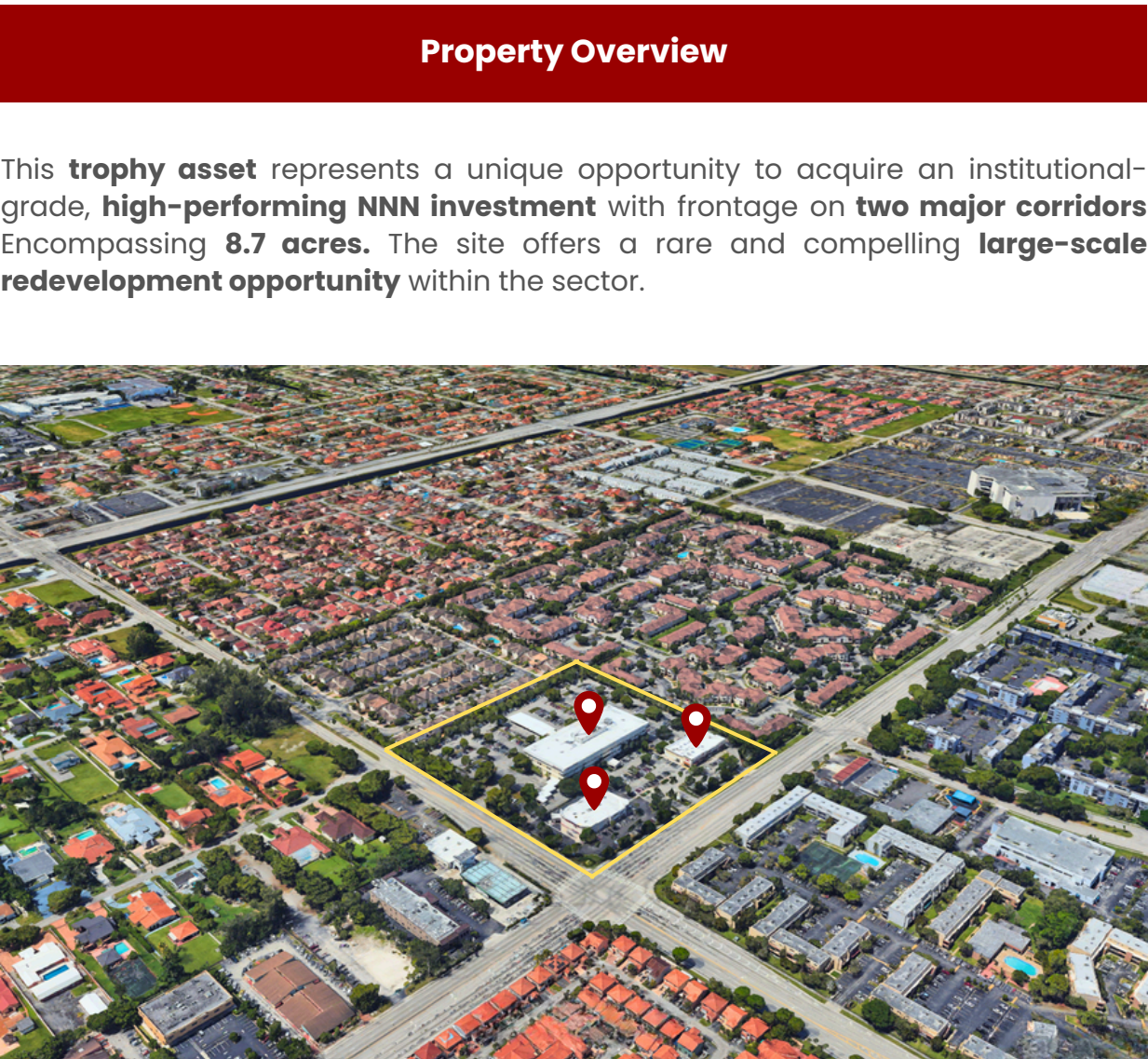


High-Performing NNN Investment | Ideal 1031 Exchange Asset

Property Overview	
Category	Details
Buildings	3 (Office + 2 Retail Buildings)
Total Building Size	±168,078 SF
Total Rentable SF	±147,030 SF
Total Lot Size	±379,406 SF (8.71 Acres)
Zoning	BU-2 (Eligible for Live Local)
Gross Income	\$5,620,000
Net Operating Income (NOI)	\$3,200,000
Tenancy:	NNN High-Quality National & Regional Tenants
Future Development Potential:	SB-102 / Live Local Eligible



This **trophy asset** represents a unique opportunity to acquire an institutional-grade, **high-performing NNN investment** with frontage on **two major corridors** Encompassing **8.7 acres**. The site offers a rare and compelling **large-scale redevelopment opportunity** within the sector.

Property #1 – Three-Story Office Center

Size: 144,665 SF (125,313 Rentable)
Year Built: 1980/2008
Tenants: Mix of medical, legal, corporate, and service firms
Features: Class-A finishes, modern lobby, elevator access, structured and surface parking

Property #2 – Freestanding Retail Building

Size: 13,059 SF (12,280 rentable)
Year Built: 2007
Lease: Long-term NNN lease (Land Lease)

Property #3 – Freestanding Multi-Tenant Retail Building

Size: 10,354 SF (9,437 Rentable)
Year Built: 2008
Lease: Long-term NNN lease (Land Lease)

Location Highlights

Traffic Count: Over 83,000 (VPD) Vehicles Per Day

Accessibility: Minutes from two major expressways
Expressway, and International Airport

Surrounding Demand Drivers:
International University —major student and employment hub
Top Rated Hospital and Mall

Investment Highlights

Secure Income Stream: Long-term NNN leases reduce landlord responsibility and ensure predictable cash flow.

BU-2 Zoning Flexibility: One of the few large scale parcels with Live Local development potential in West Miami-Dade.

Strong Tenant Mix: Anchored by well-performing regional tenants with renewal history.

High Visibility + Connectivity: Direct exposure on two major arteries with public transportation nearby.



Zoning & Future Development Potential

Live Local Act Eligible (SB-102):
Allows for higher density multifamily development
Potential to build 1000+ units by right with ground level retail.
Redevelopment Options:
Mixed-use: Office + Residential + Retail
Multifamily: 6–10 stories under SB-102
Medical or Educational Campus Expansion

This asset is a true covered land play, offering strong current income from stable NNN leases while giving the buyer future upside through redevelopment as the area continues to grow.



Surrounding Developments & Demand Drivers

A nearby site recently completed and partially leased residential development adds hundreds of Class A apartment units to the immediate trade area. Its presence increases the local population density, supports nearby retail, and boosts demand for quality office and service space. This residential influx creates a natural synergy for the area and enhances its long-term leasing stability.

The County Commission recently purchased of a 7.2-acre site at for the construction of a new Government Center. This transformative development will consolidate multiple county departments—including permitting, licensing, elections, and public records—into one centralized location. Once complete, it is expected to bring over 1,000 daily visitors and hundreds of full-time employees to the area, increasing traffic flow and daytime demand for surrounding retail, office, and service-based businesses.



Surrounding Developments & Demand Drivers

A Live Local Benchmark – A well known developer, recently submitted plans for an 18-story mixed-use tower just blocks away. The proposed development features approximately 720,000 SF of new construction comprising 477 rental apartments.

The property is positioned in a rapidly evolving corridor with significant public and private investment. Recent and planned multifamily and mixed-use projects along both major corridors are driving residential density and retail demand. Major retail anchors create strong daily traffic, while nearby employment centers—including a International University , Business Park, and the International Airport district—generate a steady tenant and consumer base. Additionally, multiple proposed mid-rise residential towers and hotel projects within a 2-mile radius highlight the corridor's growth, while proximity to healthcare facilities like the Hospital and regional retail hubs like Mall further cement the site as a high-demand location for mixed-use development.



This property is being offered on a **strictly off-market** basis, and we are direct to the seller. Per the seller’s request, a non-disclosure agreement must be executed by the broker and/or realtor and the buyer, and must include the buyer’s name, proof of funds, and a brief background summary. The NDA is subject to seller approval prior to the release of any information, including the property address, location, or financials. Please review, sign, and return the attached NDA provided by Campos Commercial. Thank you for your understanding.

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