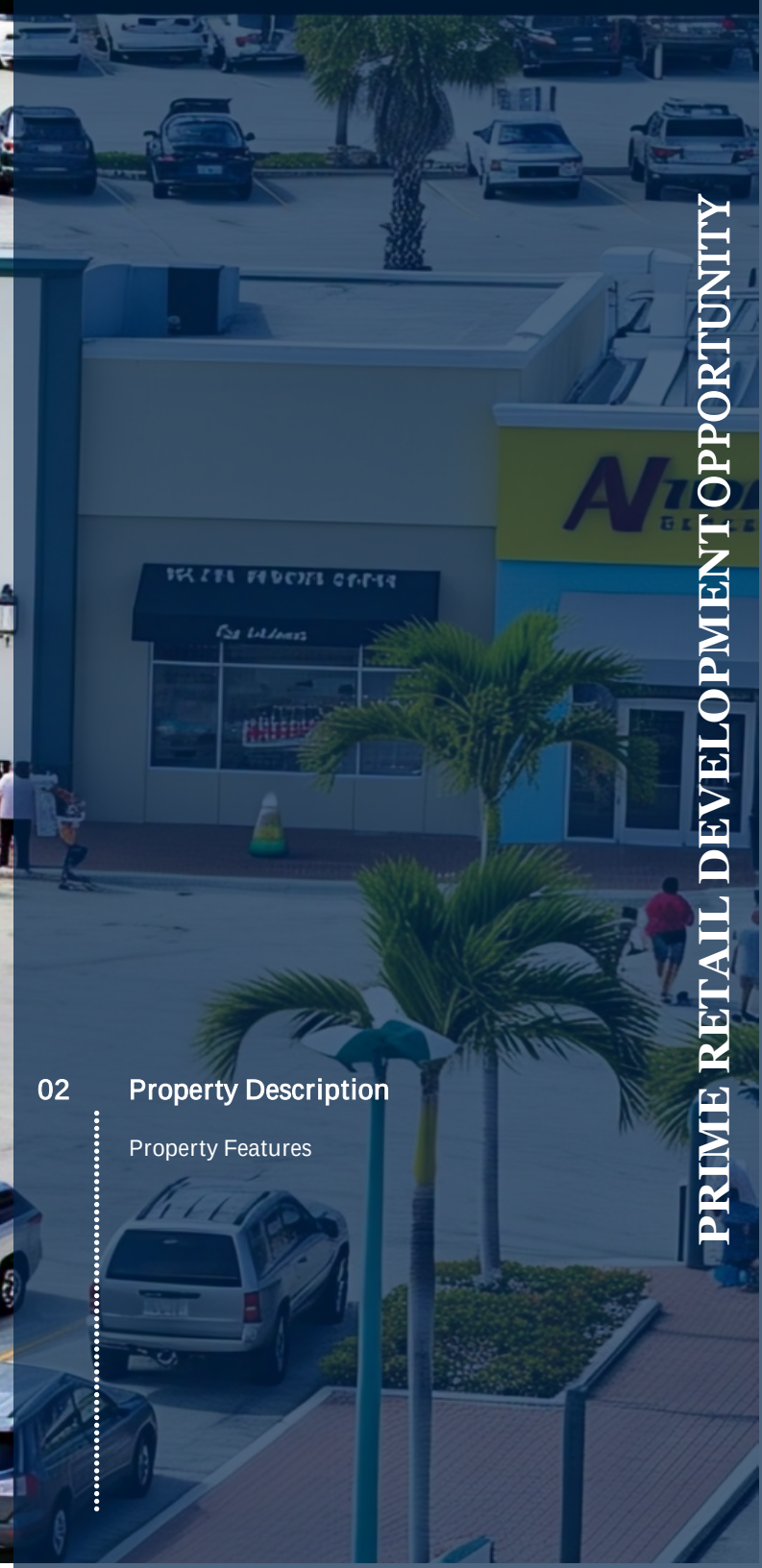
**- WATCH THE DRONE VIDEO
CLICK HERE**



02

Property Description

Property Features



PROPERTY FEATURES

LAND SF	119,648
LAND ACRES	2.74
# OF PARCELS	1
ZONING TYPE	7100 INDUSTRIAL-LIGHT MFG; 4081 VACANT LAND - INDUSTRIAL

ADDITIONAL POTENTIAL USES & OPPORTUNITIES:

- Flex Space Warehouse Development Opportunity
Offering Memorandum: **[Click Here](#)**
- Truck Parking Opportunity
Offering Memorandum: **[Click Here](#)**
- Car Parking Opportunity
Offering Memorandum: **[Click Here](#)**

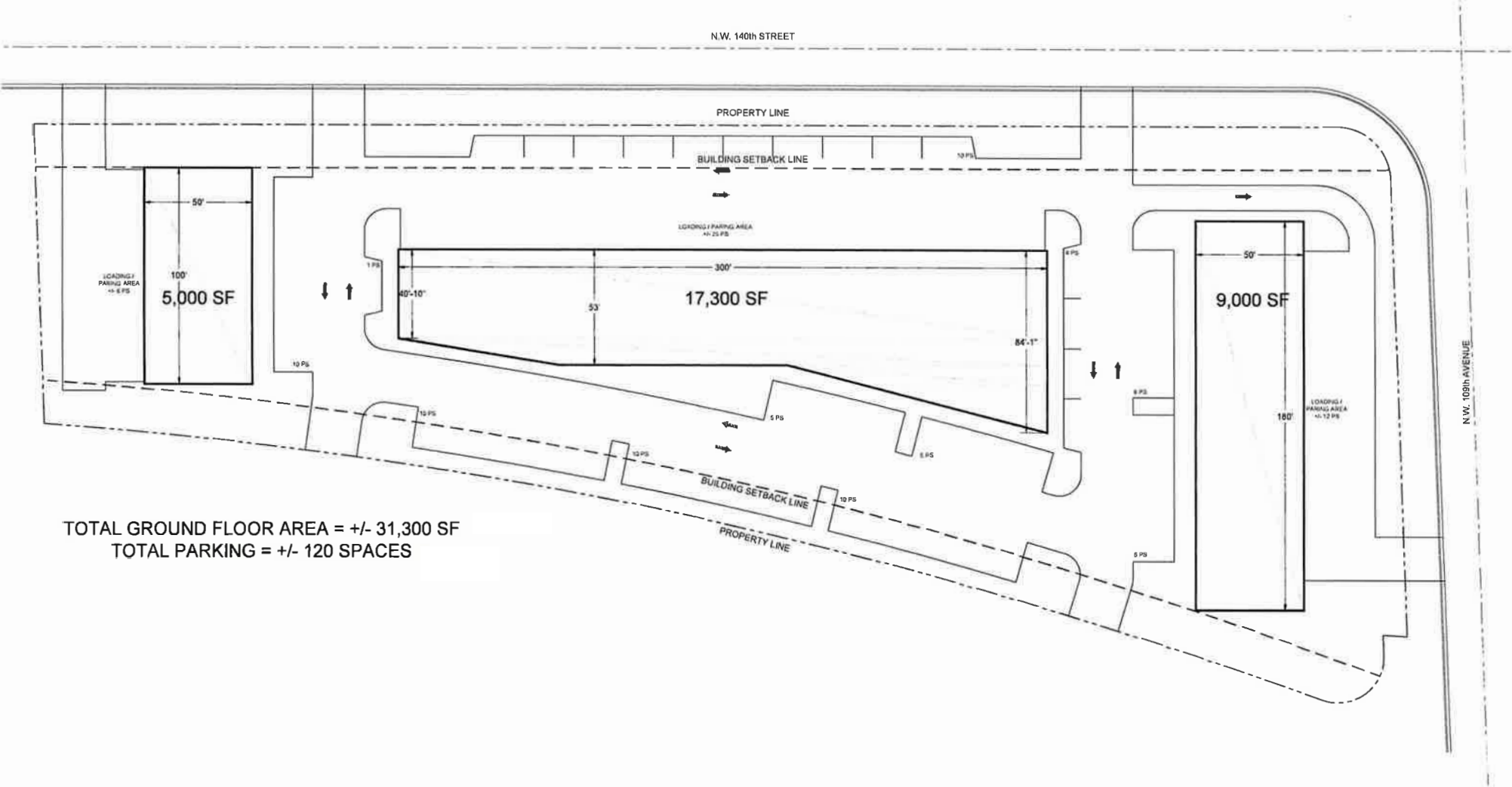
AERIAL PHOTO - WEST VIEW



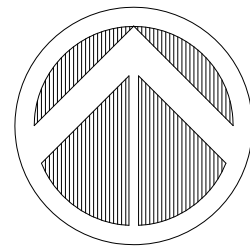
Vision for the Future: Prime Retail Development Opportunity



Retail Development Site Plan



TOTAL GROUND FLOOR AREA = +/- 31,300 SF
TOTAL PARKING = +/- 120 SPACES



A map showing the location of Tract 58. The map is bounded by N.W. 142nd STREET to the north, N.W. 138th STREET to the south, N.W. 112th AVENUE to the west, and N.W. 107th AVENUE to the east. The map is divided into several tracts: TRACT 60, TRACT 53, TRACT 59, TRACT 54, TRACT 58, TRACT 55, TRACT 57, and TRACT 56. Tract 58 is located between N.W. 140th STREET and N.W. 138th STREET, and between N.W. 112th AVENUE and N.W. 107th AVENUE. A shaded area within Tract 58 is outlined, representing the subject property. The map also shows the S.W. 1/4 CORNER and S.E. CORNER of the section.

- 1- The Legal Description to the Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- 2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- 3- An examination of Commitment issued by FIDELITY NATIONAL NATIONAL TITLE INSURANCE COMPANY, Order Number: 9243361, effective date: February 2, 2021 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.

- Pam Parking LLC
- City National Bank of Florida, ISAOA, ATIMA
- Tejada Law Group, P.A.
- Fidelity National Title Insurance Company
- U.S. Small Business Administration, ISAOA, ATIMA
- Florida First Capital Finance Corporation, Inc., ISAOA, ATIMA

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the
Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida
Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor or Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

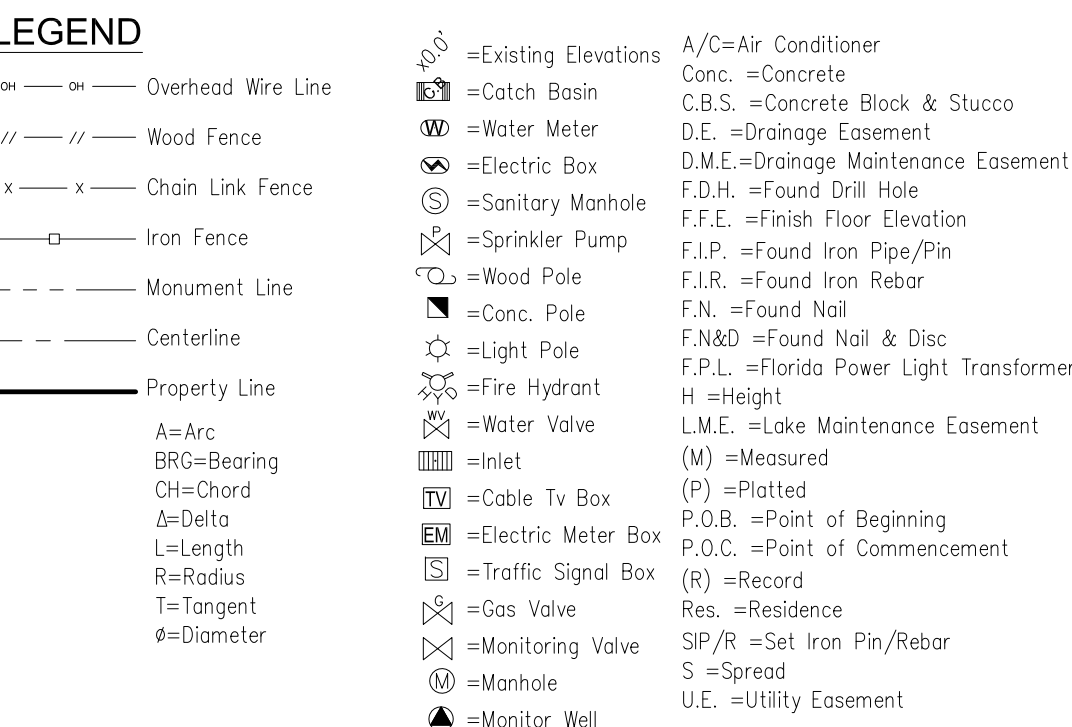
☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA

☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 40'
FIELD DATE: 09/19/2023
JOB No. RP 23-1241
SHEET:

1

OF 1 SHEET



Property Address: Vancant Parcel: NW 140 Street & NW 109 Avenue
Hialeah Gardens, Florida
Tax Folio #27-2019-005-0010

TRACT A OF SAFIRE TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175 AT PAGE 58 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND FOR ROADWAY PURPOSES:

BEGINNING AT THE SW CORNER OF SAID TRACT A; THENCE N89°28'32"E, ALONG THE SOUTH LINE OF SAID TRACT A FOR 624.66 FEET TO THE SE CORNER OF SAID TRACT A; THENCE N02°35'13"W, ALONG THE EAST LINE OF SAID TRACT A FOR 59.73 FEET; THENCE ALONG THE PROPOSED LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD 924, FOR THE FOLLOWING DESCRIBED FOUR (4) COURSES; 1) THENCE N87°40'03"W FOR 11.14 FEET; 2) THENCE S02°15'57"E FOR 10.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; (3) THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 21.17 FEET AND A CENTRAL ANGLE OF 112°08'17" FOR A DISTANCE OF 41.43 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; (4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,152.83 FEET AND A CENTRAL ANGLE OF 16°05'44" FOR A DISTANCE OF 604.78 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT A; THENCE S02°34'16"E, ALONG SAID WEST LINE FOR 157.17 FEET TO THE POINT OF BEGINNING.

SCHEDULE B – SECTION II
TITLE COMMITMENT PROVIDED BY:

TITLE COMMITMENT PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
Order Number: 9243361, effective date: February 2, 2021 @ 8:00 AM
Items 1 through 4: "Standard Exceptions"
6. Restrictions, covenants, conditions, easements, dedications and other matters as contained on the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, recorded in Plot Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

7. Quit Claim Deed from Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, releasing the canal and drainage reservation, recorded January 7, 1964, in Official Records Book 3972, Page 400. (Does affect Subject Property - Not a Plottable Survey Item)

8. Covenant Running With The Land in Favor of Metropolitan Dade County, regarding water main and sanitary sewer, recorded June 4, 1997, in Official Records Book 17663, Page 1683.9, Board Order No. 97-35, regarding Environmental Quality recorded June 30, 1997, in Official Records Book 17694, Page 2398, and Board Order No. 02-32, recorded September 19, 2002, in Official Records Book 20691, Page 2286. (Does affect Subject Property – Not a Plottable Survey Item)

11. Declaration of Land Patent recorded January 6, 2004, in Official Records Book 21954, Page 92, and Official Records Book 21954, Page 104. (Does affect Subject Property – Not a Plottable Survey Item)

12. Right of Way Deed to the City of Hialeah Gardens for road purposes, recorded August 23, 2012, in Official Records Book 28240, Page 4153. (Does affect Subject Property – Dedicated Public Right-of-Ways)

13. Recorded Notice of Environmental Resource Permit No. 13-05702-P, for construction or modification of a stormwater management system, works or other activities to serve the property, recorded March 24, 2016, in Official Records Book 30010, Page 3258, and Recorded Notice of Environmental Resource Permit No. 13-06623-P, recorded January 18, 2018, in Official Records Book 30832, Page 2094. (Does affect Subject Property - Not a Plottable Survey Item)

14. Covenant Running With the Land in Favor of the Board of County Commissioners of Miami-Dade County Concerning the Protection and Maintenance of Stormwater Management System, recorded November 20, 2019, in Official Records Book 31698, Page 310, modifying and replacing prior stormwater management covenants in Official Records Book 25628, Page 2955; Official Records Book 28848, Page 1703, and Official Records Book 31271, Page 2052. (Does affect Subject Property – Not a Plottable Survey Item)

No.	DATE	DESCRIPTION	BY	APP.	No.	DATE	DESCRIPTION	BY	APP.	
RECORD OF REVISION										



ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* FAX.305-827-9669

PREPARED FOR:

PAM PARKING LLC
NW 140 STREET & NW 109 AVENUE, HIALEAH GARDENS, FL.

TYPE OF PROJECT:

SKETCH OF SURVEY

Sec. 78-48. - Light industrial district (IN-1) uses.

The IN-1 district is intended to provide manufacturing, warehouse, and office facilities for the repair, assembly, packaging, storage and wholesale distribution of products, and hotels, motels, and convention centers. All uses allowed in the B-3 district are permitted along the IN-1 district arterial roadways. Certain B-1 and B-2 uses shall be allowed if the chief zoning official determines that a proposed use is sufficiently similar to a specifically permitted use.

Certain uses in this zoning district, as denoted by a double asterisk (**), are not allowed in the Northwest District south of NW 138th Street.

- (1) *Permitted uses.* The following are allowed in the IN-1 zoning districts, while all other uses are conditional or prohibited:
- a. Residential uses as a watchman's or caretaker's quarters in connection with an existing industrial use located on the premises concerned.
 - b. Animal hospitals within soundproofed, air conditioned buildings.
 - c. Armories, arsenals.**
 - d. Auditoriums.
 - e. Auto painting, and body shop (min. floor area 1,000 sq. ft)*.**
 - f. Automobile gas and/or service stations are permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways.*
 - g. Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs (min. floor area 3,000 sq. ft.)*.**
 - h. Automotive repairs (min. floor area 1,000 sq. ft.)*.**
 - i. Automobile and truck rentals*.**
 - j. Bakeries-wholesale only with incidental retail uses.
 - k. Banks.
 - l. Blacksmith, gas, steam fitting shops.
 - m. Boat or yacht manufacturing repairing or overhauling.**
 - n. Brewery and bottling plants.
 - o. Cabinet working and carpentry shops.**
 - p. Canning factories.
 - q. Caterers.
 - r. Cold storage warehouse and pre-cooling plants.
 - s. Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter.**
 - t. Contractors' offices and yards.**
 - u. Dry cleaning and dyeing plants.**
 - v. Sales and services of gas, oil, steam engines.***
 - w. Fertilizer storage.**
 - x. Fruit packing and fruit preserving.

- y. Furniture manufacturing.
- z. Furniture refinishing.
- aa. Glass installations.
- bb. Grinding shops.
- cc. Hotel and motel.*
- dd. Ice manufacturing.
- ee. Laboratories, material testing.
- ff. Leather goods manufacturing, excluding tanning.
- gg. Livery stables, for riding clubs, or a stable for sheltering horses.**
- hh. Locksmith.
- ii. Lumberyards.
- jj. Machine shops.
- kk. Marine warehouse.
- ll. Mattress manufacturing and renovating.**
- mm. Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.**
- nn. Millwork shops.
- oo. Motion picture production studios.
- pp. Offices.
- qq. Off-street parking and loading.
- rr. Ornamental metal workshops.
- ss. Oxygen storage and filling of cylinders.
- tt. Passenger and freight stations and terminals: trucks, and buses.**
- uu. Pharmaceutical storage.*
- vv. Power or steam laundries.**
- ww. Printing shops.
- xx. Radio and television transmitting stations and studios.
- yy. Restaurants and cafeterias.
- zz. Restaurants with bar as an incidental use.
- aaa. Salesrooms and storage showroom-wholesale.
- bbb. School-technical trade schools, such as, but limited to aviation, electronic and mechanics. Also physical training schools, such as, to gymnastics and karate.
- ccc. Sign painting shops.
- ddd. Steel fabrication.**
- eee. Storage warehouse for food, fodder, etc.
- fff. Taxidermy. Only within a fully enclosed, air-conditioned building.**
- ggg. Telecommunications hubs.*
- hhh. Warehouse for sale of merchandise to membership or home improvement center.*

iii. Welding shops.**

jjj. Welding supplies.**

kkk. Wood and coal yards.**

III. Certain B-1 uses shall be permitted if complimentary to the IN-1 district.

mmm. POS, CF and RW uses.

(2) *Accessory uses.* The following accessory uses and structures are allowed in this zoning district:

a. Accessory uses for hotel and motel establishments (within same building only):

1. Business or commercial establishments of the B-1 type, bars and cabarets.

2. Hotels and motels with 150 or more guest rooms may have liquor package service on the premises for the accommodation and use of their guests only.

(3) *Special exceptions.* The following uses may be allowed subject to requirements as set forth in section 78-36:

a. Private clubs.*

b. Houses of worship.*

c. Child day care centers.*

d. Cigar store and smoking lounge.

(Ord. of 9-25-06; Ord. No. 2015-18, § 3, 12-1-15)



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/10/2025

PROPERTY INFORMATION	
Folio	27-2019-005-0010
Property Address	0 , FL
Owner	PAM PARKING LLC
Mailing Address	160 NW 176 ST STE 301 MIAMI GARDENS, FL 33169
Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	4081 VACANT LAND - INDUSTRIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	119,648 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$5,264,512	\$4,187,680	\$3,961,518
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$5,264,512	\$4,187,680	\$3,961,518
Assessed Value	\$3,390,216	\$3,082,015	\$3,961,518

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$1,874,296	\$1,105,665	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
SAFIRE TRACT	
PB 175-058 T-24194	
TR A	
LESS PORT DESC BEG SW COR OF TR A	
N 89 DEG E 624.86FT N 02 DEG W	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,264,512	\$4,187,680	\$3,961,518
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,390,216	\$3,082,015	\$3,961,518

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/16/2021	\$5,100,000	32619-2463	Qual by exam of deed

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>



03

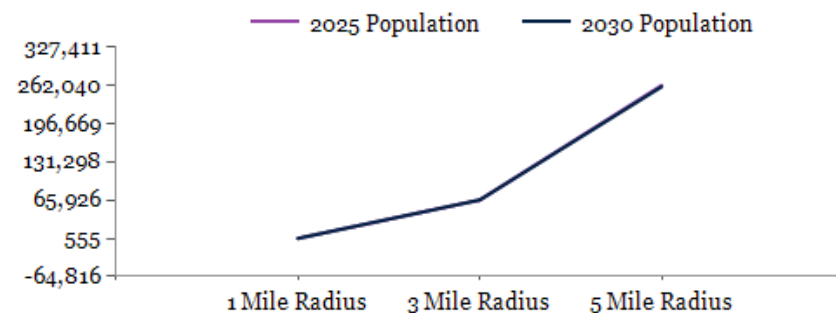
Demographics

Demographics

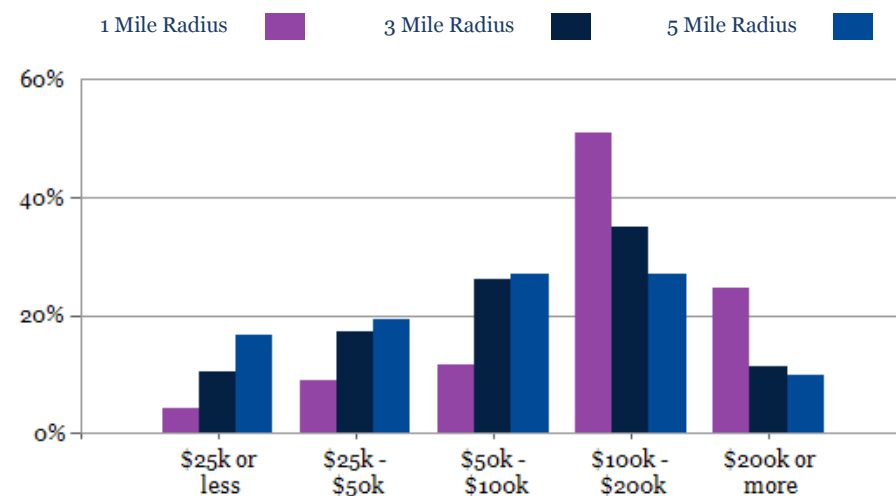
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	237	46,699	182,415
2010 Population	321	55,455	233,516
2025 Population	555	66,272	262,040
2030 Population	581	66,288	259,780
2025-2030: Population: Growth Rate	4.60%	0.00%	-0.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	1,044	7,952
\$15,000-\$24,999	4	1,135	6,785
\$25,000-\$34,999	8	1,411	7,489
\$35,000-\$49,999	9	2,234	9,693
\$50,000-\$74,999	7	2,297	10,878
\$75,000-\$99,999	15	3,220	12,957
\$100,000-\$149,999	57	5,000	15,923
\$150,000-\$199,999	40	2,357	7,953
\$200,000 or greater	47	2,397	8,778
Median HH Income	\$139,160	\$92,416	\$77,051
Average HH Income	\$165,546	\$113,283	\$100,498

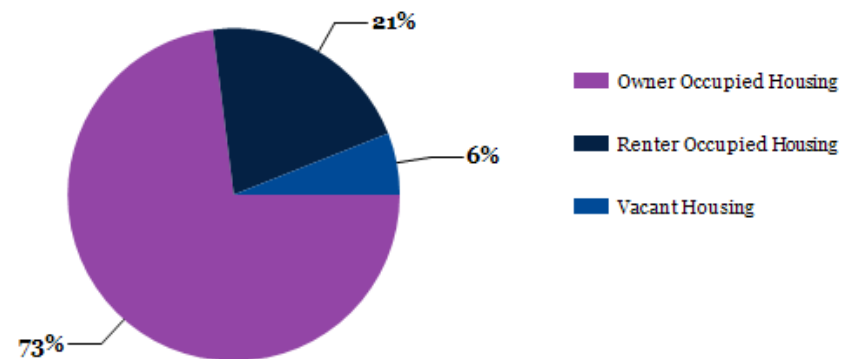
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	63	13,744	61,693
2010 Total Households	72	16,130	74,542
2025 Total Households	191	21,095	88,408
2030 Total Households	207	21,631	89,439
2025 Average Household Size	2.91	3.14	2.96
2025-2030: Households: Growth Rate	8.10%	2.50%	1.15%



2025 Household Income



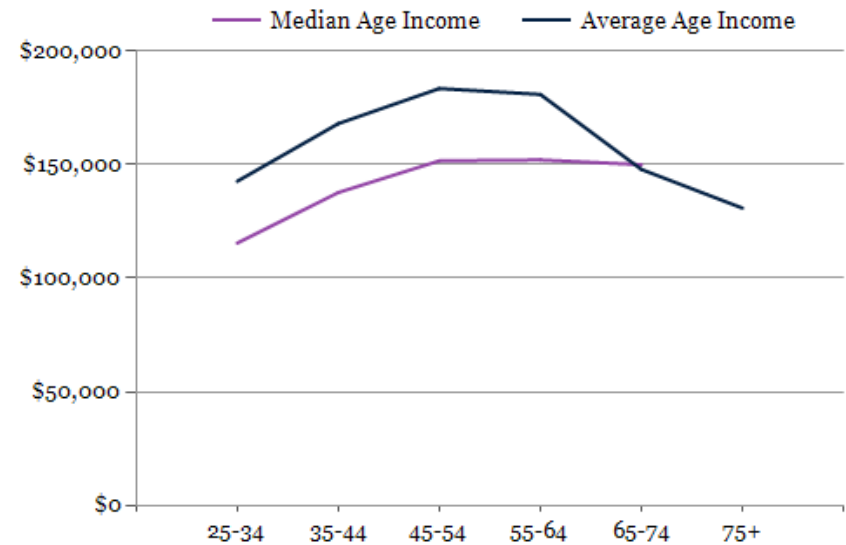
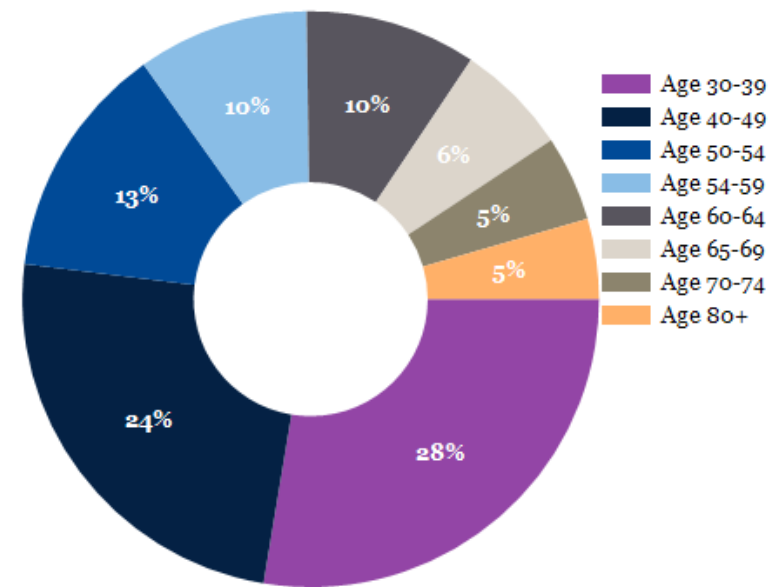
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	46	4,324	17,007
2025 Population Age 35-39	46	4,667	17,900
2025 Population Age 40-44	45	4,572	18,407
2025 Population Age 45-49	36	4,441	18,623
2025 Population Age 50-54	44	5,430	21,404
2025 Population Age 55-59	32	4,917	19,231
2025 Population Age 60-64	32	4,729	17,593
2025 Population Age 65-69	21	3,225	12,396
2025 Population Age 70-74	16	2,641	9,918
2025 Population Age 75-79	15	2,062	7,907
2025 Population Age 80-84	11	1,373	5,632
2025 Population Age 85+	10	1,489	6,091
2025 Population Age 18+	434	53,859	211,882
2025 Median Age	38	42	42
2030 Median Age	39	42	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$115,470	\$97,670	\$79,025
Average Household Income 25-34	\$142,673	\$114,833	\$99,314
Median Household Income 35-44	\$137,730	\$111,560	\$94,206
Average Household Income 35-44	\$168,066	\$134,995	\$118,908
Median Household Income 45-54	\$151,695	\$108,719	\$94,878
Average Household Income 45-54	\$183,546	\$132,303	\$120,038
Median Household Income 55-64	\$152,082	\$94,102	\$80,208
Average Household Income 55-64	\$180,931	\$116,480	\$105,163
Median Household Income 65-74	\$150,000	\$59,495	\$48,211
Average Household Income 65-74	\$147,890	\$86,327	\$76,664
Average Household Income 75+	\$130,858	\$60,883	\$52,030





04

Company Profile

Advisor Profile

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2024 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Prime Retail Development Opportunity



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. ONE Sotheby's International Realty 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



MANUEL CHAMIZO III
Global Commercial Director

786.453.3171
flacommercial@gmail.com

ONE | Sotheby's
INTERNATIONAL REALTY