



NEW-TO-MARKET RETAIL ON SUNSET DRIVE

1533 Sunset Drive | South Miami, Florida

NEW-TO-MARKET RETAIL

- +/- 1,650 SF New Retail Space
- Ground Floor on Sunset Drive.
- \$55 (NNN) Per Square Foot

FOR MORE INFORMATION

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CONFIDENTIALITY DISCLAIMER

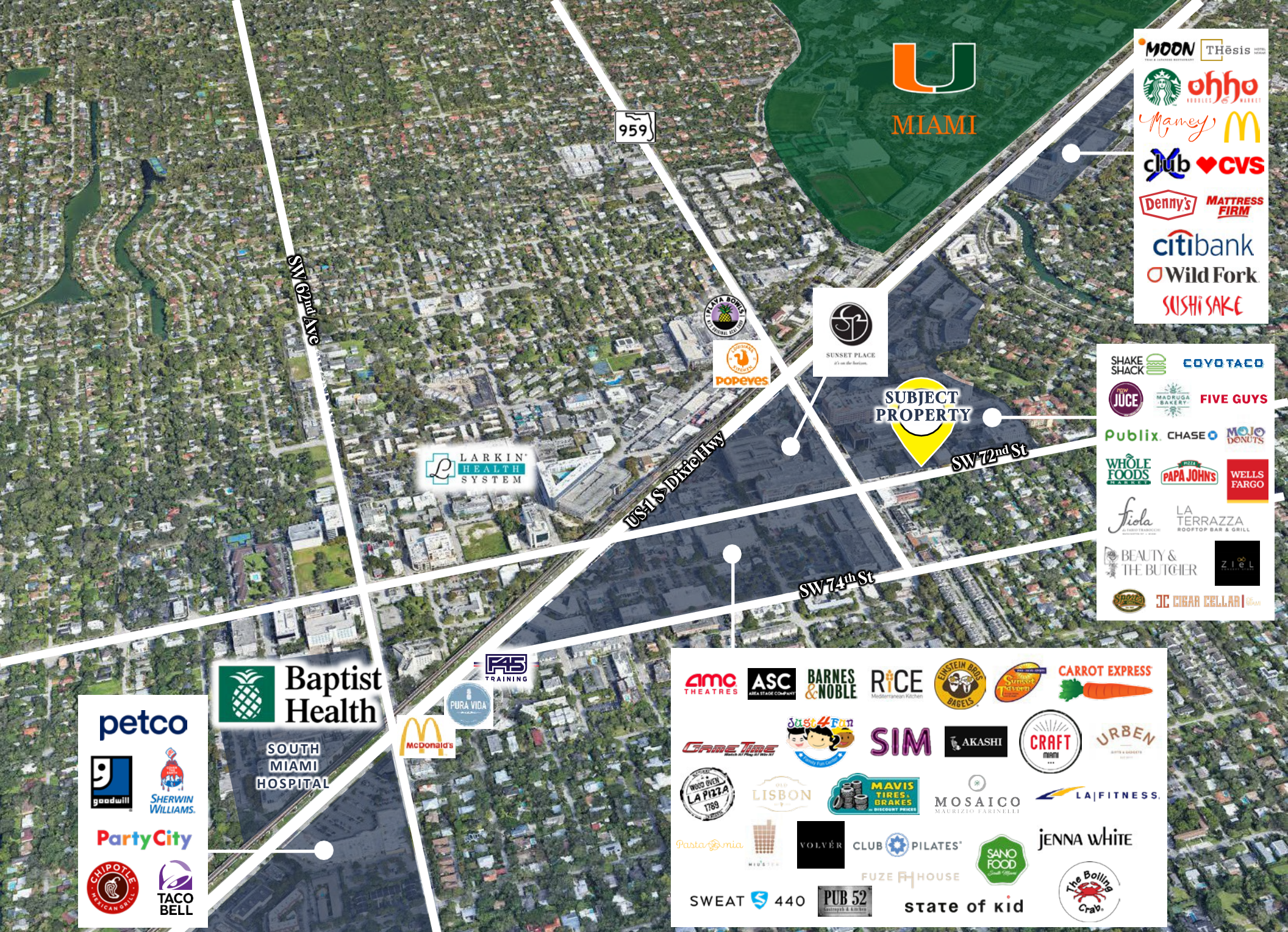
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1533 SUNSET DRIVE



SOUTH MIAMI

SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL

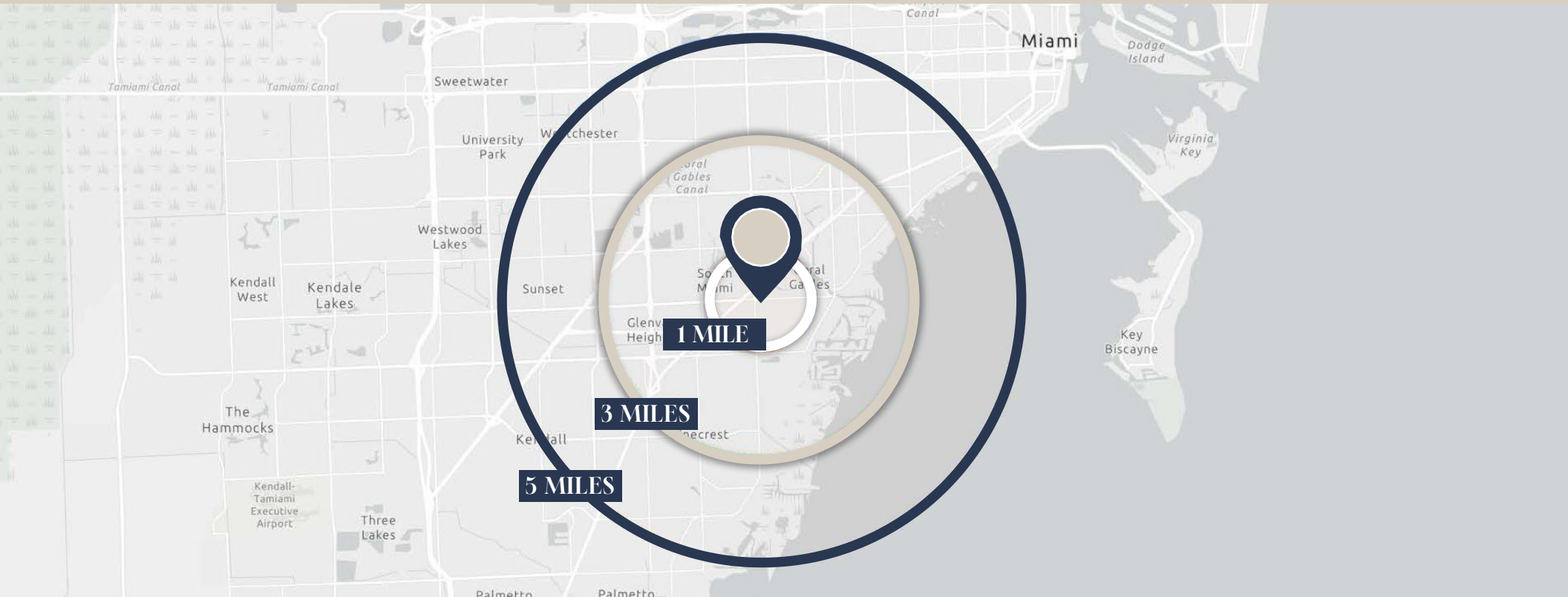
South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.



DEMOGRAPHIC DATA



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,679	107,978	324,772
Households	5,950	43,996	127,035
Families	3,520	27,104	83,392
Average Household Size	2.35	2.34	2.51
Owner Occupied Housing Units	3,305	24,388	72,209
Renter Occupied Housing Units	2,645	19,608	54,826
Median Age	32.6	40.5	44.2
Median Household Income	\$102,907	\$109,410	\$100,547
Average Household Income	\$193,661	\$191,597	\$161,371

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	17,540	110,184	326,142
Households	6,427	45,776	129,609
Families	3,819	28,299	85,509
Average Household Size	2.31	2.29	2.47
Owner Occupied Housing Units	3,443	25,350	75,736
Renter Occupied Housing Units	2,984	20,426	53,872
Median Age	33.8	41.1	45.0
Median Household Income	\$114,253	\$124,869	\$115,979
Average Household Income	\$207,290	\$207,655	\$178,511



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