

Subject Shopping Center

Suniland Shopping Center

SHOPPING CENTER

Type:	Neighborhood Center	Land Acres:	8.11 AC
Name	Suniland Shopping Center	# of Properties:	3
GLA:	99,086 SF	Year Built/Renov	Built 1956, Renov 2003
Anchor GLA:	13,609 SF	Levels:	1 - 2
Available Spaces:	3	Location Score:	Excellent Location (81)
% Leased	99.17%	Walk Score®:	Somewhat Walkable (67)
Website:	-	Transit Score®:	Some Transit (42)
Anchor Tenant:	Wild Fork Foods, Walgreens		
Parking	494 Surface Spaces are available; Ratio of 6.02/1000 SF		
Features:	Signalized Intersection		
Frontage:	S Dixie Hwy 186'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
11293-11535 S Dixie Hwy	Retail	Direct	Vacant	822	822	Withheld	38 mo	38 mo
11293-11535 S Dixie Hwy	Office	Direct	30 Days	877	877	Withheld	8 mo	-
11293-11535 S Dixie Hwy	Retail	Direct	30 Days	3,977	3,977	Withheld	48 mo	-
All Spaces				5,676	3,977	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 Suniland Shopping Center 11293-11535 S Dixie Hwy ★★★★★	1956/2003	82,128	Wild Fork Foods	3	6.9%	1.0%	\$69-84 (Est.)
2 11211 S Dixie Hwy ★★★★★	2006/-	8,759	Walgreens	0	0.0%	0.0%	\$38-47 (Est.)
3 11219-11223 S Dixie Hwy ★★★★★	1969/-	8,199	-	0	0.0%	0.0%	\$44-54 (Est.)

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1 11293-11535 S Dixie Hwy [↻](#)

82,128 SF, Built 1956/Renov 2003
26 Tenants, Vacancy 1.0%
5,676 SF / 3 Spaces Avail
Rent/SF - \$69-84 (Est.)

★★★★★



2 11211 S Dixie Hwy [↻](#)

8,759 SF, Built 2006
1 Tenant, Vacancy 0%
Fully Leased
Rent/SF - \$38-47 (Est.)

★★★★★



3 11219-11223 S Dixie Hwy [↻](#)

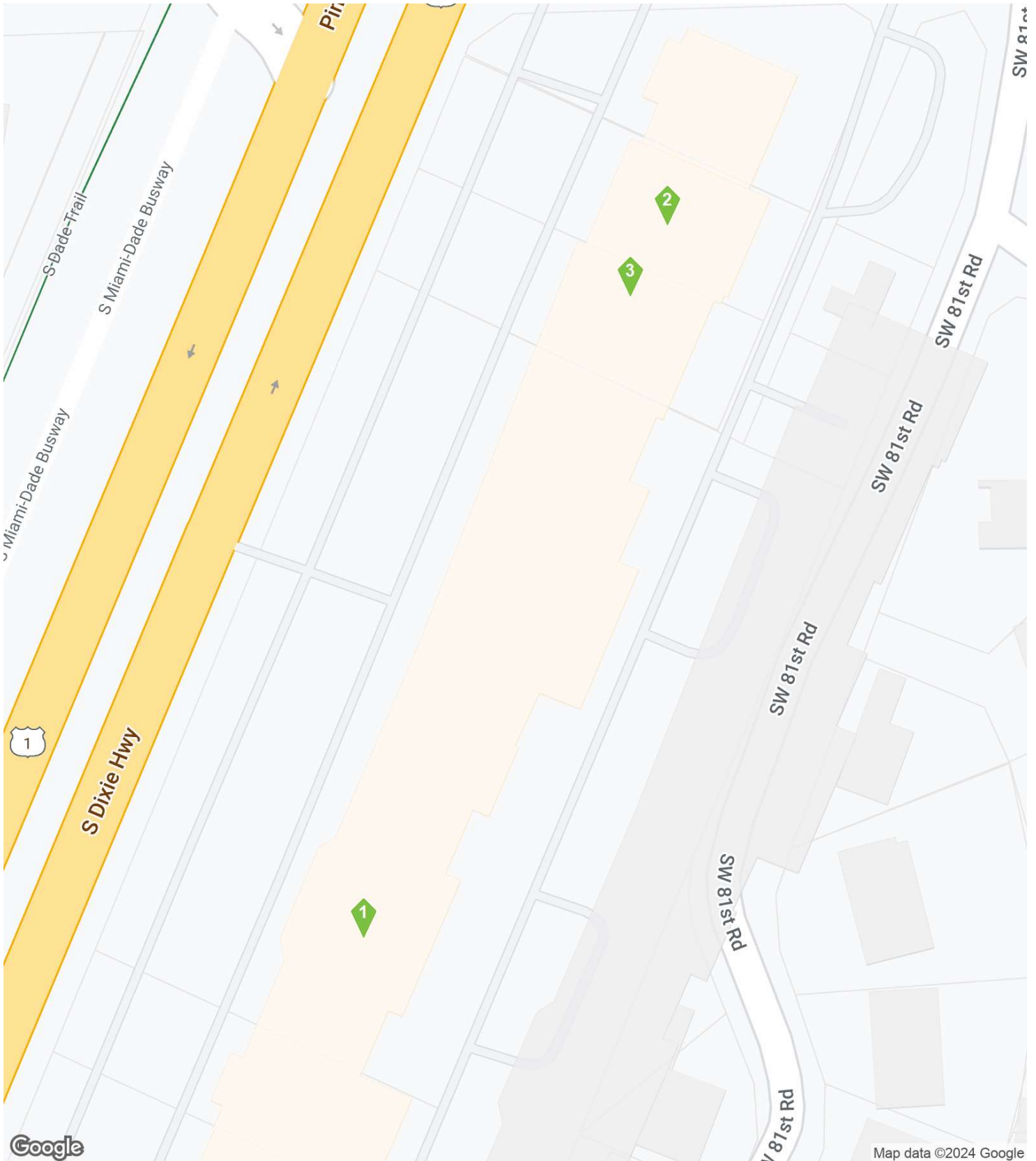
8,199 SF, Built 1969
3 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$44-54 (Est.)

★★★★★

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SHOPPING CENTER PROPERTIES



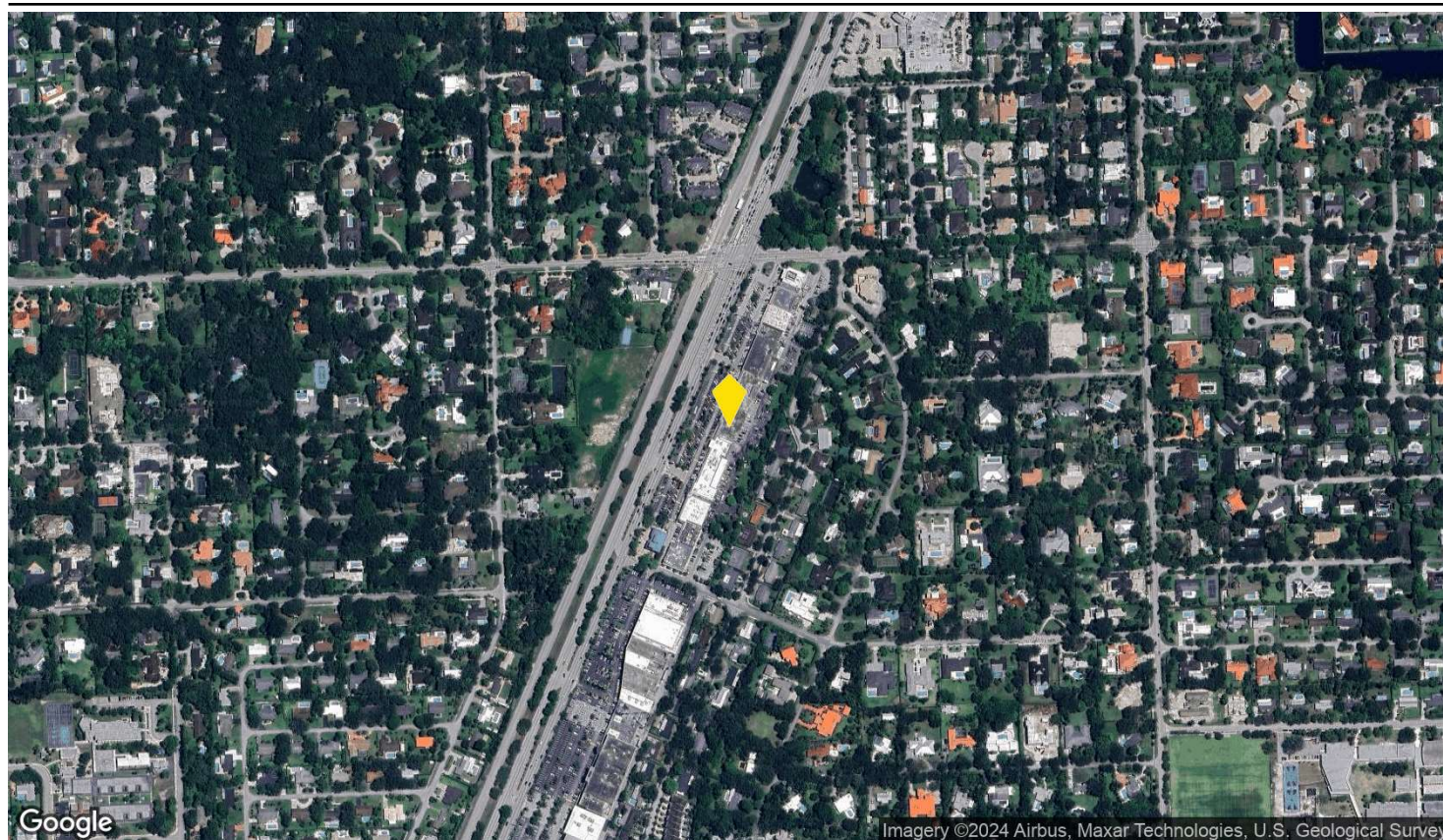
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TENANTS

1	11293-11535 S Dixie Hwy - Suniland Shopping Center	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Nicklaus Children's Hospital	MD/DDS	15,133	No	Jan 2016	-
	Flanigan's Seafood Bar & Grill	Liquor	8,250	Yes	Dec 2005	-
	United States Postal Service	Business/Copy/Postal Services	5,000	Yes	Nov 2005	-
	Wild Fork Foods	Supermarket	4,850	No	Dec 2019	Nov 2024
	Gyu-Kaku Japanese BBQ	Restaurant	3,061	Yes	May 2015	-
	Crema Gourmet Espresso Bar	Coffee	3,000	No	Dec 2022	-
	Piola	Restaurant	2,517	No	Aug 2015	Aug 2025
	Sushi Rock-Suniland	Restaurant	2,426	No	Dec 2005	-
	Books and Books	Dollar/Variety/Thrift	2,320	No	Oct 2015	-
	The Cheese Course	Restaurant	2,182	No	Aug 2010	-
	Suniland Auto Tag	Massage	1,651	No	Nov 2005	-
	Synovus Bank	Bank	1,607	Yes	Oct 2008	-
	Wagons West Restaurant	Other Services	1,579	No	Jan 1981	-
	Pure Barre	Fitness	1,433	Yes	Jul 2015	-
	Chicken Kitchen	Fast-food	1,330	Yes	Nov 2005	-
	European Wax Center	Salon/Barber/Spa	1,250	Yes	Mar 2014	Mar 2024
	Smoothie King	Drinks/Juices	1,023	Yes	Jan 2012	-
	Woof Gang Bakery & Grooming	Pet Shop/Supplies	1,010	Yes	Jul 2023	-
	Azucar Ice Cream	-	1,000	No	Dec 2022	-
	CVS Pharmacy	Drug Store	1,000	Yes	Dec 2022	-
	Modern Salon 2	-	1,000	No	Dec 2022	-
	Modern Nail Spa	Nail Salon	980	No	Jan 2011	-
	Pincrest Family Dental	MD/DDS	877	No	Jan 2012	-
	Pete's Suniland Barber Shop	Salon/Barber/Spa	863	No	Jan 1956	-
	Indigo Republic	Ladies' Apparel	814	No	Oct 2019	Oct 2024
	Blow N Dry	Salon/Barber/Spa	672	No	Nov 2014	-
2	11211 S Dixie Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Walgreens	Drug Store	8,759	Yes	Oct 2008	-
3	11219-11223 S Dixie Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Nelly's Spa	-	1,000	No	Dec 2022	-
	Specs Appeal Optical	-	1,000	No	Dec 2022	-
	Turley Jewelers	Jewelry/Watches	500	No	Jul 2016	-

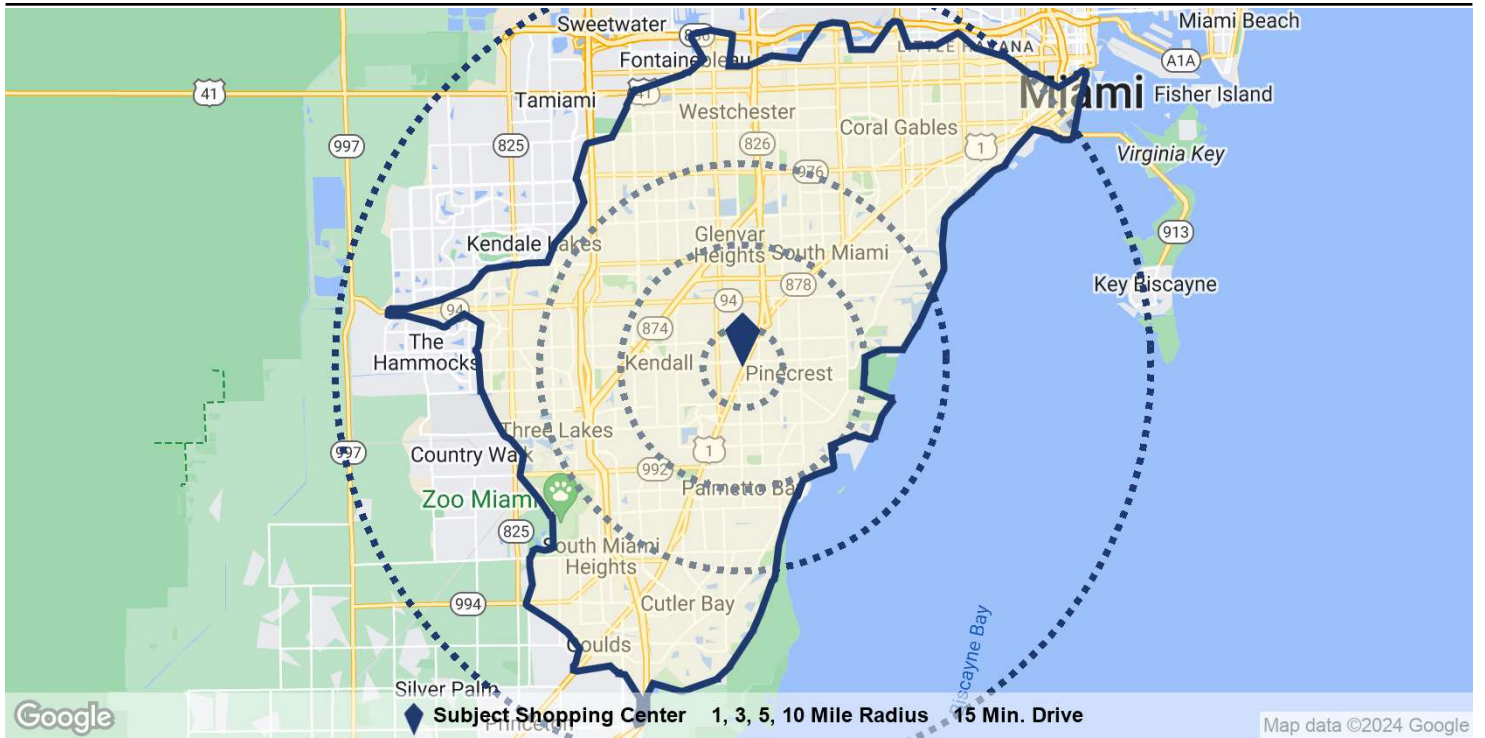
AERIAL VIEW



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DEMOGRAPHICS

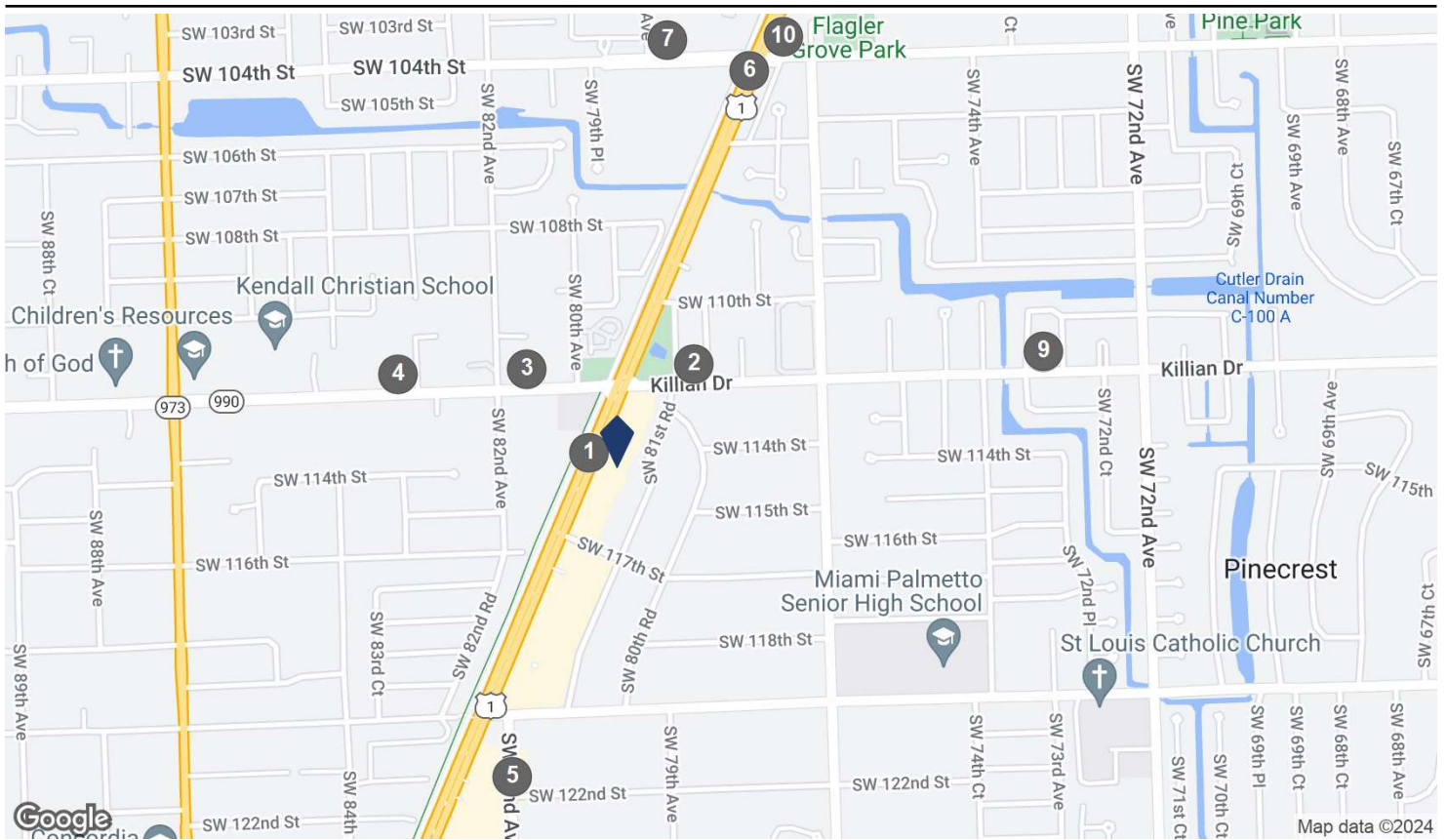


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	8,689	94,534	260,160	1,115,056	745,325
5 Yr Growth	-3.0%	-1.8%	-2.5%	-2.2%	-2.5%
Median Age	44	44	42	43	43
5 Yr Forecast	44	44	43	44	44
White / Black / Hispanic	93% / 2% / 56%	91% / 3% / 62%	86% / 9% / 63%	90% / 7% / 79%	89% / 8% / 75%
5 Yr Forecast	93% / 2% / 57%	91% / 3% / 62%	86% / 9% / 63%	90% / 7% / 79%	89% / 8% / 75%
Employment	7,263	70,040	165,020	567,383	384,009
Buying Power	\$413.2M	\$3.3B	\$7.2B	\$24.5B	\$18.5B
5 Yr Growth	0%	-1.4%	-1.5%	-0.8%	-0.5%
College Graduates	53.2%	51.2%	41.6%	32.1%	42.2%
Household					
Households	3,025	36,246	92,572	374,628	266,625
5 Yr Growth	-3.2%	-1.5%	-2.5%	-2.4%	-2.6%
Median Household Income	\$136,607	\$91,171	\$77,905	\$65,457	\$69,365
5 Yr Forecast	\$141,112	\$91,255	\$78,702	\$66,546	\$70,838
Average Household Income	\$160,255	\$126,690	\$110,273	\$89,230	\$98,064
5 Yr Forecast	\$162,429	\$126,920	\$111,176	\$90,417	\$99,742
% High Income (>\$75K)	72%	56%	51%	43%	46%
Housing					
Median Home Value	\$837,582	\$614,884	\$434,490	\$362,336	\$425,813
Median Year Built	1966	1973	1974	1980	1975
Owner / Renter Occupied	81% / 19%	67% / 33%	69% / 31%	63% / 37%	57% / 43%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Dixie Hwy	SW 117th St - SW	67,122	2022	0.05 mi
2 Killian Pkwy	SW 78th Ct - E	8,236	2022	0.18 mi
3 Killian Pkwy	SW 82nd Ave - W	10,957	2022	0.19 mi
4 Killian Parkway	SW 83rd Ave - E	9,207	2022	0.36 mi
5 Southwest 122nd Street	SW 122nd St - E	4,537	2022	0.54 mi
6 South Dixie Highway	SW 104th St - N	88,213	2022	0.63 mi
7 SW 104th St	SW 79th Ave - W	18,684	2022	0.64 mi
8 Southwest 112th Street	SW 73rd Ct - W	5,500	2020	0.69 mi
9 Killian Parkway	SW 73rd Ct - W	5,645	2022	0.69 mi
10 Southwest 104th Street	Dixie Hwy - W	11,921	2022	0.70 mi



Demographics

Suniland Shopping Center

11325 S Dixie Hwy

99,086 SF Neighborhood Center

Miami, FL 33156 - Kendall Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Suniland Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2023 Households by HH Income	3,025		36,245		92,573		266,625	
<\$25,000	167	5.52%	4,792	13.22%	13,826	14.94%	49,838	18.69%
\$25,000 - \$50,000	322	10.64%	5,750	15.86%	15,928	17.21%	48,780	18.30%
\$50,000 - \$75,000	350	11.57%	5,363	14.80%	15,341	16.57%	44,084	16.53%
\$75,000 - \$100,000	195	6.45%	3,428	9.46%	10,252	11.07%	31,768	11.91%
\$100,000 - \$125,000	394	13.02%	3,504	9.67%	9,084	9.81%	24,407	9.15%
\$125,000 - \$150,000	182	6.02%	2,355	6.50%	6,130	6.62%	15,375	5.77%
\$150,000 - \$200,000	562	18.58%	3,429	9.46%	8,179	8.84%	21,859	8.20%
\$200,000+	853	28.20%	7,624	21.03%	13,833	14.94%	30,514	11.44%
2023 Avg Household Income	\$160,255		\$126,690		\$110,273		\$98,064	
2023 Med Household Income	\$136,607		\$91,171		\$77,905		\$69,365	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$140.3M		\$1.4B		\$3.3B		\$8.4B	
Total Apparel	\$6.7M	4.77%	\$67.9M	4.97%	\$170.3M	5.20%	\$462.1M	5.49%
Women's Apparel	\$2.7M	1.94%	\$27.4M	2.01%	\$67.8M	2.07%	\$181.6M	2.16%
Men's Apparel	\$1.4M	1.03%	\$14.4M	1.05%	\$35.5M	1.08%	\$95.9M	1.14%
Girl's Apparel	\$433.9K	0.31%	\$4.4M	0.32%	\$11.2M	0.34%	\$30.3M	0.36%
Boy's Apparel	\$300K	0.21%	\$3.1M	0.23%	\$8.1M	0.25%	\$22.2M	0.26%
Infant Apparel	\$257.1K	0.18%	\$2.8M	0.21%	\$7.5M	0.23%	\$21.1M	0.25%
Footwear	\$1.5M	1.09%	\$15.8M	1.16%	\$40.2M	1.23%	\$111M	1.32%

Total Entertainment & Hobbies	\$19.7M	14.06%	\$189.1M	13.84%	\$452.7M	13.82%	\$1.2B	13.68%
Entertainment	\$2.5M	1.75%	\$20.6M	1.51%	\$51.4M	1.57%	\$129.8M	1.54%
Audio & Visual Equipment/Service	\$3.8M	2.74%	\$41.1M	3.01%	\$102M	3.11%	\$276.3M	3.28%
Reading Materials	\$260.5K	0.19%	\$2.5M	0.18%	\$5.6M	0.17%	\$13M	0.15%
Pets, Toys, & Hobbies	\$3.1M	2.20%	\$29.3M	2.15%	\$69.2M	2.11%	\$172.2M	2.05%
Personal Items	\$10.1M	7.18%	\$95.6M	7.00%	\$224.5M	6.86%	\$560M	6.65%

Total Food and Alcohol	\$34M	24.21%	\$352.3M	25.78%	\$862.5M	26.34%	\$2.3B	27.74%
Food At Home	\$16.3M	11.58%	\$172.1M	12.60%	\$436.5M	13.33%	\$1.2B	14.40%
Food Away From Home	\$15M	10.70%	\$153.2M	11.21%	\$364.1M	11.12%	\$960.9M	11.42%
Alcoholic Beverages	\$2.7M	1.93%	\$27.1M	1.98%	\$61.9M	1.89%	\$161.7M	1.92%

Total Household	\$26.4M	18.83%	\$249.6M	18.27%	\$580M	17.71%	\$1.4B	16.93%
House Maintenance & Repair	\$5.2M	3.72%	\$49.4M	3.61%	\$122.9M	3.75%	\$289.8M	3.44%
Household Equip & Furnishings	\$8.8M	6.31%	\$87.8M	6.43%	\$207M	6.32%	\$530M	6.30%
Household Operations	\$8.3M	5.93%	\$76.7M	5.62%	\$174.5M	5.33%	\$429.1M	5.10%
Housing Costs	\$4M	2.88%	\$35.7M	2.61%	\$75.6M	2.31%	\$175.9M	2.09%

Income & Spending Demographics

Suniland Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$34.8M	24.77%	\$333.2M	24.39%	\$816.1M	24.92%	\$2.1B	24.59%
Vehicle Purchases	\$17.1M	12.22%	\$157.7M	11.54%	\$394.5M	12.04%	\$980.3M	11.65%
Gasoline	\$7.9M	5.61%	\$82M	6.00%	\$209M	6.38%	\$561.9M	6.68%
Vehicle Expenses	\$1.1M	0.80%	\$10.4M	0.76%	\$21.9M	0.67%	\$53M	0.63%
Transportation	\$4.6M	3.29%	\$43.2M	3.16%	\$93.2M	2.85%	\$220.9M	2.62%
Automotive Repair & Maintenance	\$4M	2.85%	\$40M	2.93%	\$97.5M	2.98%	\$253.3M	3.01%
Total Health Care	\$6.5M	4.64%	\$65.3M	4.78%	\$157.4M	4.81%	\$416.8M	4.95%
Medical Services	\$3.9M	2.80%	\$38.7M	2.83%	\$91.1M	2.78%	\$238.4M	2.83%
Prescription Drugs	\$1.9M	1.34%	\$19.4M	1.42%	\$48.5M	1.48%	\$129.9M	1.54%
Medical Supplies	\$702.9K	0.50%	\$7.3M	0.53%	\$17.9M	0.55%	\$48.5M	0.58%
Total Education/Day Care	\$12.2M	8.71%	\$108.8M	7.96%	\$236M	7.21%	\$558.1M	6.63%
Education	\$7.8M	5.52%	\$68.9M	5.04%	\$150.5M	4.59%	\$358.6M	4.26%
Fees & Admissions	\$4.5M	3.19%	\$39.9M	2.92%	\$85.5M	2.61%	\$199.5M	2.37%