

BLUE GROTTO PLAZA



Marcus & Millichap

9610 Fontainebleau Blvd, Miami, FL 33172

Subject Property



EXCLUSIVELY LISTED BY

Jonathan De La Rosa

Senior Vice President Investments

Director- National Retail Group

2916 N Miami Avenue, Suite 700, Miami, FL 33127

O: (786) 522-7027

C: (786) 306-7259

E: Jonathan.DeLaRosa@marcusmillichap.com

License: FL SL3283433

NYSE: MMI

Matthew Albregts

Associate

Office: Miami

2916 N Miami Avenue, Suite 700, Miami, FL 33127

Direct: 786.522.7089

E: Matthew.Albregts@marcusmillichap.com

License: FL #SL3426196

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID #ZAF0390204

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com



TABLE OF CONTENTS

SECTION 1 Executive Summary	6
SECTION 2 Property Information	8
SECTION 3 Financial Analysis	17
SECTION 4 Market Overview	21

Offering Summary



Listing Price
\$8,707,011



Cap Rate
6.53%



Price Per SF
\$732

FINANCIAL

Listing Price	\$8,707,011
Cap Rate	6.53%
Pro Forma Cap Rate	7.54%
Price/SF	\$732.30

OPERATIONAL

Lease Type	NNN
Rentable SF	11,890 SF
Lot Size	74,052 SF
Year Built	1973/1980
# of Bays	10 Retail Bays
Parking	68 Parking Spaces
Parking Ratio	4.40 Spaces Per 1,000 SF

Investment Overview

Marcus & Millichap is pleased to present for sale the Blue Grotto Plaza at Fontainebleau in the center of Miami-Dade county. Blue Grotto is comprised of 11,890 Square Feet of multi-tenant retail space. Currently, the property is 88% occupied and offers over 68 Parking Spaces, 4.40 Spaces per 1,000 Square Feet. The Blue Grotto was built in 1973/1980 and recently renovated with a new roof in 2023 and is constructed as a Twin T Concrete Roof Structure. The plaza has great Curb Appeal as it sits on a Signalized Intersection with 2 Curb Cuts allowing for ease of Ingress and Egress. The tenant mix serves the surrounding neighborhoods as it includes Food & Beverage and Service Oriented tenants.

The Blue Grotto Plaza benefits from a lack of supply of retail along corridor as it is the only retail strip inside the Fontainebleau Blvd. Additionally, there are over Six Thousand Apartment Units within half a mile and 37,316 People within half a mile. Due to these factors, Six out of Ten tenants have occupied their spaces over Ten Years, some over Twenty Years. All Leases are structured as Triple Net as each Tenant pays their Pro-Rata Share of any Increases in Taxes and Insurance deduced from their Base Year. All Tenants pay their complete Pro-Rata share of Common Area Maintenance.

Fontainebleau, located in Miami-Dade County, is distinguished by its high-density urban landscape, supported by a network of office buildings that underpin its thriving retail sector. Situated in close proximity to Miami International Airport, Fontainebleau benefits from extensive exposure to both domestic and international travelers, fostering a vibrant commercial ecosystem.

Investment Highlights



Multi-Tenant Retail Strip Center Located in the Center of Miami-Dade County



6 out of 10 Tenants Have Occupied Their Space for Over 10+ years



The Roof was Replaced in 2023 - Currently Under Warranty (Twin T Concrete Roof Structure)



Excellent Parking Ratio 68 Parking Spaces / 4.40 Spaces per 1,000 Square Feet



5% Annual Rent Increases on all Leases- All Tenants Reimburse for the Increase in Taxes & Insurance



Located on a Signalized Intersection with 2 Curb Cuts, each allowing for easy Ingress & Egress



The Only Retail Center Inside the Fontainebleau Blvd - Over 6,000 Residential Units within 1/2 Mile

SECTION 2

Property Information

TENANT SUMMARY

AERIALS

Aerial - Density



2,895 Residential Units

327 Residential Units

Subject

2,849 Residential Units

170 Residential Units

Fontainebleau Blvd

Property Photo Collage





Fontainebleau Blvd

9610 Fontainebleau Blvd
GLA: 11,890 SF
Lot Size: 74,052 SF
Parking Spaces: 68

Aerial - North View



Dolphin Express way



122,000 VPD

NW 97th Ave

Fontainebleau Blvd

36,600 VPD



Subject

Aerial - East View

Downtown Miami / Brickell



Dolphin Expy 836 122,000 VPD

Subject



Aerial - South View



Walmart
TD Bank
Chick-fil-ee
SMOOTHIE KING
TEXAS ROADHOUSE
SUBWAY
LAIFITNESS.
L A Z B O Y

DOLLAR TREE
FRESCO y Más

Tamiami Trail

W Flagler Street

NW 97th Ave

Subject

Panera BREAD
RACK ROOM SHOES
Target
Starbucks
Pizza Hut
CHIPOTLE MEXICAN BURENDO
ROSS DRESS FOR LESS
Publix
ULTRA BEAUTY
TJ-maxx



Aerial - West View



FIU

Engineering & Computing

Miami International Mall



Dolphin Express Way

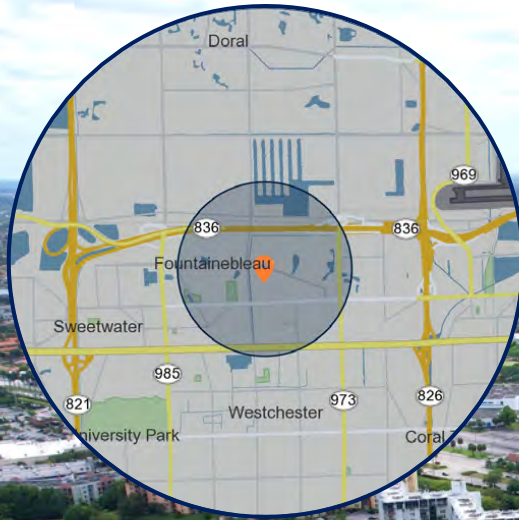
NW 97th Ave

Subject

Fontainebleau Blvd



Aerial - Demographic



Subject

POPULATION	1 Mile	3 Miles	5 Miles
2022 Estimate			
Total Population	36,517	175,722	399,712
HOUSEHOLDS			
2022 Estimate			
Total Households	14,135	58,863	133,220
Average (Mean) Household Size	2.6	2.9	2.9

SECTION 3

Financial Analysis

FINANCIAL DETAILS

Financial Details

CURRENT

Suite	Tenant	GLA (SF)	% of GLA	Lease Commence	Lease Expiration	Monthly Rent	Annual Rent	Rent PSF	Increase	Reimburse ment	Reimburse / SF	Option	Base Year	Lease Type
9610	End Cap Mini Mart	2,400	20.19%	6/1/1999	5/31/2029	\$11,909	\$142,908	\$59.55	-	\$28,550	\$11.90	None	1999	Mod.Net
9612	Manjares- Jama Restaurant	870	7.32%	10/1/2010	9/30/2030	\$5,656	\$67,871	\$78.01	5%	\$9,580	\$11.01	None	2010	Mod.Net
9614	Dulce Delicias Bakery	750	6.31%	12/1/2012	11/30/2025	\$4,071	\$48,850	\$65.13	5%	\$7,736	\$10.31	None	2012	Mod.Net
9616	Smoke Shop	750	6.31%	1/1/2019	MTM	\$3,647	\$43,758	\$58.34	5%	\$5,866	\$7.82	None	2019	Mod.Net
9618	Vacant	750	6.31%											
9620	Vacant	750	6.31%											
9624	Fritango Restaurant	1,500	12.62%	9/16/1990	4/30/2029	\$10,612	\$127,340	\$84.89	5%	\$16,994	\$11.33	None	2004	Mod.Net
9630	Lolitas Salon	1,120	9.42%	11/1/2021	6/30/2029	\$5,512	\$66,144	\$59.06	5%	\$8,376	\$7.48	1-5YR	2021	Mod.Net
9628	Day Care Center	1,500	12.62%	11/1/1989	10/31/2029	\$6,745	\$80,940	\$53.96	5%	\$14,580	\$9.72	None	2018	Mod.Net
9626	End Cap Laundromat	1,500	12.62%	3/1/2003	2/28/2029	\$7,118	\$85,410	\$56.94	5%	\$16,990	\$11.33	1-5YR	1996	Mod.Net
TOTALS		11,890	100.00%			\$55,269	\$663,223	\$55.78		\$108,672	\$9.14			

PRO FORMA

Suite	Tenant	GLA (SF)	% of GLA	Lease Commence	Lease Expiration	Monthly Rent	Annual Rent	Rent PSF	Increase	Reimburse ment	Reimburse / SF	Option	Base Year	Lease Type
9610	Mini Mart	2,400	20.19%	6/1/1999	5/31/2029	\$11,909	\$142,908	\$59.55	-	\$42,910	\$17.88	None	1999	Mod.Net
9612	Manjares- Jama Restaurant	870	7.32%	10/1/2010	9/30/2030	\$5,939	\$71,265	\$81.91	5%	\$14,821	\$17.04	None	2010	Mod.Net
9614	Dulce Delicias Bakery	750	6.31%	12/1/2011	11/30/2025	\$4,071	\$48,850	\$65.13	5%	\$12,259	\$16.35	None	2012	Mod.Net
9616	Smoke shop	750	6.31%	1/1/2019	MTM	\$3,647	\$45,946	\$61.26	5%	\$10,048	\$13.40	None	2019	Mod.Net
9618	New Tenant	750	6.31%			\$3,200	\$38,400	\$51.20	5%	\$9,764	\$13.02	-		Mod.Net
9620	New Tenant	750	6.31%			\$3,250	\$39,000	\$52.00	5%	\$9,764	\$13.02	-		Mod.Net
9624	Fritango Restaurant	1,500	12.62%	9/16/1990	4/30/2029	\$11,142	\$133,707	\$89.14	5%	\$26,041	\$17.36	None	2004	Mod.Net
9630	Lolitas Salon	1,120	9.42%	11/1/2021	6/30/2029	\$5,788	\$69,451	\$62.01	5%	\$19,309	\$17.24	1-5YR	2021	Mod.Net
9628	Day Care Ctr	1,500	12.62%	11/1/1989	10/31/2029	\$7,085	\$85,018	\$56.68	5%	\$23,627	\$15.75	None	2018	Mod.Net
9626	End Cap Laundromat	1,500	12.62%	3/1/2003	2/28/2029	\$7,473	\$89,681	\$59.79	5%	\$26,036	\$17.36	1-5YR	1996	Mod.Net
TOTALS		11,890	100.00%			\$63,503	\$764,227	\$64.27		\$194,581	\$16.37			

Financial Details

Suite	Tenant	Commencement	Occupancy
9610	End Cap Mini Mart	6/1/1999	25+ Years
9612	Manjares- Jama Restaurant	10/1/2010	15+ Years
9614	Dulce Delicias Bakery	12/1/2012	10+ Years
9616	Smoke Shop	1/1/2019	5+ Years
9618	Vacant		
9620	Vacant		
9624	Fritango Restaurant	9/16/1990	30+ Years
9630	Lolitas Salon	11/1/2021	2+ Years
9628	Day Care Center	11/1/1989	30+ Years
9626	End Cap Laundromat	3/1/2003	20+ Years

INCOME	CURRENT	PSF	PRO FORMA	PSF
Occupied Space	\$663,223	\$55.78	\$764,227	\$64.27
Vacant (@ Market Rent)	\$0	\$0.00	\$0	\$0.00
Gross Potential Rent	\$663,223	\$55.78	\$764,227	\$64.27
Expense Reimbursements	\$108,672	\$9.14	\$194,581	\$16.37
Gross Potential Income	\$771,895	\$64.92	\$958,808	\$80.64
General Vacancy	\$0	\$0.00	(\$22,927)	(\$1.93)
Effective Gross Income	\$771,895	\$64.92	\$935,881	\$78.71
Less: Operating Expenses	(\$200,646)	(\$16.88)	(\$276,485)	(\$23.25)
Less: Reserves/Replacements	(\$2,973)	(\$0.25)	(\$2,973)	(\$0.25)
NET OPERATING INCOME	\$568,276	\$47.79	\$656,423	\$55.21

EXPENSES	CURRENT	PSF	PRO FORMA	PSF
Real Estate Taxes	\$63,437	\$5.34	\$118,792	\$9.99
Insurance	\$27,593	\$2.32	\$44,036	\$3.70
CAM				
Utilities	\$14,444	\$1.21	\$14,444	\$1.21
Waste	\$26,302	\$2.21	\$26,302	\$2.21
Maintenance/Repairs	\$42,341	\$3.56	\$42,341	\$3.56
Management Fee	\$26,529	\$2.23	\$30,569	\$2.57
TOTAL	\$200,646	\$16.88	\$276,485	\$23.25

Financial Details

Pricing Overview

Price	\$8,707,011
Price PSF	\$732.30
Net Leasable Area	11,890 SF
Lot Size	74,052 SF
Cap Rate	6.53%
Pro Forma Cap Rate	7.54%
Number of Bays	10
Parking	68 Spaces
Parking Ratio	4.40 Spaces Per 1,000 SF
Year Built	1973/1980

INCOME	CURRENT	PSF
Occupied Space	\$663,223	\$55.78
Vacant (@ Market Rent)	\$0	\$0.00
Gross Potential Rent	\$663,223	\$55.78
Expense Reimbursements	\$108,672	\$9.14
Gross Potential Income	\$771,895	\$64.92
General Vacancy	\$0	\$0.00
Effective Gross Income	\$771,895	\$64.92
Less: Operating Expenses	(\$200,646)	(\$16.88)
Less: Reserves/Replacements	(\$2,973)	(\$0.25)
NET OPERATING INCOME	\$568,276	\$47.79

EXPENSES	CURRENT	PSF
Real Estate Taxes	\$63,437	\$5.34
Insurance	\$27,593	\$2.32
CAM		
Utilities	\$14,444	\$1.21
Waste	\$26,302	\$2.21
Maintenance/Repairs	\$42,341	\$3.56
Management Fee	\$26,529	\$2.23
TOTAL	\$200,646	\$16.88

SECTION 4

Market Overview

MARKET OVERVIEW

DEMOGRAPHIC

MIAMI-DADE

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with almost 442,300 residents, followed by Hialeah, with roughly 234,800 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

METRO HIGHLIGHTS



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



MEDICAL COMMUNITY

The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.

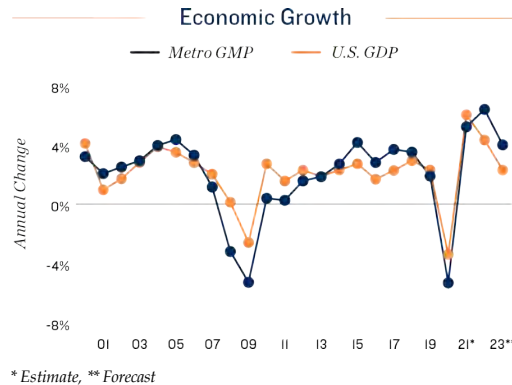


Market Overview

ECONOMY

- Various industries provide a diverse economy. Trade, international finance, health care and entertainment have become major segments in the local business community.
- A strong tourism industry has developed, with ties to Latin America and the Caribbean. This sector was heavily impacted by the pandemic in 2020 but improved markedly in 2021.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

MAJOR AREA EMPLOYERS
Baptist Health South Florida
University of Miami
American Airlines
Nicklaus Children's Hospital
Publix Super Markets
Winn-Dixie Stores
Florida Power & Light Co.
Carnival Cruise Lines
AT&T
Mount Sinai Medical Center



SHARE OF 2021 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add over 81,000 people over the next five years. During the same period, approximately 33,700 households will be formed, generating demand for housing.
- The homeownership rate of 52 percent is below the national rate of 64 percent, maintaining a strong rental market.
- The cohort of 20 to 34-year-olds comprises 20 percent of the population.

2021 Population by Age



QUALITY OF LIFE

Miami-Dade County has developed into a cosmopolitan urban area, offering a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat. The county has a broad array of cultural attractions, historical sites and parks. These include the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



Barry University



ARTS & ENTERTAINMENT

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



Demographic

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	37,316	180,171	409,015
2022 Estimate			
Total Population	36,517	175,722	399,712
2010 Census			
Total Population	33,676	163,616	374,917
2000 Census			
Total Population	31,264	160,786	350,099
Daytime Population			
2022 Estimate	25,862	273,665	507,332
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	14,524	60,729	137,213
2022 Estimate			
Total Households	14,135	58,863	133,220
Average (Mean) Household Size	2.6	2.9	2.9
2010 Census			
Total Households	13,029	54,241	123,132
2000 Census			
Total Households	11,785	53,494	114,835
Occupied Units			
2027 Projection	15,281	62,753	142,494
2022 Estimate	14,872	60,821	138,359
HOUSEHOLDS BY INCOME			
	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	4.5%	7.8%	11.1%
\$100,000-\$149,999	11.8%	12.9%	14.8%
\$75,000-\$99,999	13.8%	13.7%	13.5%
\$50,000-\$74,999	20.2%	19.2%	18.5%
\$35,000-\$49,999	17.0%	14.0%	12.4%
Under \$35,000	32.7%	32.4%	29.7%
Average Household Income	\$64,929	\$73,636	\$84,892
Median Household Income	\$50,321	\$54,266	\$60,611
Per Capita Income	\$25,142	\$25,054	\$28,492

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$113,013	\$118,137	\$125,586
Consumer Expenditure Top 10 Categories			
Housing	\$19,854	\$20,952	\$22,473
Transportation	\$10,402	\$10,674	\$11,226
Personal Insurance and Pensions	\$6,352	\$6,682	\$7,279
Food	\$6,060	\$6,138	\$6,318
Healthcare	\$5,166	\$5,479	\$5,782
Entertainment	\$2,130	\$2,216	\$2,349
Cash Contributions	\$2,053	\$2,301	\$2,504
Gifts	\$1,388	\$1,469	\$1,533
Apparel	\$1,270	\$1,215	\$1,246
Education	\$947	\$1,055	\$1,178
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	36,517	175,722	399,712
Under 20	18.5%	19.3%	19.6%
20 to 34 Years	19.6%	18.9%	18.4%
35 to 39 Years	7.5%	6.5%	6.4%
40 to 49 Years	13.7%	13.8%	14.3%
50 to 64 Years	19.5%	19.9%	20.4%
Age 65+	21.1%	21.5%	21.0%
Median Age	43.1	44.0	44.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	27,939	130,968	298,128
Elementary (0-8)	7.0%	8.5%	8.5%
Some High School (9-11)	15.4%	14.2%	11.9%
High School Graduate (12)	22.6%	25.2%	24.5%
Some College (13-15)	12.1%	12.4%	13.4%
Associate Degree Only	10.4%	9.7%	9.8%
Bachelor's Degree Only	22.6%	20.5%	20.7%
Graduate Degree	9.9%	9.5%	11.2%



POPULATION

In 2022, the population in your selected geography is 399,712. The population has changed by 14.2 percent since 2000. It is estimated that the population in your area will be 409,015 five years from now, which represents a change of 2.3 percent from the current year. The current population is 48.1 percent male and 51.9 percent female. The median age of the population in your area is 44.2, compared with the U.S. average, which is 38.6. The population density in your area is 5,097 people per square mile.



HOUSEHOLDS

There are currently 133,220 households in your selected geography. The number of households has changed by 16.0 percent since 2000. It is estimated that the number of households in your area will be 137,213 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2022, the median household income for your selected geography is \$60,611, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 48.6 percent since 2000. It is estimated that the median household income in your area will be \$69,834 five years from now, which represents a change of 15.2 percent from the current year.

The current year per capita income in your area is \$28,492, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$84,892, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 213,141 people in your selected area were employed. The 2000 Census revealed that 66.9 percent of employees are in white-collar occupations in this geography, and 33.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 26.9 minutes.



HOUSING

The median housing value in your area was \$333,591 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 75,871 owner-occupied housing units and 38,964 renter-occupied housing units in your area. The median rent at the time was \$665.



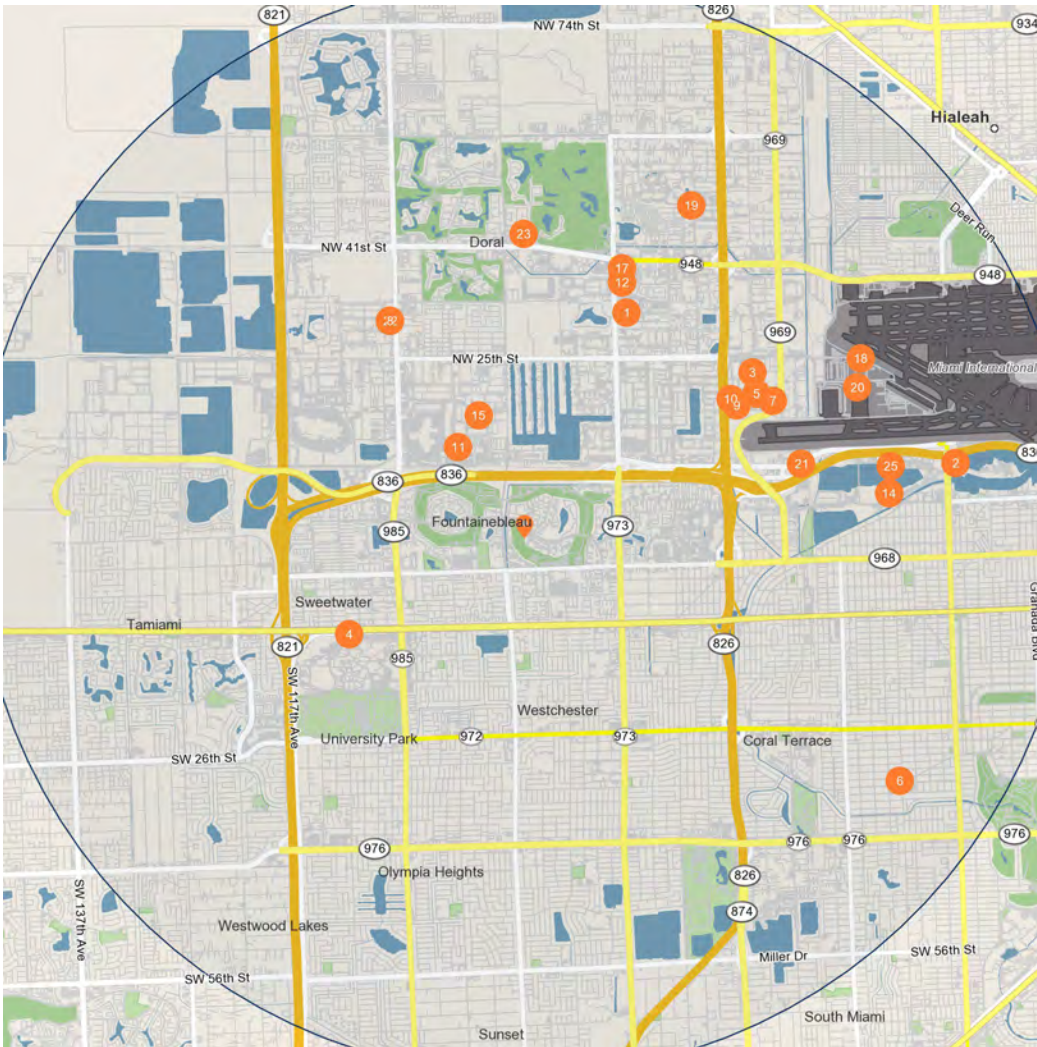
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 11.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 20.7 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 24.5 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 13.4 percent in the selected area compared with the 20.4 percent in the U.S.

Demographic



Major Employers

Employees

1	Univision Holdings Inc	5,023
2	Burger King Cpittl Holdings LLC	5,008
3	United States Postal Service-US Post Office	3,146
4	Florida International Univ-BOARD OF GOVERNORS GENERAL OFF	2,800
5	Pollo Tropical Inc	2,048
6	Variety Childrens Hospital-O S P	2,014
7	American SIs MGT Orgnztion LLC	2,005
8	Pei Operating LLC-Perry Ellis	2,000
9	Cable Wrless Cmmunications Inc	1,932
10	Ncl (bahamas Ltd A Bermuda Co-Norwegian Cruise Line	1,800
11	Gold Coast Beverage LLC	1,500
12	Carnival Corporation-Carnival	1,500
13	Ncl Corporation Ltd-NORWEGIAN CRUISE LINE	1,200
14	Suffolk Construction Co Inc	1,190
15	Aeropost Inc	1,000
16	Carnival Corporation-Carnival	1,000
17	Federal Aviation ADM-Flight Standards Dst Off 19	993
18	Swissport Usa Inc	923
19	SGS North America Inc-Government and Instn Svcs	900
20	Latam Airlines Group SA Inc	800
21	Areas Usa Inc	717
22	Supreme International LLC-Rafaella	712
23	Univision Productions	700
24	Erj Insurance Group Inc-Allstate	690
25	Banyan Cmnty Hlth Fndation Inc	650



EXCLUSIVELY LISTED BY

Jonathan De La Rosa

*Senior Vice President Investments
Director- National Retail Group*

2916 N Miami Avenue, Suite 700, Miami, FL 33127

O: (786) 522-7027

C: (786) 306-7259

E: Jonathan.DeLaRosa@marcusmillichap.com

License: FL SL3283433

NYSE: MMI

Matthew Albregts

Associate

2916 N Miami Avenue, Suite 700, Miami, FL 33127

Direct: 786.522.7089

Matthew.Albregts@marcusmillichap.com

License: FL #SL3426196