

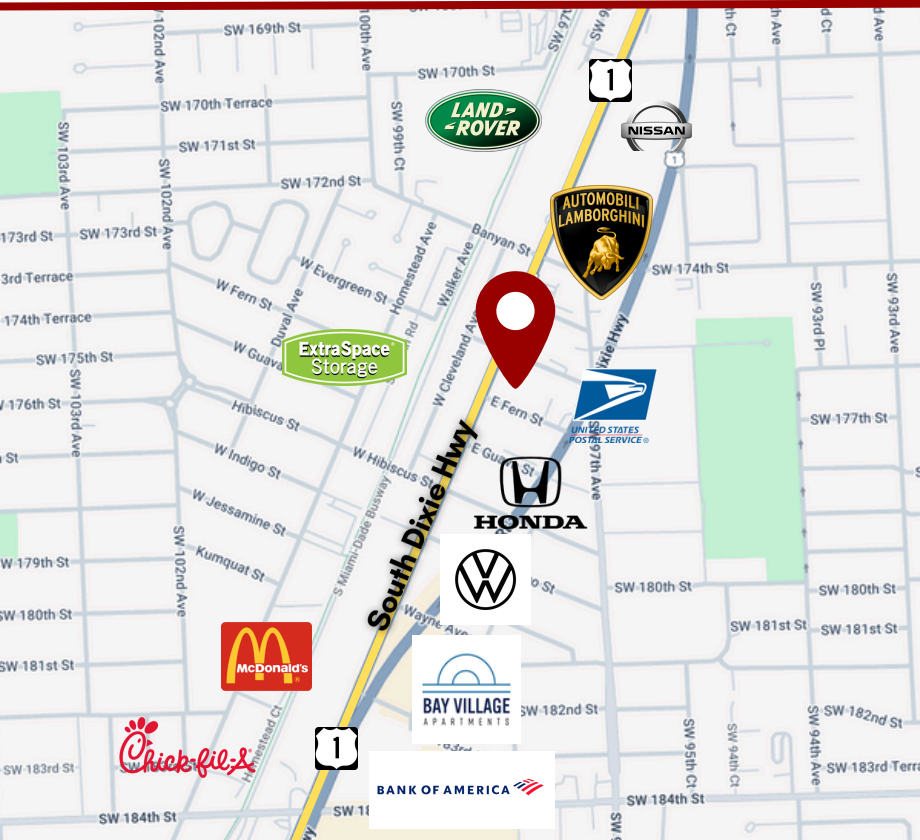
**CAMPOS**  
**COMMERCIAL**  
**REAL ESTATE**



**\$5,000,000**



A line graph with an upward-sloping arrow at the end, indicating a general increase over time. The line has three peaks and two valleys, showing fluctuations.

**SELLER FINANCING AVAILABLE**



**S Dixie Hwy - US-1**

**50,895 SqFt.**



# RETAIL PLAZA | 9869, 9855, & 9841 E Fern St

## Investment Summary

This is a rare opportunity to acquire a fully leased, high-visibility retail plaza fronting South Dixie Highway (US-1) in the growing corridor of South Miami-Dade. The offering consists of three contiguous parcels totaling **50,895 SF of land** with a **19,584 SF retail building** and 65 on-site parking spaces. The property features seven retail bays and is zoned DUV (Downtown Urban Village), which allows for a range of uses and potential development under Florida's Live Local Act.

**Gross Income (In Place):** \$337,000.00

**Total Expenses:** \$77,392.50

**Gross NOI (In Place):** \$259,607.50

**Cap Rate (In Place):** 5.19%

**Pro-Forma Income (@ \$33/SF Fully Leased):** \$607,200.00

**Pro-Forma NOI:** \$474,000.00

**Cap Rate (Pro-Forma):** 9.48%

**Asking Price:** \$5,000,000

## Property Highlights

- **Address:** 9869, 9855, 9841 E Fern St, Miami, FL 33157
- **Folio Numbers:** Three parcels
- **Building Size:** 19,584 SF
- **Lot Size:** 50,895 SF
- **Zoning:** DUV – Downtown Urban Village
- **Parking:** 65 spaces
- **Configuration:** 7 fully leased retail bays
- **Frontage:** Excellent visibility on US-1 (South Dixie Hwy)
- **Tenancy:** All tenants are currently on month-to-month leases except for the medical center, which has a longer-term lease in place
- **Avg Annual Daily Traffic (AADT):** 26,500 vehicles/day

## Operating Expenses:

- **Property Taxes:** \$58,192.50/year
- **Insurance:** \$6,000/year
- **Garbage:** \$6,000/year
- **Gardening:** \$3,600/year
- **Cleaning Services:** \$3,600/year

## Capital Improvements & Building Condition:

- In 2006, bathrooms were upgraded with **PVC plumbing**—no known plumbing issues
- All **AC units have been replaced within the last two years** and are in excellent condition







# Market Lease Rate Overview – Palmetto Bay, FL (33157)

Retail lease rates in the Palmetto Bay submarket currently range from **\$33 to \$40 per square foot per year (NNN)**. This pricing is driven by strong demand for well-located, mid-size spaces along major commercial corridors such as US-1 (South Dixie Highway).

High-visibility retail centers with ample parking and recent improvements consistently achieve **rates in the \$35-\$38/SF range**, with top-tier locations reaching up to **\$40/SF**.

Given the property’s location fronting US-1, existing tenant mix, and available leasing upside, the subject asset is well-positioned to capture market rents within this range, offering significant pro forma income potential through lease-up and rent stabilization.

In place Balance sheet		Pro-forma at \$33 P/SF	
Gross Annual Income	\$334,034.76	Gross Annual Income	\$607,200.00
Operating Taxes	\$58,193	Taxes	\$100,000
Insurance	\$6,000	Insurance	\$20,000
Garbage	\$6,000	Garbage	\$6,000
Gardening	\$3,600	Gardening	\$3,600
Cleaning Service	\$3,600	Cleaning Service	\$3,600
Total Yearly Expenses	\$77,393	Total Yearly Exoense	\$133,200
NOI	\$256,642.26	NOI	\$474,000.00
Cap Rate	5.13%	Cap Rate	9.48%









## Area & Market Insights

This section of South Miami-Dade is undergoing a wave of redevelopment, driven by multifamily construction, retail reinvestment, and major transit improvements. Key developments and infrastructure upgrades include:

1. The Current at City Center – Mixed-use development with 350 apartments, retail, and hotel accommodations nearby.
2. Transit-Oriented Development – New SMART Plan rapid bus line and infrastructure to improve accessibility and increase pedestrian traffic.
3. Live Local Act Projects – Developers are taking advantage of favorable zoning to create vertical multifamily opportunities.
4. Retail Demand – Strong foot traffic, US-1 visibility, and rising population density are driving up lease rates and investor demand.

## Zoning & Development Potential

Under the current DUV zoning and with the application of Florida's Live Local Act, the property presents the potential for redevelopment into a vertical mixed-use asset. This could include:

- Multifamily residential above ground-floor retail
- Hotel or live-work loft conversions
- Height potential: 2-5 stories with increased density possible

## Why Invest Here?

- **Immediate Cash Flow:** Fully leased income-producing property with strong tenants and above-average lease rates
- **Zoning Upside:** DUV and Live Local Act allow for creative redevelopment and density
- **Strategic Location:** Major frontage on a key Miami-Dade artery (US-1) and near transit expansion
- **Parking Advantage:** 65 on-site spaces offer rare convenience and compliance with future code
- **Growing Submarket:** Increasing residential and commercial demand in the South Miami-Dade corridor

### Disclaimer

The information contained in this Preliminary Offering Memorandum is provided for general informational purposes only and is subject to change without notice. All figures, projections, development potential, and zoning interpretations are based on publicly available data and third-party sources believed to be reliable; however, Campos Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy, completeness, or current applicability of any information herein.

The seller has not provided any documentation or information to verify the details presented in this Offering Memorandum. As such, all data has been independently compiled and should not be relied upon without independent verification.

All prospective purchasers, developers, and agents are solely responsible for conducting their own due diligence, which should include, but is not limited to: verification of zoning and land use regulations, entitlement processes, building code compliance, construction and operating costs, market conditions, financial feasibility, and development timelines.

Campos Commercial Real Estate LLC and its affiliates shall not be held liable for any decisions made or actions taken based on the contents of this material. By reviewing this document, you acknowledge and accept this disclaimer in full.

