



DADELAND STATION

MULTI-LEVEL RETAIL CENTER

8312 S DIXIE HWY | MIAMI, FL 33143

*Rare opportunity to lease space
in a Retail Center in one of the
most desired markets in the US.*



(305) 854-2800
berkowitzdevelopment.com



(305) 799-7957
mstreetholdings.com

DADELAND STATION LOCATION MAP

EXCLUSIVE AGENTS:



RESIDENTIAL UNITS

1	Dadeland Park	120
2	Dadeland Capri	120
3	Silver Palms at Dadeland	36
4	Bermuda Villas	224
5	Dade House Apartments	92
6	AMLI Joya	431
7	Granada Dadeland	325
8	AMLI Dadeland	350
9	Modera at Meto Dadeland	422
10	Village at Dadeland	410
11	Colonade at Dadeland	292
12	The Ledges Condos	275
13	Green House Apartments	120
14	Motion at Dadeland	294
15	Monterey Gardens	90
16	Waterside Apartments	116
17	Villas of Pinecrest	206
18	Kendall Gables Apartments	42
19	Dadeland Grove	164
20	Gardens of Pinecrest	88
21	Pearl Dadeland	412
22	Toscana at Dadeland	403
23	Downtown Dadeland	465
24	Metropolis at Dadeland	397

OFFICE MARKET (SF)

1	One Datan Center	256K
2	Two Datan Center	217K
3	Dadeland Center I	127K
4	Dadeland Center II	112K
5	9350 Financial Center	106K
6	One Dadeland Center	166K
7	Dadeland Town Center	200K

RARE OPPORTUNITY TO LEASE SPACE IN A RETAIL CENTER IN ONE OF THE MOST DESIRED MARKETS IN THE US

EXCLUSIVE AGENTS:



TARGET

**BEST
BUY**

DICK'S
SPORTING GOODS

Michaels

PET SMART

**BED BATH &
BEYOND**



CENTER SIZE
330,000 SF

PARKING SPACES
± 1,500

TRAFFIC COUNT
78,000 VPD

OCCUPANCY
100%

- 200,000+ VPD – located at the convergence of 3 of the most heavily trafficked highways in South Florida – US-1, Palmetto Expressway (S.R. 826), & Snapper Creek Expressway (S.R. 878)
- Highly Valuable US-1 Pylon Signage
- Metrorail Connectivity – served by one of the busiest Metrorail Stations in Miami with average weekday boarding of 5,500+ riders. The Dadeland North Metrorail Station connects the Property to: University of Miami, Coral Gables, Coconut Grove, Brickell Avenue's Financial District, Downtown Miami, Jackson Hospital, and Miami International Airport

- Built-In Density – Dadeland Station is surrounded by 4,500+ residential units, 2+ million SF of office, and 1,000+ hotel keys
- 25-Year Tenant Tenure – 80% of the tenants have tenanted the Property since the 1990s
- Exceptional South Florida Demographics



Population

22,463

1-Mile

100,784

3-Mile

303,232

5-Mile



Average HHI

\$93,759

1-Mile

\$152,438

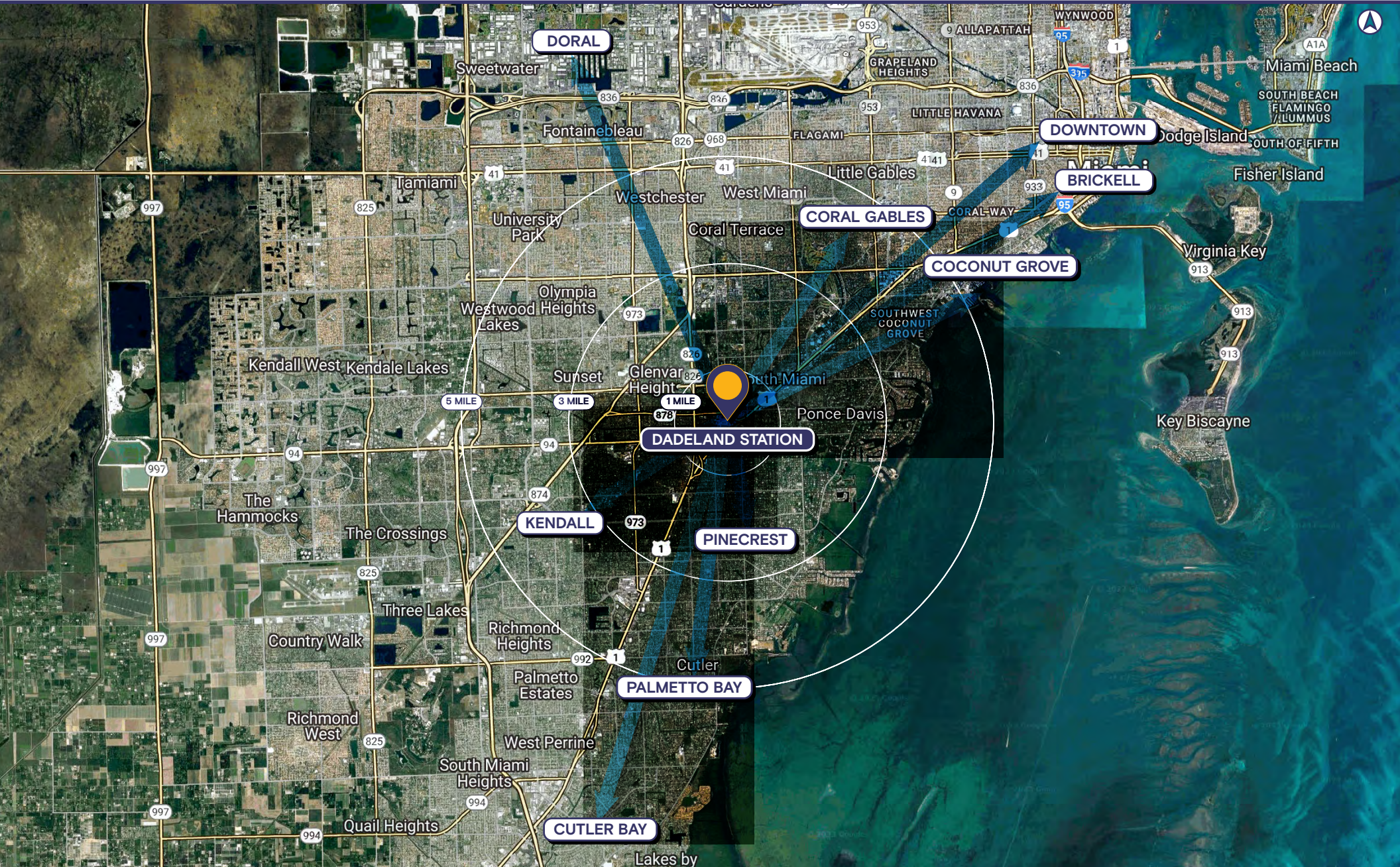
3-Mile

\$130,636

5-Mile

DENSE/INFILL LOCATION DRAWING FROM MIAMI'S MOST AFFLUENT NEIGHBORHOODS

EXCLUSIVE AGENTS:



DADELAND STATION

EXISTING TENANT PERFORMANCE

EXCLUSIVE AGENTS:



US: 160/1,795 (91%)*
FL: 5/124 (96%)

*Source: Placer.ai



US: 4/875 (99%)*
FL: 1/58 (100%)

Historically exceptionally strong sales



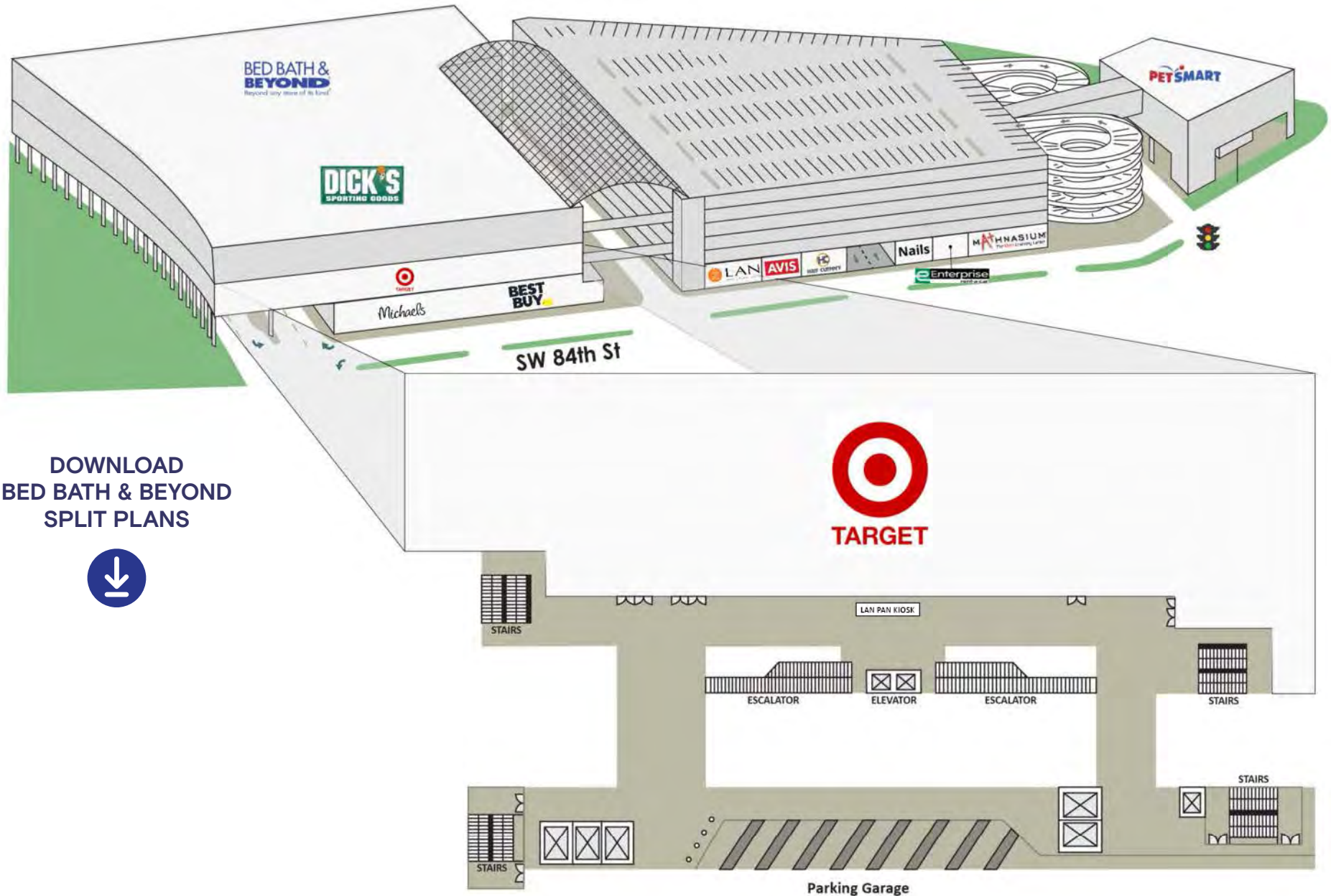
DADELAND STATION

SITE PLAN

EXCLUSIVE AGENTS:



8312 S Dixie Hwy, Miami, FL 33143



MIAMI POPULATION & EMPLOYMENT MIGRATION

UNPRECEDENTED MARKET DEMAND DRIVING EXPLOSIVE GROWTH & EXCEPTIONAL FUNDAMENTALS

EXCLUSIVE AGENTS:



#1

Fastest Growing State in the U.S. from 7/21-7/22: +1.9%

Source: US Census

#1

For Wealth Migration: Florida gained 20,263 high-income households in 2020

#2

Most New Residents in the U.S. from 7/21-7/22: +416,754 residents – That's 8,000 people per week!

5

Of the hottest/most competitive U.S. apartment rental markets are in Florida: #1 Miami

The Greater Miami-Dade population totals 2.7 million residents and is projected to add an additional 300,000-400,000 residents over the next five years.



The Miami Beacon Council recently celebrated its best job performance in 36 years with commitments from 32 companies during FY2020-2021 looking to relocate or expand in Miami-Dade County that will add 4,989 new direct high-value jobs (average annual salary of \$120,000), and 8,500 indirect jobs that will generate a combined annual disposable income of \$781 million and more than \$229 million in new capital investments.



2

Miami ranks second in the country for new company formation with a 45% increase since July 2020.



Miami shattered multiple residential sales records in 2021 with \$30.3 billion in sales, up 103.4% over 2020.

Miami ranked #1 in the nation for growth in wages & salaries over the past year with a 6% increase over the past 12 months.



Miami-Dade County's unemployment rate was 3.2% as of January 2022 (down from 7.9% in December 2020), which compares to 4.0% for the nation.

COMPANIES MOVING OR EXPANDING IN MIAMI

APOLLO

BDO



ERG

Morgan Stanley

CI FINANCIAL

ACI Worldwide
Real-Time Payments

SoftBank

SCHONFELD

The Blackstone Group

J.P.Morgan
Asset Management

THOMABRAVO

BLOCKCHAIN.COM

Point 72

Microsoft

zumper

UBER

SUBWAY