



Gadinsky
REAL ESTATE LLC



**NEW DEVELOPMENT
- COMING SOON -**

Riviera Plaza

1542 South Dixie Highway
Coral Gables, Florida

gadinsky.com



Riviera Plaza

1542 South Dixie Highway
Coral Gables, Florida

Just North of SW 57th Ave & S Dixie Highway



PROPERTY FEATURES

- BRAND NEW MIXED USE RETAIL / RESIDENTIAL PROJECT
- FULL ACCESS FROM S DIXIE HWY
- 79,000 AADT ON S DIXIE HWY
- DIRECTLY ACROSS THE STREET FROM UNIVERSITY OF MIAMI
- 11,4003 UNDERGRADUATE & 5,0003 GRADUATE STUDENTS
- 0.3 MILES AWAY FROM SOUTH MIAMI METRORAIL STOP
- 1.1M+ BOARD METRORAIL AT SOUTH MIAMI STOP
- 30,000+ SF RETAIL SPACE AVAILABLE
- 160 RESIDENTIAL UNITS
- 410 PARKING SPACES



FOR LEASING INFORMATION

Seth Gadinsky | 786.276.2387 | seth@gadinsky.com | www.gadinsky.com

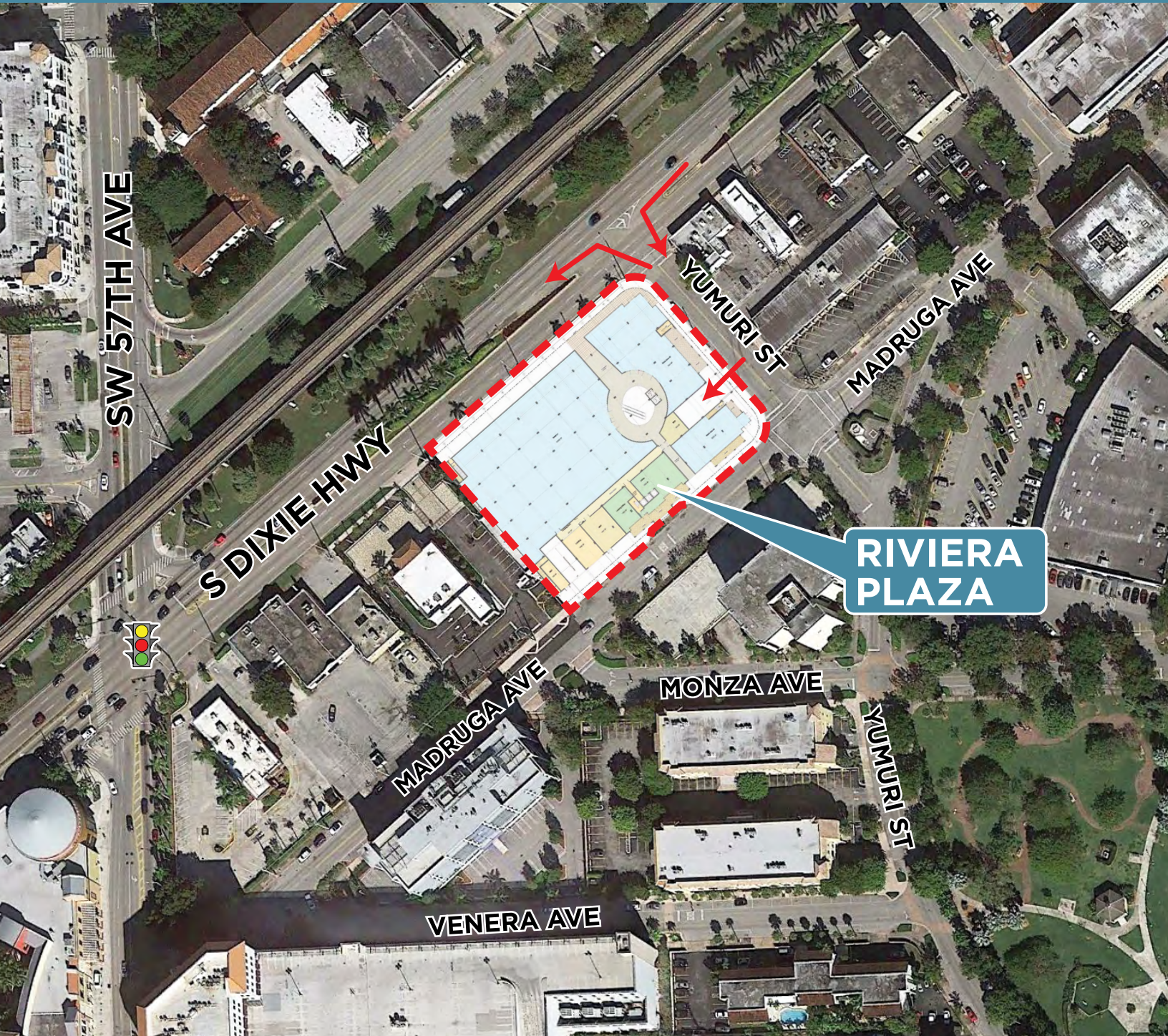
MARKET OVERVIEW AERIAL



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INTERSECTION LEVEL AERIAL



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GROUND RETAIL FLOOR PLAN

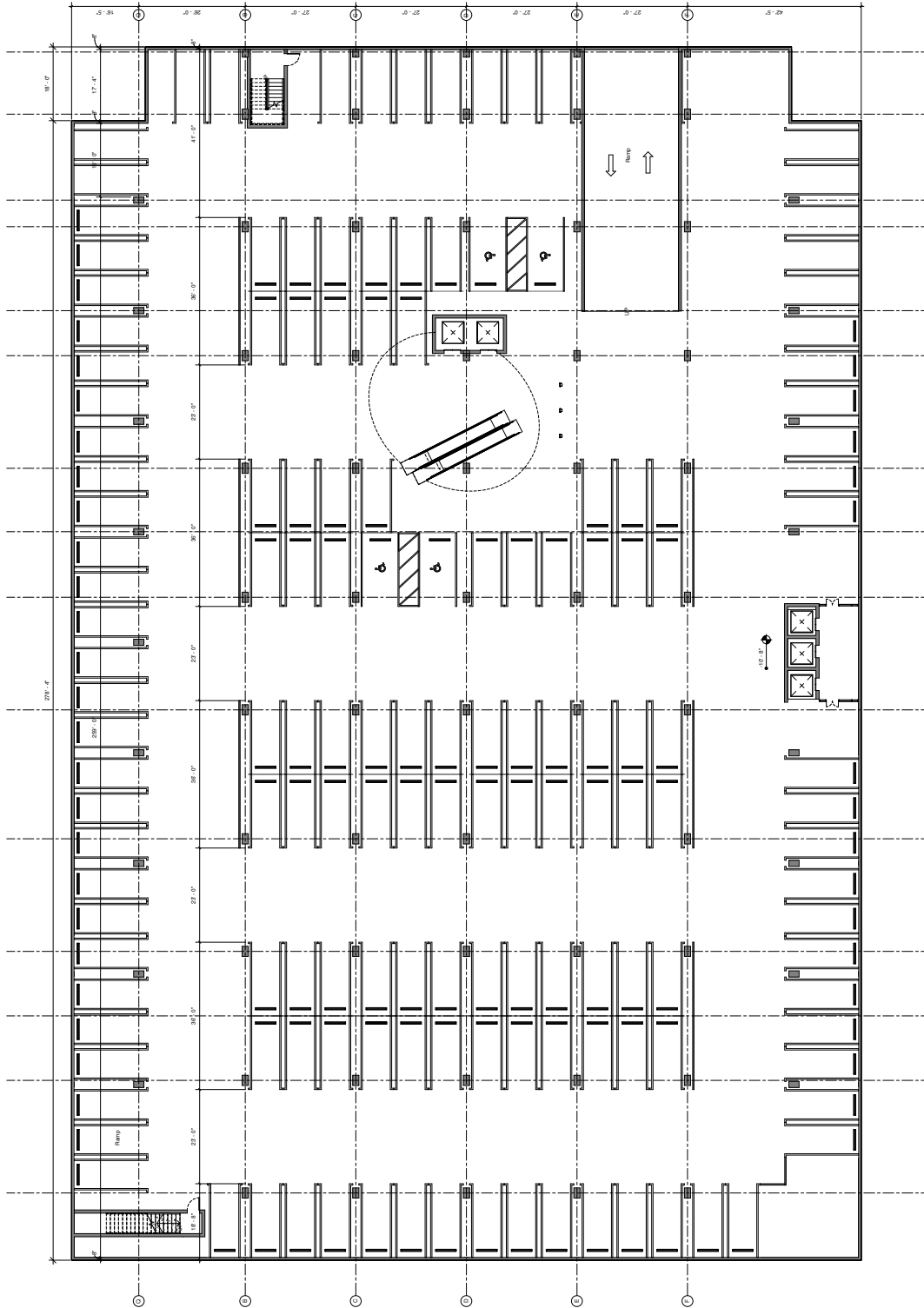


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BASEMENT PARKING FLOOR PLAN



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POPULATION	1 MILE	3 MILE	5 MILE
2019 PROJECTION	20,966	120,534	366,499
2014 ESTIMATE	19,610	111,292	341,871
2010 CENSUS	18,441	103,744	332,064
GROWTH 2014 - 2019	6.91%	8.30%	7.20%
GROWTH 2010 - 2014	6.34%	7.28%	2.95%

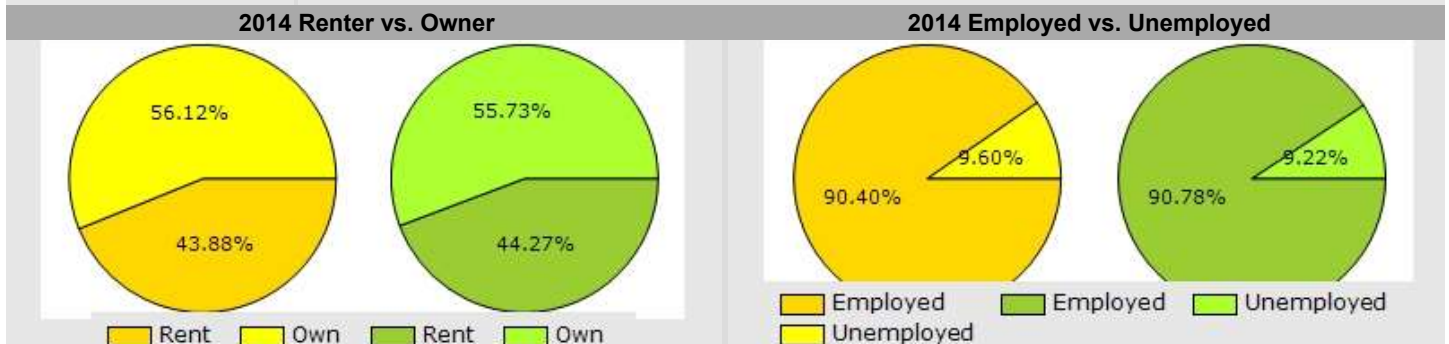
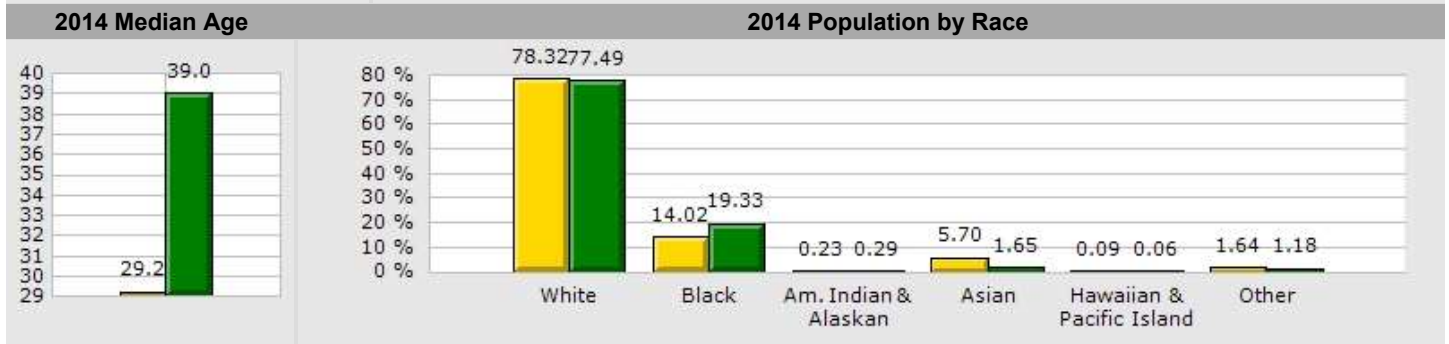
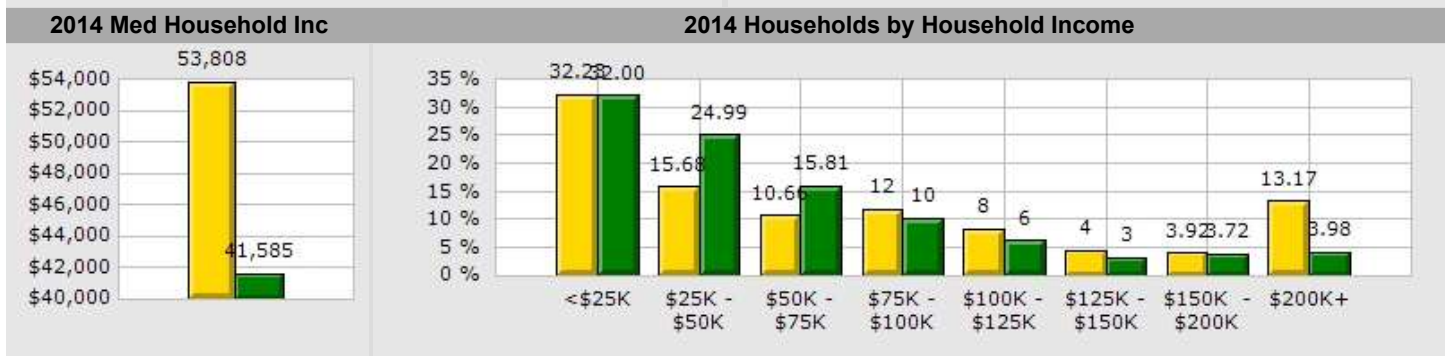
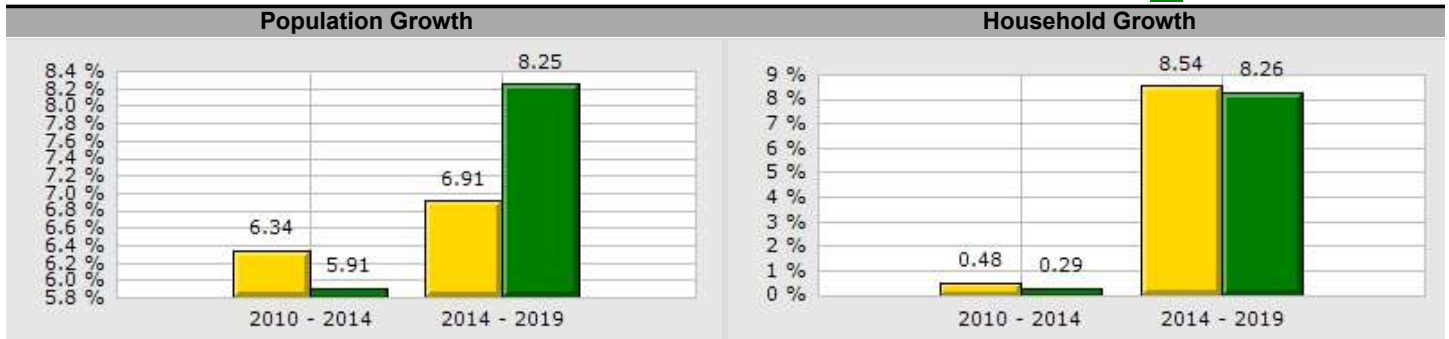
2014 POPULATION BY AGE	19,610		111,292		341,871	
AGE 0 - 4	1,419	7.24%	6,684	6.01%	19,060	5.58%
AGE 5 - 9	983	5.01%	5,835	5.24%	16,918	4.95%
AGE 10 - 14	853	4.35%	5,744	5.16%	16,790	4.91%
AGE 15 - 19	1,637	8.35%	6,680	6.00%	18,539	5.42%
AGE 20 - 24	2,838	14.47%	8,491	7.63%	21,693	6.35%
AGE 25 - 29	2,449	12.49%	8,455	7.60%	22,332	6.53%
AGE 30 - 34	1,453	7.41%	7,237	6.50%	21,105	6.17%
AGE 35 - 39	1,006	5.13%	6,773	6.09%	21,598	6.32%
AGE 40 - 44	958	4.89%	7,119	6.40%	23,226	6.79%
AGE 45 - 49	1,026	5.23%	7,842	7.05%	25,497	7.46%
AGE 50 - 54	1,007	5.14%	7,873	7.07%	24,993	7.31%
AGE 55 - 59	940	4.79%	7,351	6.61%	22,808	6.67%
AGE 60 - 64	830	4.23%	6,677	6.00%	20,477	5.99%
AGE 65 - 69	681	3.47%	5,579	5.01%	17,669	5.17%
AGE 70 - 74	525	2.68%	4,361	3.92%	15,109	4.42%
AGE 75 - 79	374	1.91%	3,217	2.89%	12,374	3.62%
AGE 80 - 84	279	1.42%	2,437	2.19%	9,853	2.88%
AGE 85+	353	1.80%	2,937	2.64%	11,829	3.46%
AGE 65+	2,212	11.28%	18,531	16.65%	66,834	19.55%
MEDIAN AGE	29.20		39.80		42.80	
AVERAGE AGE	34.30		39.90		42.00	

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Type: **Class B Office**
County: **Miami/Dade**

1 Mile
County



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BUSINESS EMPLOYMENT BY TYPE	# OF BUSINESSES	# EMPLOYEES	#EMP/BUS
RETAIL & WHOLESALE TRADE	295	2,123	7
HOSPITALITY & FOOD SERVICE	115	2,291	20
REAL ESTATE, RENTING, LEASING	177	1,029	6
FINANCE & INSURANCE	153	719	5
INFORMATION	46	641	14
SCIENTIFIC & TECHNOLOGY SERVICES	393	1,969	5
MANAGEMENT OF COMPANIES	3	76	25
HEALTH CARE & SOCIAL ASSISTANCE	944	7,048	7
EDUCATIONAL SERVICES	76	1,634	22
PUBLIC ADMINISTRATION & SALES	26	240	9
ARTS, ENTERTAINMENT, RECREATION	53	637	12
UTILITIES & WASTE MANAGEMENT	56	1,306	23
CONSTRUCTION	94	423	5
MANUFACTURING	26	171	7
AGRICULTURE, MINING, FISHING	0	0	0
OTHER SERVICES	221	1,182	5
TOTAL BUSINESSES	2,678	21,489	8

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POPULATION GROWTH	1 MILE		COUNTY	
GROWTH 2010 - 2014	6.34%		5.91%	
GROWTH 2014 - 2019	6.91%		8.25%	
EMPLOYED	8,029	90.40%	1,234,772	90.78%
UNEMPLOYED	853	9.60%	125,451	9.22%
2014 POPULATION BY RACE	19,611		2,643,947	
WHITE	15,360	78.32%	2,048,778	77.49%
BLACK	2,749	14.02%	511,095	19.33%
AM. INDIAN & ALASKAN	45	0.23%	7,756	0.29%
ASIAN	1,118	5.70%	43,661	1.65%
HAWAIIAN & PACIFIC ISLAND	17	0.09%	1,482	0.06%
OTHER	322	1.64%	31,175	1.18%

HOUSEHOLD GROWTH	1 MILE		COUNTY	
GROWTH 2010 - 2014	0.48%		0.29%	
GROWTH 2014 - 2019	8.54%		8.26%	
RENTER OCCUPIED	2,753	43.88%	406,787	44.27%
OWNER OCCUPIED	3,521	56.12%	512,068	55.73%
2014 HOUSEHOLDS BY HOUSEHOLD INCOME	6,274		918,855	
INCOME <\$25K	2,022	32.23%	294,009	32.00%
INCOME \$25K - \$50K	984	15.68%	229,593	24.99%
INCOME \$50K - \$75K	669	10.66%	145,233	15.81%
INCOME \$75K - \$100K	730	11.64%	92,734	10.09%
INCOME \$100K - \$125K	519	8.27%	56,900	6.19%
INCOME \$125K - \$150K	278	4.43%	29,600	3.22%
INCOME \$150K - \$200K	246	3.92%	34,193	3.72%
INCOME \$200K+	826	13.17%	36,593	3.98%
2014 MED HOUSEHOLD INC	\$53,808		\$41,585	
2014 MEDIAN AGE	29.20		39.00	

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DESCRIPTION	2010		2014		2019	
POPULATION	18,441		19,610		20,966	
AGE 0 - 4	754	4.09%	1,419	7.24%	1,740	8.30%
AGE 5 - 9	818	4.44%	983	5.01%	1,413	6.74%
AGE 10 - 14	798	4.33%	853	4.35%	1,109	5.29%
AGE 15 - 19	3,061	16.60%	1,637	8.35%	1,176	5.61%
AGE 20 - 24	3,841	20.83%	2,838	14.47%	1,760	8.39%
AGE 25 - 29	1,079	5.85%	2,449	12.49%	2,230	10.64%
AGE 30 - 34	844	4.58%	1,453	7.41%	2,064	9.84%
AGE 35 - 39	889	4.82%	1,006	5.13%	1,558	7.43%
AGE 40 - 44	970	5.26%	958	4.89%	1,188	5.67%
AGE 45 - 49	1,000	5.42%	1,026	5.23%	1,059	5.05%
AGE 50 - 54	920	4.99%	1,007	5.14%	1,047	4.99%
AGE 55 - 59	863	4.68%	940	4.79%	1,019	4.86%
AGE 60 - 64	702	3.81%	830	4.23%	938	4.47%
AGE 65 - 69	586	3.18%	681	3.47%	811	3.87%
AGE 70 - 74	426	2.31%	525	2.68%	649	3.10%
AGE 75 - 79	310	1.68%	374	1.91%	477	2.28%
AGE 80 - 84	287	1.56%	279	1.42%	326	1.55%
AGE 85+	295	1.60%	353	1.80%	403	1.92%
AGE 15+	16,073	87.16%	16,356	83.41%	16,705	79.68%
AGE 20+	13,012	70.56%	14,719	75.06%	15,529	74.07%
AGE 65+	1,904	10.32%	2,212	11.28%	2,666	12.72%
MEDIAN AGE	25		29		33	
AVERAGE AGE	33		34		35	

POPULATION BY RACE	18,441		19,610		20,966	
WHITE	14,339	77.76%	15,360	78.33%	16,456	78.49%
BLACK	2,696	14.62%	2,749	14.02%	2,949	14.07%
AM. INDIAN & ALASKAN	39	0.21%	45	0.23%	46	0.22%
ASIAN	1,035	5.61%	1,118	5.70%	1,166	5.56%
HAWAIIAN & PACIFIC ISLANDER	10	0.05%	16	0.08%	13	0.06%
OTHER	299	1.62%	322	1.64%	336	1.60%

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DESCRIPTION	2010		2014		2019	
POPULATION BY RACE (HISPANIC)	6,149		6,582		7,145	
WHITE	5,947	96.71%	6,360	96.63%	6,909	96.70%
BLACK	120	1.95%	128	1.94%	140	1.96%
AM. INDIAN & ALASKAN	19	0.31%	21	0.32%	22	0.31%
ASIAN	23	0.37%	29	0.44%	30	0.42%
HAWAIIAN & PACIFIC ISLANDER	0	0.00%	1	0.02%	1	0.01%
OTHER	40	0.65%	43	0.65%	43	0.60%

HOUSEHOLD BY HOUSEHOLD INCOME	5,848		6,274		6,810	
<\$25,000	1,861	31.82%	2,022	32.23%	2,196	32.25%
\$25,000 - \$50,000	1,029	17.60%	984	15.68%	1,036	15.21%
\$50,000 - \$75,000	754	12.89%	669	10.66%	698	10.25%
\$75,000 - \$100,000	631	10.79%	730	11.64%	805	11.82%
\$100,000 - \$125,000	449	7.68%	519	8.27%	574	8.43%
\$125,000 - \$150,000	268	4.58%	278	4.43%	299	4.39%
\$150,000 - \$200,000	281	4.81%	246	3.92%	259	3.80%
\$200,000+	575	9.83%	826	13.17%	943	13.85%
AVERAGE HOUSEHOLD INCOME	\$81,018		\$89,281		\$91,111	
MEDIAN HOUSEHOLD INCOME	\$50,960		\$53,808		\$54,739	

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2014 ANNUAL SPENDING (\$000s)	1 MILE	3 MILE	5 MILE
TOTAL SPECIFIED CONSUMER SPENDING	\$181,208	\$1,295,851	\$3,486,975
TOTAL APPAREL	\$10,399	\$71,302	\$201,952
WOMEN'S APPAREL	4,240	29,919	84,031
MEN'S APPAREL	2,241	15,700	44,187
GIRL'S APPAREL	749	4,847	13,401
BOY'S APPAREL	510	3,262	9,160
INFANT APPAREL	533	2,920	8,183
FOOTWEAR	2,125	14,654	42,990
TOTAL ENTERTAINMENT & HOBBIES	\$12,411	\$86,345	\$231,616
ENTERTAINMENT	1,896	13,626	39,008
AUDIO & VISUAL EQUIPMENT/SERVICE	6,304	44,075	120,310
READING MATERIALS	582	4,173	9,921
PETS, TOYS, & HOBBIES	3,630	24,471	62,378
TOTAL FOOD AND ALCOHOL	\$44,771	\$319,994	\$900,538
FOOD AT HOME	23,247	165,765	490,419
FOOD AWAY FROM HOME	18,215	130,413	347,486
ALCOHOLIC BEVERAGES	3,309	23,816	62,634
TOTAL HOUSEHOLD	\$28,057	\$203,350	\$512,349
HOUSE MAINTENANCE & REPAIR	4,453	33,480	87,778
HOUSEHOLD EQUIP & FURNISHINGS	10,431	75,063	195,631
HOUSEHOLD OPERATIONS	9,383	66,560	164,857
HOUSING COSTS	3,790	28,246	64,083
TOTAL TRANSPORTATION/MAINT.	\$50,176	\$359,508	\$982,469
VEHICLE PURCHASES	15,455	110,860	305,688
GASOLINE	23,606	168,049	475,882
VEHICLE EXPENSES	1,836	13,641	31,285
TRANSPORTATION	4,131	29,711	68,740
AUTOMOTIVE REPAIR & MAINTENANCE	5,147	37,247	100,875
MEDICAL SERVICES	4,840	36,661	101,214
PRESCRIPTION DRUGS	2,837	21,447	64,338
MEDICAL SUPPLIES	859	6,479	18,719
TOTAL EDUCATION/DAY CARE	\$13,889	\$99,025	\$236,865
EDUCATION	9,058	63,778	155,567
FEES & ADMISSIONS	4,830	35,246	81,298

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