

Little Havana Retail/Office Condo

777 SW 9th Ave # 101, Miami, FL 33130



FOR MORE INFORMATION, PLEASE CONTACT:

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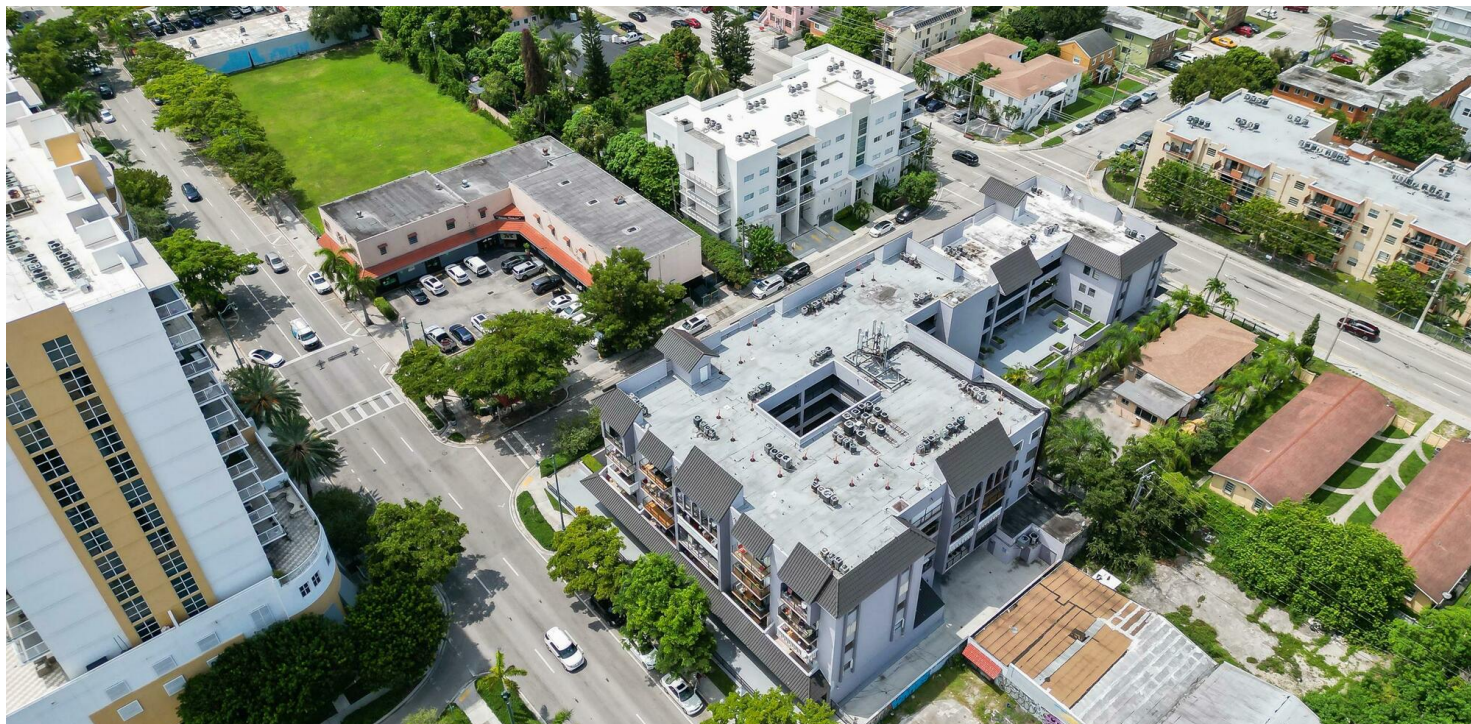
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SECTION 1

PROPERTY INFORMATION

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,895,000
Available SF:	10,830 SF
Number of Units:	1
Price / SF:	\$359.65
Year Built:	1987
Zoning:	T-5-L
Market:	Miami
Submarket:	Little Havana
Traffic Count:	21,5000

PROPERTY OVERVIEW

The Keyes Company, Realtors proudly presents this prime commercial retail office condo located in the vibrant neighborhood of Little Havana in Miami, Florida. This is a unique opportunity to own a versatile commercial space in one of Miami's most culturally rich and rapidly developing areas.

This commercial retail office condo in Little Havana offers a rare chance to be part of a thriving community while enjoying the benefits of owning a versatile and strategically located property.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	33,508	246,015	535,154
Total Population	69,284	510,279	1,248,351
Average HH Income	\$54,755	\$68,768	\$71,690

Location

VIDEO

LOCATION DESCRIPTION

The Little Havana commercial real estate market is a vibrant and evolving sector located in the heart of Miami, Florida. Known for its rich cultural heritage, this neighborhood has experienced significant growth in recent years, attracting businesses and investors alike. The market primarily consists of retail spaces, office buildings, and mixed-use developments. With its proximity to downtown Miami and easy access to major transportation routes, Little Havana offers an appealing location for businesses looking to establish a presence in a diverse and culturally vibrant community. However, competition for commercial properties in this area can be intense, and rental or purchase prices may vary depending on location and property type. Overall, the Little Havana commercial real estate market presents opportunities for those seeking to tap into the neighborhood's unique atmosphere and growing economic potential.



Complete Highlights



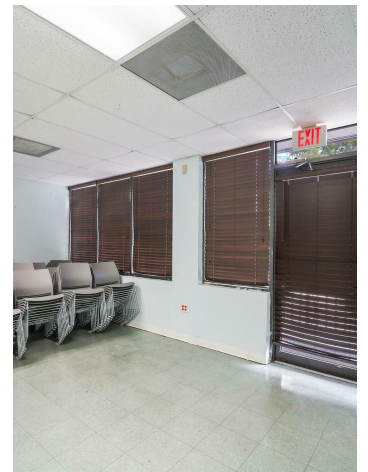
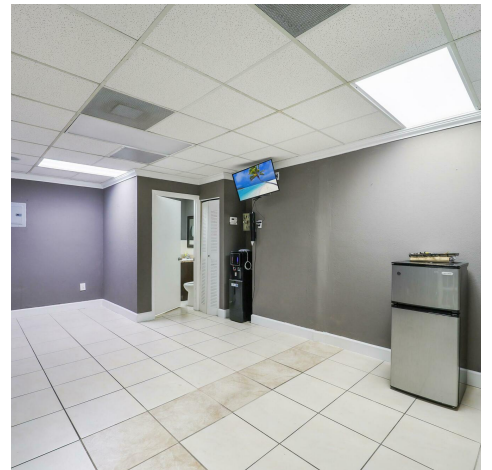
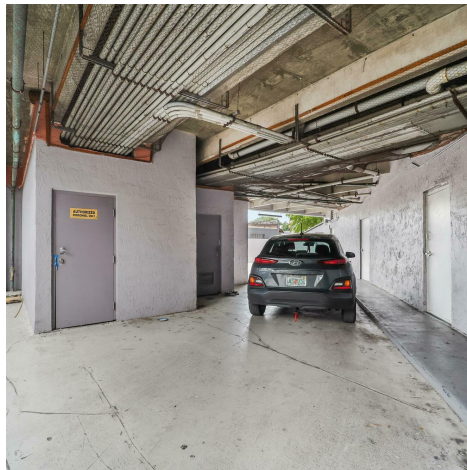
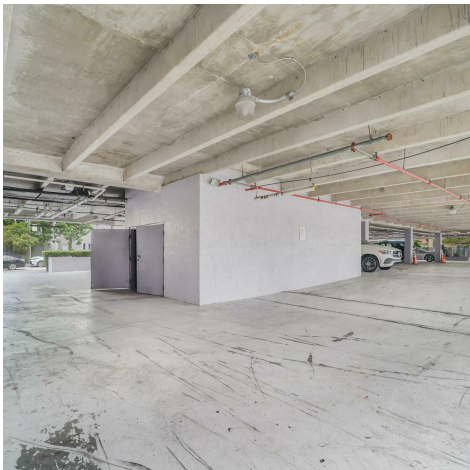
PROPERTY HIGHLIGHTS

- **Location:** Situated in the heart of Little Havana, this property enjoys high visibility and foot traffic, making it an ideal spot for retail, office, or mixed-use purposes. It is conveniently located near major highways, public transportation, and popular tourist destinations.
- **Versatile Space:** The property offers a flexible floor plan, allowing for various business uses. Whether you're looking to establish a retail store, office space, medical practice, art gallery, or restaurant, this condo can accommodate your needs.
- **Modern Design:** The interior of the condo boasts modern finishes, ample natural light, and an open layout, providing a welcoming and aesthetically pleasing environment for customers, clients, or employees.
- **Parking:** This unit has a generous 29 dedicated parking spaces in the building.
- **Investment Potential:** Little Havana has been experiencing significant growth and revitalization in recent years. This property presents an excellent investment opportunity with the potential for appreciation in value as the neighborhood continues to develop.
- **Local Culture:** Immerse yourself in the rich cultural heritage of Little Havana, with its vibrant street life, art galleries, restaurants, and music venues. This location is perfect for businesses seeking to connect with the local community.
- **Accessibility:** The property is easily accessible from major highways and public transportation hubs, making it convenient for both customers and employees.



SECTION 1 | PROPERTY INFORMATION

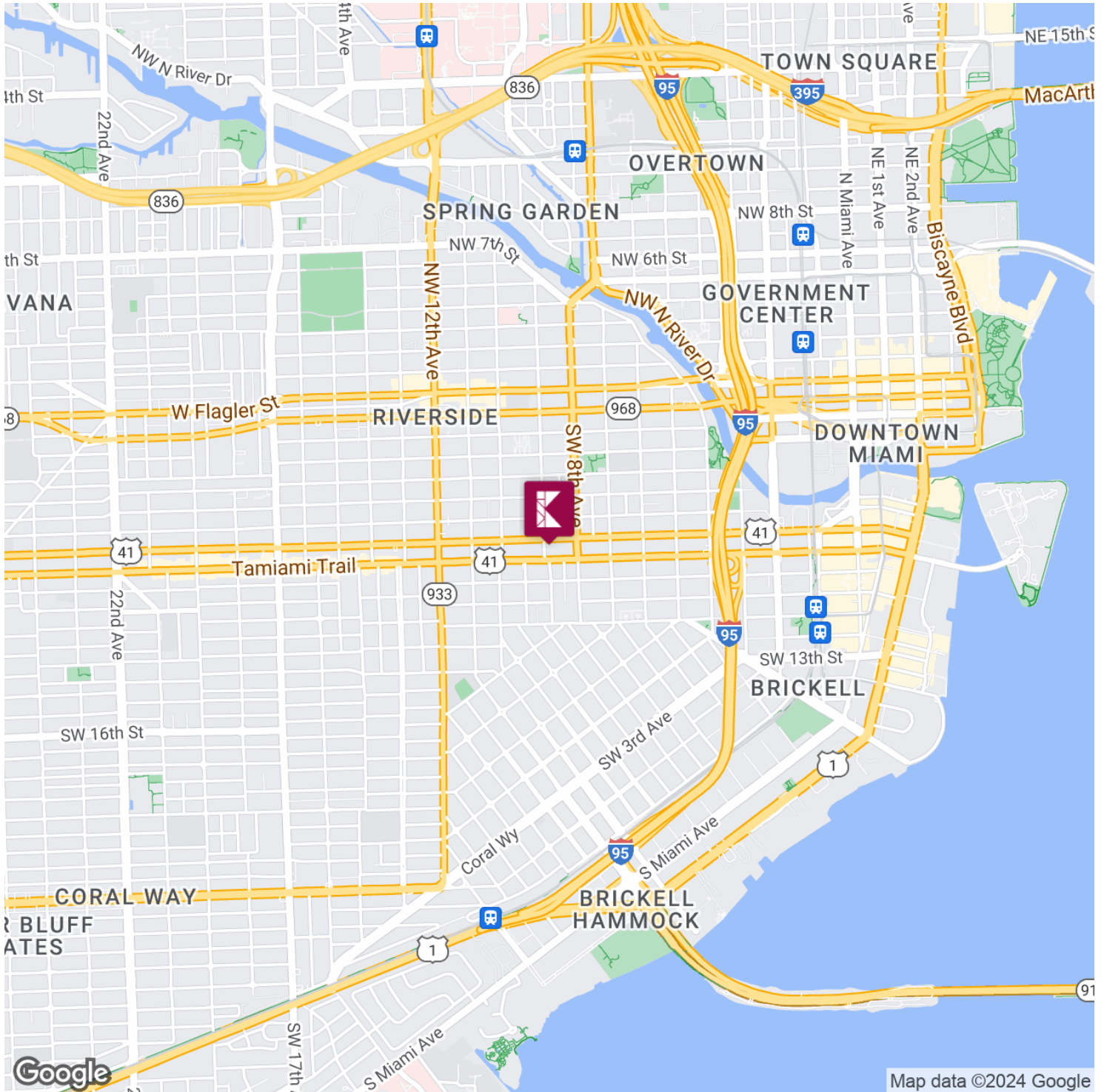
Additional Photos

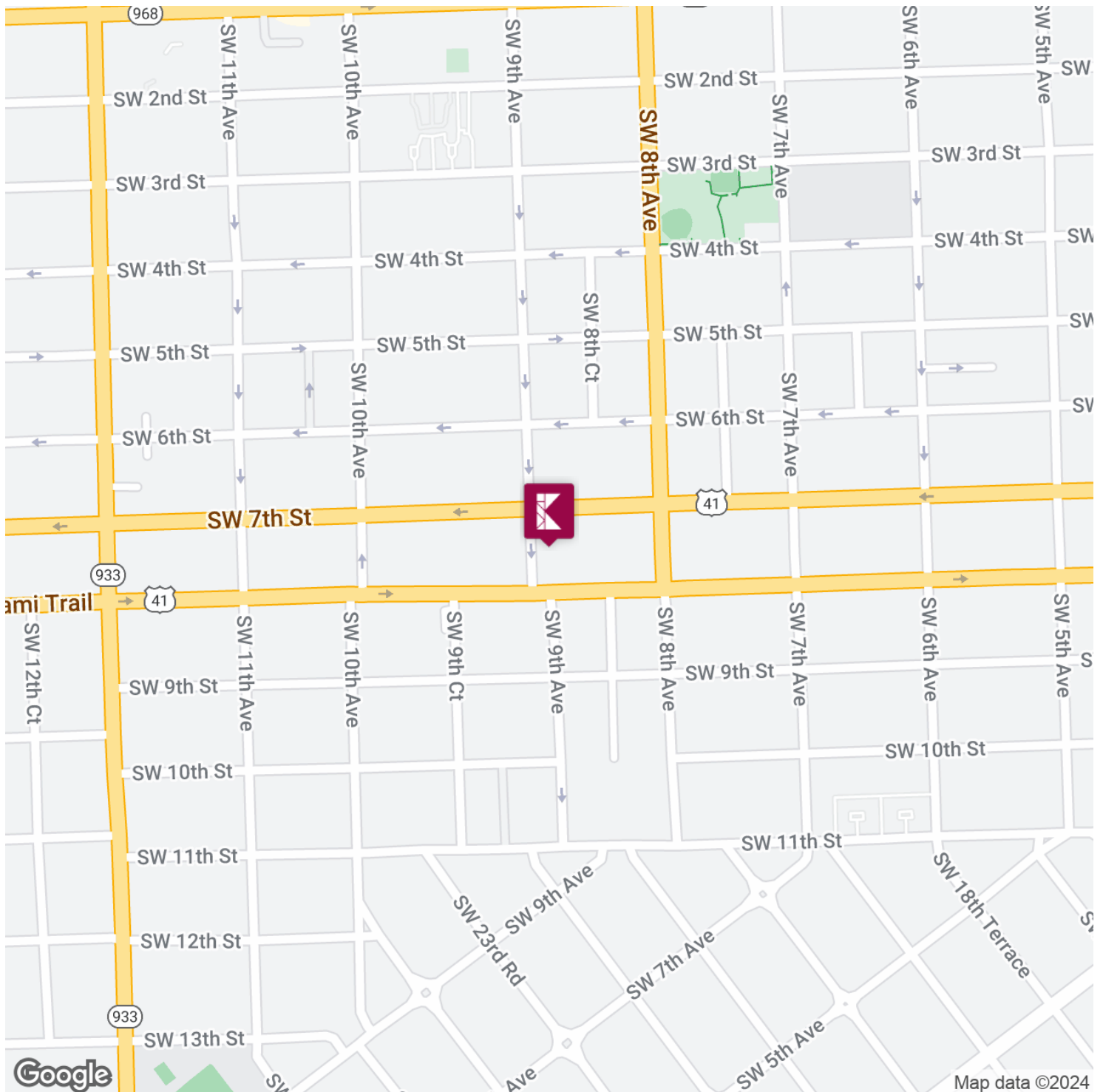


SECTION 2

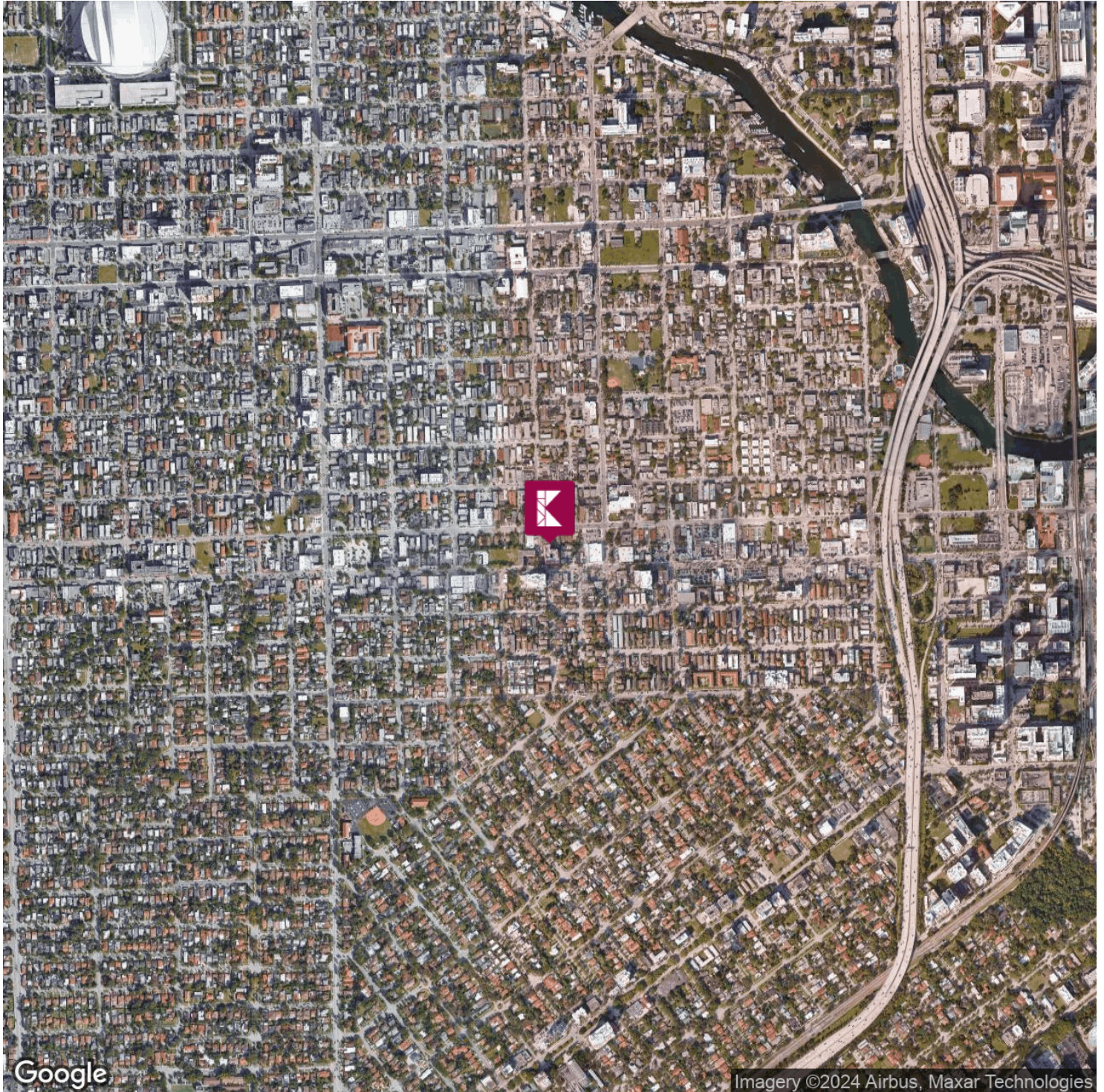
LOCATION INFORMATION

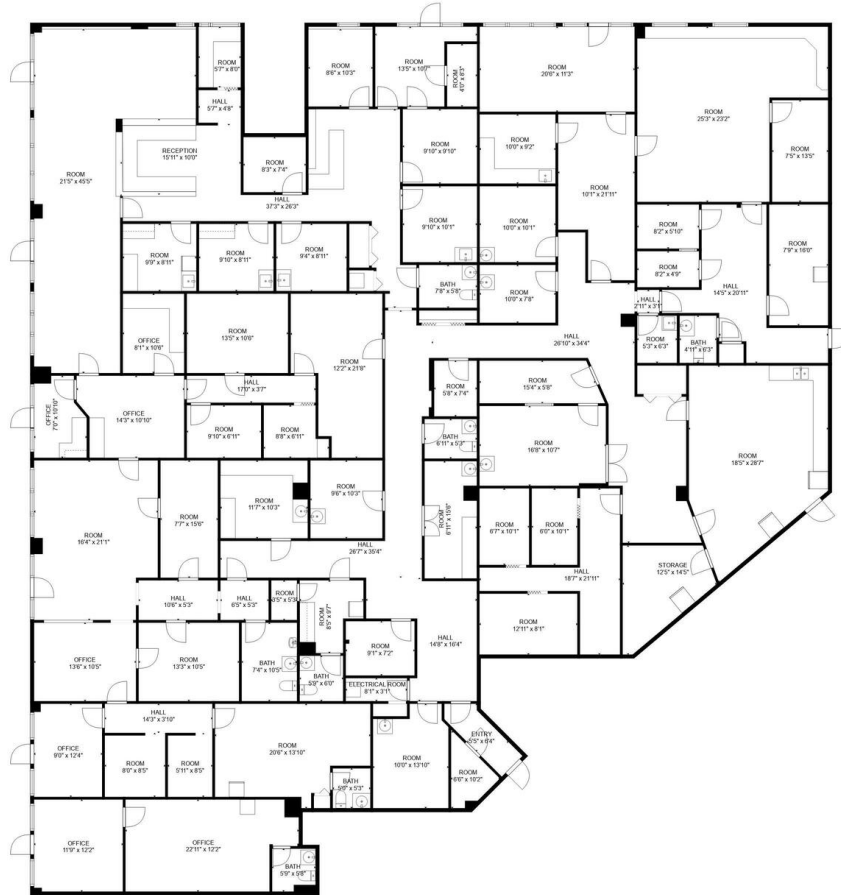
Regional Map





Aerial Map





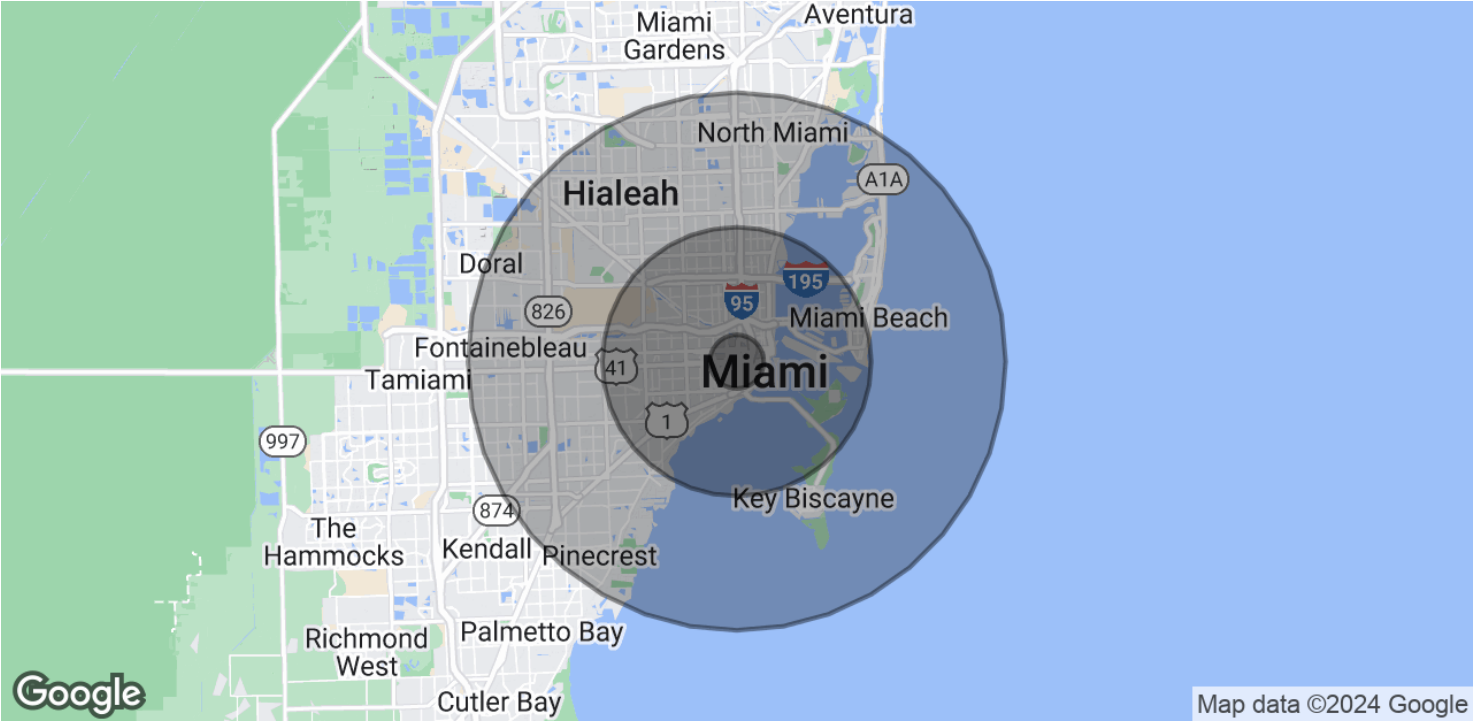
GROSS INTERNAL AREA
FLOOR 1: 9751 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 34 sq. ft, STORAGE: 123 sq. ft
TOTAL: 9751 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

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SECTION 3

DEMOGRAPHICS

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	69,284	510,279	1,248,351
Average Age	42.0	41.1	41.7
Average Age (Male)	40.9	40.0	40.2
Average Age (Female)	43.5	42.3	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	33,508	246,015	535,154
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$54,755	\$68,768	\$71,690
Average House Value	\$134,949	\$324,684	\$347,569

2020 American Community Survey (ACS)

SECTION 4

ADVISOR BIOS

Exclusive Broker



CARLOS VILLANUEVA

Vice President

carlosvillanueva@keyes.com

Direct: 305.772.3897

FL #0638148

PROFESSIONAL BACKGROUND

Carlos Villanueva has been Vice President and Regional Sales Manager of The Keyes Company since December 2010. The Keyes Company is Florida's largest real estate services firm, with 2017 sales in excess of \$6 billion and more than 4,000 associates serving clients in more than 70 countries through its stake in Leading Real Estate Companies of The World.

Prior to becoming a Vice President and Regional Sales Manager, Mr. Villanueva served as Managing Director for Prudential Real Estate Affiliates, with responsibility for all business segments. In addition, he served as the company's Miami-Dade County Regional Manager in 2009, during the depth of the global financial crisis. Earlier, Mr. Villanueva served as the company's turnaround specialist by leading his business unit to the number one status in the southeastern United States.

Mr. Villanueva began his real estate career with Coldwell Banker in 1996 as a rookie real estate agent in Miami, Florida. Throughout the next 23 years he served in various leadership positions, including Team Leader, Assistant Managing Broker, Managing Broker and Director. After a successful start to his real estate career both as a sales associate and as a Broker, Mr. Villanueva was appointed as President and CEO of Realty World Select in January 2003, and he became Chairman of the Board in April 2003. He served in those roles when Realty World Select merged with Prudential in April 2005.

Mr. Villanueva is a member of the The Keyes Company Chairman's Advisory and Operating Committee.

Mr. Villanueva received an M.B.A. from the London School of Economics and a B.P.S. in Psychology and Human Resource Management from Barry University. Mr. Villanueva is involved with the UM Sylvester Cancer Center as a member of their Advisory Board and an active fundraiser for this worthy cause.

EDUCATION

B.S., Barry University

MBA, London School of Economics

MEMBERSHIPS

Miami Association of Realtors

Florida Realtors

National Association of Realtors

Realtor Commercial Alliance

UM Sylvester Cancer Center

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