

LITTLE RIVER SHOPS

Presented by
FRANTZ OLIVIER, P.A.

753-755 NE 79th St, Miami, FL 33138



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Property Details

The Little River Shops are located in the Upper East Side, adjacent to Biscayne Boulevard on the 79th Street Causeway which connects I-95 to South Beach, Bal Harbor, and Sunny Isles Beach, and are just 10 minutes from Wynwood. The property is beautifully redone as a new retail space and can be developed up to 5 stories. Renovations include a new roof, new electrical, new plumbing, new a/c, completely new interior and exterior paint job, and security cameras. It features ample parking - 40 spaces; divided as 5 spaces per unit, with the largest unit allotted 10 spaces. This income producing retail center is 2 blocks away from the upcoming Triton Center project, a complex that will include 325 apartments, a 139-room Hilton Garden Inn, and 25,000 square feet of retail.

Price: \$4,200,000

View the full listing here: <http://www.crelisting.net/Sfn669L9A/?StepID=107>

Price:	\$4,200,000
Building Size:	5,000 SF
Price/SF:	\$840
Property Type:	Retail
Property Sub-type:	Street Retail
Property Use Type:	Net Lease Investment with 3 years left on lease
Commission Split:	3%
Cap Rate:	5%
Occupancy:	50%
No. Stories:	1

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Financials, Debt and Unit Mix

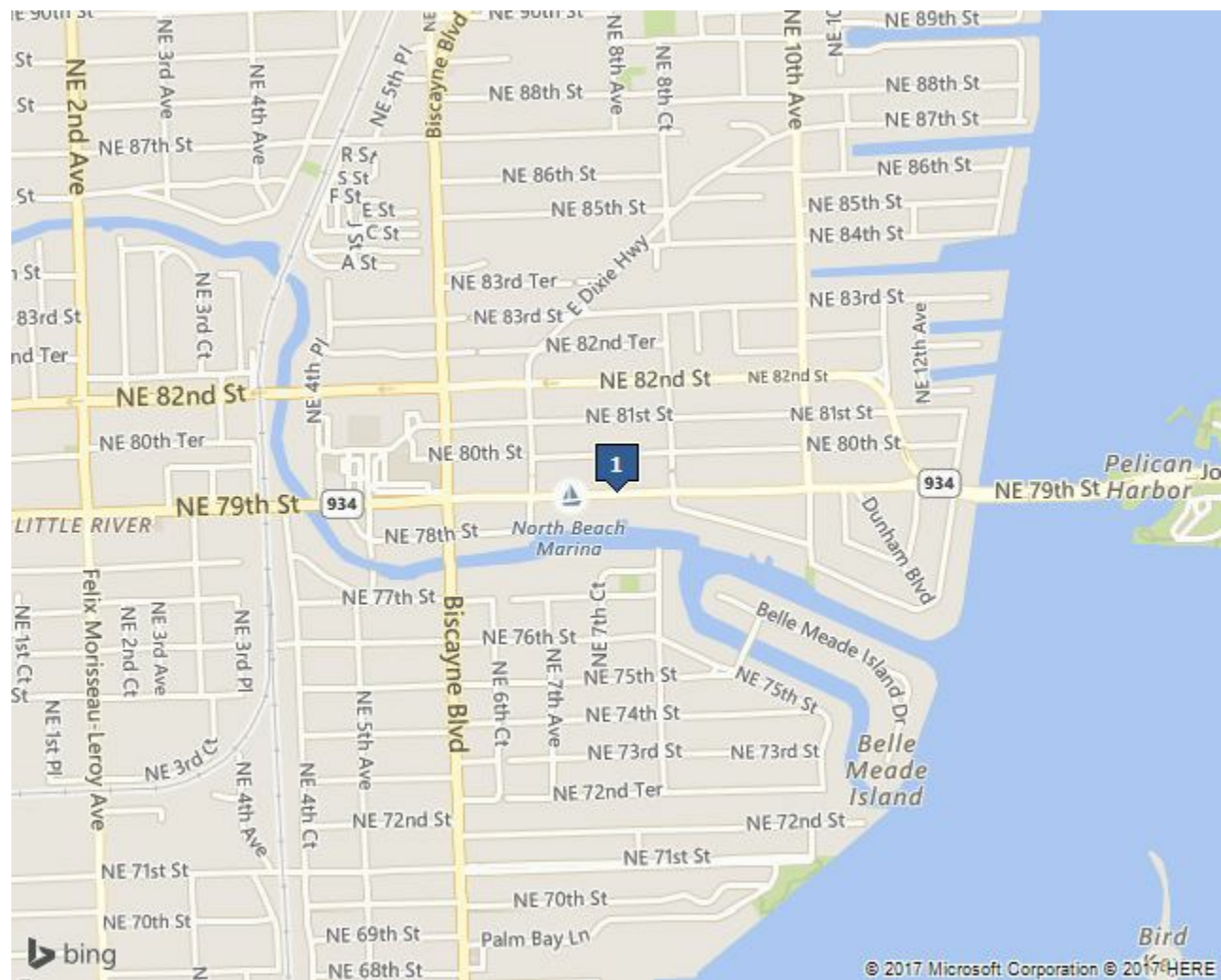
Financial Summary

AnalysisType	Actual
Net Operating Income	\$211,865

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Location



Location Description

Upper east side, Gateway to Miami beach.

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Property Photos

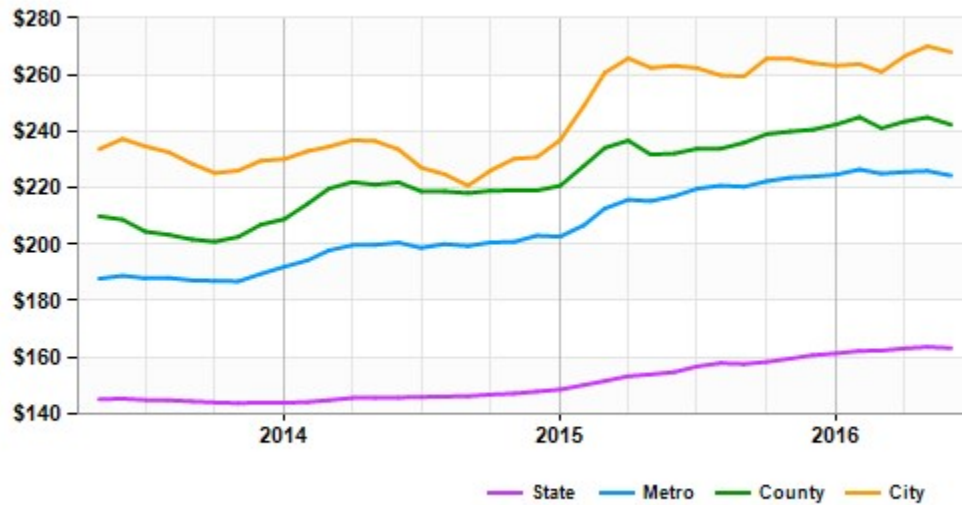


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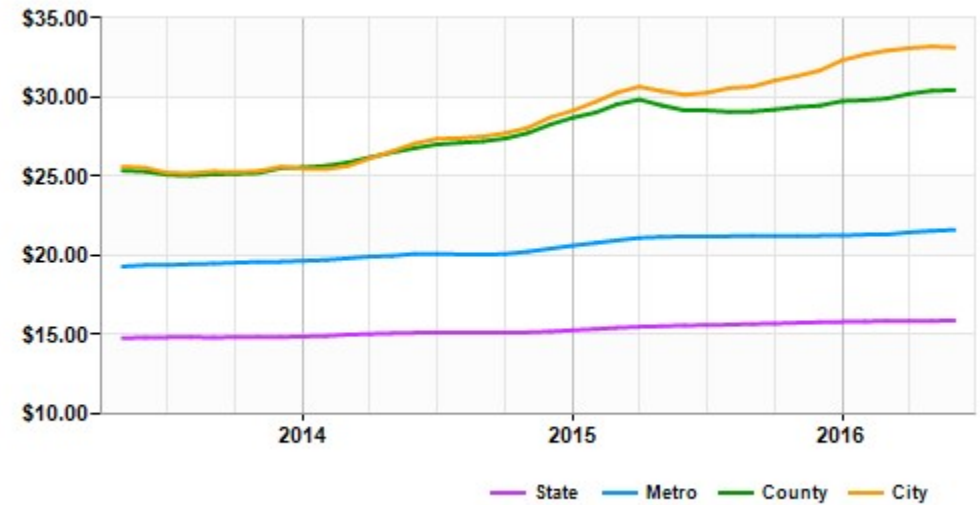
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Market Trends

Asking Prices Retail for Sale Miami, FL (\$/SF)



Asking Rent Retail for Lease Miami, FL (\$/SF/Year)



		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$163	+0.5%	+5.5%
—	Metro	\$224	-0.3%	+3.3%
—	County	\$242	+0.5%	+4.4%
—	City	\$268	+2.7%	+1.8%

		Jun 16	vs. 3 mo. prior	Y-O-Y
—	State	\$15.89	+0.2%	+2.0%
—	Metro	\$21.62	+1.4%	+2.0%
—	County	\$30.44	+1.8%	+4.4%
—	City	\$33.13	+0.6%	+9.9%

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	10,429	75,965	234,093
2015 Female Population	9,580	77,915	234,829
% 2015 Male Population	52.12%	49.37%	49.92%
% 2015 Female Population	47.88%	50.63%	50.08%
2015 Total Population: Adult	16,418	122,222	376,401
2015 Total Daytime Population	18,117	144,233	502,891
2015 Total Employees	6,655	51,577	223,988
2015 Total Population: Median Age	40	37	38
2015 Total Population: Adult Median Age	46	46	46
2015 Total population: Under 5 years	1,293	10,237	29,525
2015 Total population: 5 to 9 years	1,010	8,879	25,875
2015 Total population: 10 to 14 years	821	8,007	23,713
2015 Total population: 15 to 19 years	846	8,787	25,552
2015 Total population: 20 to 24 years	1,405	12,332	36,554
2015 Total population: 25 to 29 years	1,672	12,657	39,472
2015 Total population: 30 to 34 years	1,538	11,295	35,802
2015 Total population: 35 to 39 years	1,420	9,812	31,277
2015 Total population: 40 to 44 years	1,537	10,468	32,967
2015 Total population: 45 to 49 years	1,615	10,798	33,136
2015 Total population: 50 to 54 years	1,606	11,620	35,183
2015 Total population: 55 to 59 years	1,590	10,629	30,994

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Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	1,287	8,417	25,056
2015 Total population: 65 to 69 years	923	6,632	19,826
2015 Total population: 70 to 74 years	523	4,570	14,870
2015 Total population: 75 to 79 years	390	3,486	11,574
2015 Total population: 80 to 84 years	267	2,504	8,453
2015 Total population: 85 years and over	266	2,750	9,093
% 2015 Total population: Under 5 years	6.46%	6.65%	6.30%
% 2015 Total population: 5 to 9 years	5.05%	5.77%	5.52%
% 2015 Total population: 10 to 14 years	4.10%	5.20%	5.06%
% 2015 Total population: 15 to 19 years	4.23%	5.71%	5.45%
% 2015 Total population: 20 to 24 years	7.02%	8.01%	7.80%
% 2015 Total population: 25 to 29 years	8.36%	8.23%	8.42%
% 2015 Total population: 30 to 34 years	7.69%	7.34%	7.63%
% 2015 Total population: 35 to 39 years	7.10%	6.38%	6.67%
% 2015 Total population: 40 to 44 years	7.68%	6.80%	7.03%
% 2015 Total population: 45 to 49 years	8.07%	7.02%	7.07%
% 2015 Total population: 50 to 54 years	8.03%	7.55%	7.50%
% 2015 Total population: 55 to 59 years	7.95%	6.91%	6.61%
% 2015 Total population: 60 to 64 years	6.43%	5.47%	5.34%
% 2015 Total population: 65 to 69 years	4.61%	4.31%	4.23%
% 2015 Total population: 70 to 74 years	2.61%	2.97%	3.17%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	1.95%	2.27%	2.47%
% 2015 Total population: 80 to 84 years	1.33%	1.63%	1.80%
% 2015 Total population: 85 years and over	1.33%	1.79%	1.94%
2015 White alone	9,477	59,242	223,981
2015 Black or African American alone	8,763	81,663	204,418
2015 American Indian and Alaska Native alone	65	545	1,766
2015 Asian alone	319	2,053	5,932
2015 Native Hawaiian and OPI alone	11	52	170
2015 Some Other Race alone	629	5,174	17,798
2015 Two or More Races alone	745	5,151	14,857
2015 Hispanic	6,443	47,634	189,543
2015 Not Hispanic	13,566	106,246	279,379
% 2015 White alone	47.36%	38.50%	47.77%
% 2015 Black or African American alone	43.80%	53.07%	43.59%
% 2015 American Indian and Alaska Native alone	0.32%	0.35%	0.38%
% 2015 Asian alone	1.59%	1.33%	1.27%
% 2015 Native Hawaiian and OPI alone	0.05%	0.03%	0.04%
% 2015 Some Other Race alone	3.14%	3.36%	3.80%
% 2015 Two or More Races alone	3.72%	3.35%	3.17%
% 2015 Hispanic	32.20%	30.96%	40.42%
% 2015 Not Hispanic	67.80%	69.04%	59.58%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Not Hispanic: White alone	4,399	24,728	77,789
2015 Not Hispanic: Black or African American alone	8,856	78,006	192,856
2015 Not Hispanic: American Indian and Alaska Native alone	32	186	562
2015 Not Hispanic: Asian alone	316	1,621	4,451
2015 Not Hispanic: Native Hawaiian and OPI alone	14	59	178
2015 Not Hispanic: Some Other Race alone	84	402	908
2015 Not Hispanic: Two or More Races	1,502	7,574	12,981
% 2015 Not Hispanic: White alone	22.17%	16.73%	17.95%
% 2015 Not Hispanic: Black or African American alone	44.64%	52.76%	44.49%
% 2015 Not Hispanic: American Indian and Alaska Native alone	0.16%	0.13%	0.13%
% 2015 Not Hispanic: Asian alone	1.59%	1.10%	1.03%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.07%	0.04%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.42%	0.27%	0.21%
% 2015 Not Hispanic: Two or More Races	7.57%	5.12%	2.99%
Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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Population Change (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total Population	20,009	153,880	468,922
2015 Households	8,365	54,601	168,959
Population Change 2010-2015	1,093	8,826	29,435
Household Change 2010-2015	165	1,329	5,446
% Population Change 2010-2015	5.78%	6.08%	6.70%
% Household Change 2010-2015	2.01%	2.49%	3.33%
Population Change 2000-2015	170	6,038	35,446
Household Change 2000-2015	361	2,105	12,633
% Population Change 2000 to 2015	0.86%	4.08%	8.18%
% Household Change 2000 to 2015	4.51%	4.01%	8.08%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	9,062	58,828	182,351
2015 Occupied Housing Units	8,004	52,495	156,328
2015 Owner Occupied Housing Units	3,355	23,357	70,127
2015 Renter Occupied Housing Units	4,649	29,138	86,201
2015 Vacant Housings Units	1,058	6,332	26,025
% 2015 Occupied Housing Units	88.32%	89.23%	85.73%

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Housing (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Owner occupied housing units	41.92%	44.49%	44.86%
% 2015 Renter occupied housing units	58.08%	55.51%	55.14%
% 2000 Vacant housing units	11.68%	10.76%	14.27%
Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$36,696	\$34,236	\$35,286
2015 Household Income: Average	\$63,044	\$55,686	\$57,573
2015 Per Capita Income	\$26,417	\$20,157	\$21,283
2015 Household income: Less than \$10,000	1,549	8,687	24,500
2015 Household income: \$10,000 to \$14,999	593	4,485	13,380
2015 Household income: \$15,000 to \$19,999	478	4,036	12,789
2015 Household income: \$20,000 to \$24,999	534	4,239	12,903
2015 Household income: \$25,000 to \$29,999	445	3,098	10,351
2015 Household income: \$30,000 to \$34,999	443	3,252	10,009
2015 Household income: \$35,000 to \$39,999	414	3,016	9,531
2015 Household income: \$40,000 to \$44,999	532	3,024	8,385
2015 Household income: \$45,000 to \$49,999	162	1,977	6,814
2015 Household income: \$50,000 to \$59,999	446	3,402	10,799
2015 Household income: \$60,000 to \$74,999	633	3,784	12,680
2015 Household income: \$75,000 to \$99,999	773	4,293	13,783
2015 Household income: \$100,000 to \$124,999	377	2,396	7,861
2015 Household income: \$125,000 to \$149,999	228	1,341	3,775
2015 Household income: \$150,000 to \$199,999	312	1,562	4,416

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Income (Cont.)	1-mi.	3-mi.	5-mi.
2015 Household income: \$200,000 or more	446	2,009	6,983
% 2015 Household income: Less than \$10,000	18.52%	15.91%	14.50%
% 2015 Household income: \$10,000 to \$14,999	7.09%	8.21%	7.92%
% 2015 Household income: \$15,000 to \$19,999	5.71%	7.39%	7.57%
% 2015 Household income: \$20,000 to \$24,999	6.38%	7.76%	7.64%
% 2015 Household income: \$25,000 to \$29,999	5.32%	5.67%	6.13%
% 2015 Household income: \$30,000 to \$34,999	5.30%	5.96%	5.92%
% 2015 Household income: \$35,000 to \$39,999	4.95%	5.52%	5.64%
% 2015 Household income: \$40,000 to \$44,999	6.36%	5.54%	4.96%
% 2015 Household income: \$45,000 to \$49,999	1.94%	3.62%	4.03%
% 2015 Household income: \$50,000 to \$59,999	5.33%	6.23%	6.39%
% 2015 Household income: \$60,000 to \$74,999	7.57%	6.93%	7.50%
% 2015 Household income: \$75,000 to \$99,999	9.24%	7.86%	8.16%
% 2015 Household income: \$100,000 to \$124,999	4.51%	4.39%	4.65%
% 2015 Household income: \$125,000 to \$149,999	2.73%	2.46%	2.23%
% 2015 Household income: \$150,000 to \$199,999	3.73%	2.86%	2.61%
% 2015 Household income: \$200,000 or more	5.33%	3.68%	4.13%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2015 Childrens/Infants clothing stores	\$2,177,430	\$13,980,284	\$43,786,436
2015 Jewelry stores	\$803,512	\$5,018,998	\$15,567,940
2015 Mens clothing stores	\$2,556,105	\$16,284,782	\$50,740,893
2015 Shoe stores	\$2,583,291	\$16,501,791	\$51,588,218

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$4,262,607	\$27,350,189	\$85,055,318
2015 Automobile dealers	\$32,659,200	\$208,357,946	\$647,413,973
2015 Automotive parts and accessories stores	\$6,451,864	\$41,433,197	\$128,293,998
2015 Other motor vehicle dealers	\$923,145	\$6,011,846	\$18,287,589
2015 Tire dealers	\$2,877,857	\$18,496,825	\$57,320,610
2015 Hardware stores	\$128,171	\$818,453	\$2,520,323
2015 Home centers	\$1,305,673	\$8,249,550	\$25,560,962
2015 Nursery and garden centers	\$1,600,271	\$10,091,657	\$31,311,088
2015 Outdoor power equipment stores	\$704,340	\$4,540,199	\$14,088,462
2015 Paint andwallpaper stores	\$149,144	\$956,240	\$2,965,140
2015 Appliance, television, and other electronics stores	\$4,389,423	\$27,963,929	\$86,717,420
2015 Camera andphotographic supplies stores	\$334,857	\$2,103,202	\$6,497,061
2015 Computer andsoftware stores	\$12,283,311	\$79,254,531	\$244,954,559
2015 Beer, wine, and liquor stores	\$2,153,535	\$13,756,611	\$42,704,109
2015 Convenience stores	\$9,708,867	\$62,252,963	\$193,979,742
2015 Restaurant Expenditures	\$8,827,167	\$56,245,472	\$175,041,747
2015 Supermarkets and other grocery (except convenience) stores	\$35,196,413	\$227,188,122	\$705,043,333
2015 Furniture stores	\$3,148,185	\$19,994,231	\$62,243,660
2015 Home furnishings stores	\$10,883,714	\$69,723,242	\$215,854,422
2015 General merchandise stores	\$57,174,005	\$364,623,351	\$1,132,714,248
2015 Gasoline stations with convenience stores	\$29,812,937	\$191,953,730	\$596,339,399

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$21,268,131	\$137,201,709	\$425,797,571
2015 Department stores (excl leased depts)	\$56,370,493	\$359,604,353	\$1,117,146,308
2015 General merchandise stores	\$57,174,005	\$364,623,351	\$1,132,714,248
2015 Other health and personal care stores	\$2,220,488	\$14,185,627	\$43,977,305
2015 Pharmacies and drug stores	\$8,937,574	\$57,630,480	\$178,372,869
2015 Pet and pet supplies stores	\$2,387,665	\$15,411,986	\$47,429,114
2015 Book, periodical, and music stores	\$366,414	\$2,330,989	\$7,188,881
2015 Hobby, toy, and game stores	\$1,059,550	\$6,742,157	\$20,792,539
2015 Musical instrument and supplies stores	\$105,521	\$662,450	\$2,045,242
2015 Sewing, needlework, and piece goods stores	\$190,654	\$1,220,658	\$3,753,285
2015 Sporting goods stores	\$999,973	\$6,341,677	\$19,697,329

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Broker Profile

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