



PROPOSED MINI-STORAGE FACILITY RED ROAD FRONTAGE

RETAIL DEVELOPMENT OFFERING
NW 57th Avenue & 142nd Street



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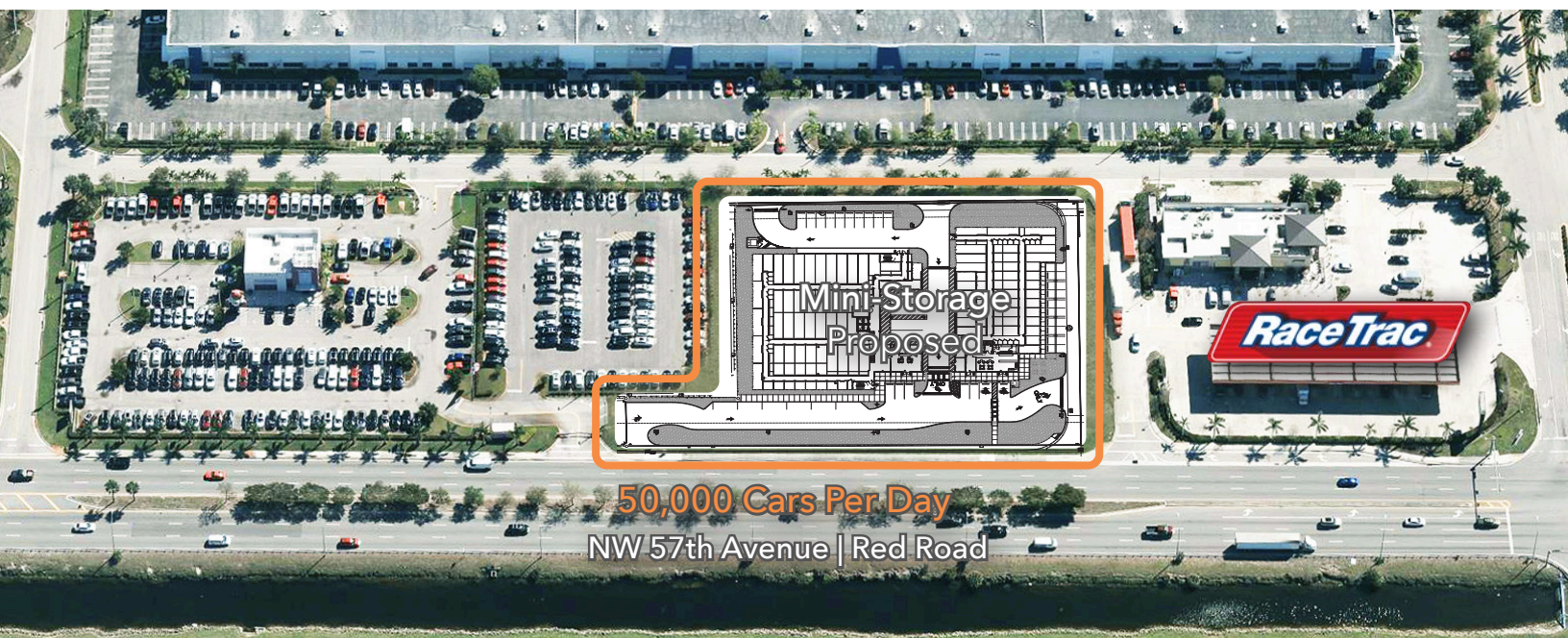
INVESTMENT SUMMARY

Casal Group is pleased to offer this valuable retail development offering for sale in Miami, Florida.

The offering features a proposed mini-storage facility consisting of a 3 story, 127,704 SF building, with a ground floor restaurant/retail space of about 1,200 SF. The offering includes all plans and permits for construction. Sharing the block with this property is a well established RaceTrac gasoline station with a long term lease in place, and a 3 acre retail outparcel with a 2,500 building.

MASTER GROUND LEASE

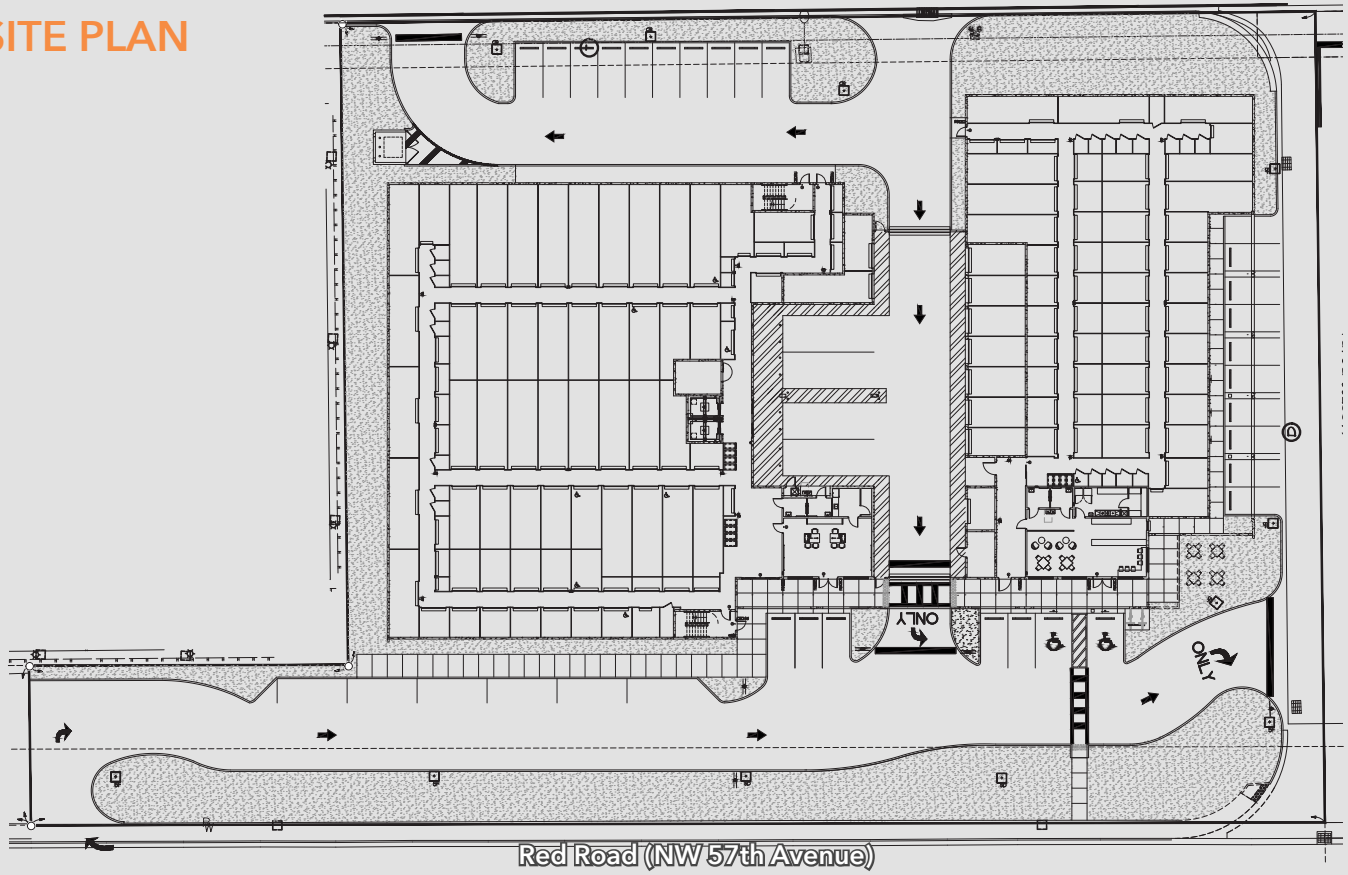
This retail development offering is located within AVE Aviation & Commerce Center (AVE), a 178 acre master planned business park. AVE maintains a long-term leasehold interest in the land, leased from Miami-Dade County via the Miami Dade Aviation Department. The parcels offered are to be delivered with a master leasehold interest. The master lease has an expiration date of April 30, 2084.



PROPERTY DETAILS

Land Area	1.98 AC (86,249 SF)	Zoning	GP (Miami-Dade)
Proposed Bldg. Size	127,704 SF	Building Permit	Delivered at Closing
Proposed Bldg. Height	3 Stories	Asking Price	\$7,000,000.00

SITE PLAN



AVE AVIATION & COMMERCE CENTER

AVE Aviation & Commerce Center is a premier master planned 2.5 million square foot, mixed use business park situated on 178 meticulously landscaped acres, located next to the Town of Miami Lakes. AVE is home to quality tenants such as the United States Postal Service, Smart USA Corp, Goodyear, Inc., PWG Florida, Inc., and more. AVE maintains a long-term leasehold interest in the land with a master lease expiration date of April 30, 2084.



AVE HIGHLIGHTS



2.5m SF / 178 AC
Business Park



3,500 Daytime
Employee Base



50,000 Cars/Day
Exposure



Central Location
Convenient Access



Countless
Nearby Amenities



Miami Opa-Locka Executive Airport

Retail Development Offering

Red Road (NW 57th Avenue)

LOCATION INFORMATION

This retail development offering is located in Central Miami-Dade County in the Town of Miami Lakes. It has the ideal retail location, with immediate freeway access and Red Road Frontage with exposure to about 50,000 cars per day.

The Town of Miami Lakes has been celebrated for its scenic beauty, vibrant cultural environment, and for its low crime rate, being named an All-America City finalist, and honored as one of 100 Best Communities for Young People, among other recognitions.

With its centralized location nestled in an established and growing business park, and celebrated neighborhood this retail investment opportunity will thrive for the long term.

SELECT RETAIL BUSINESSES FRONTING RED ROAD



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