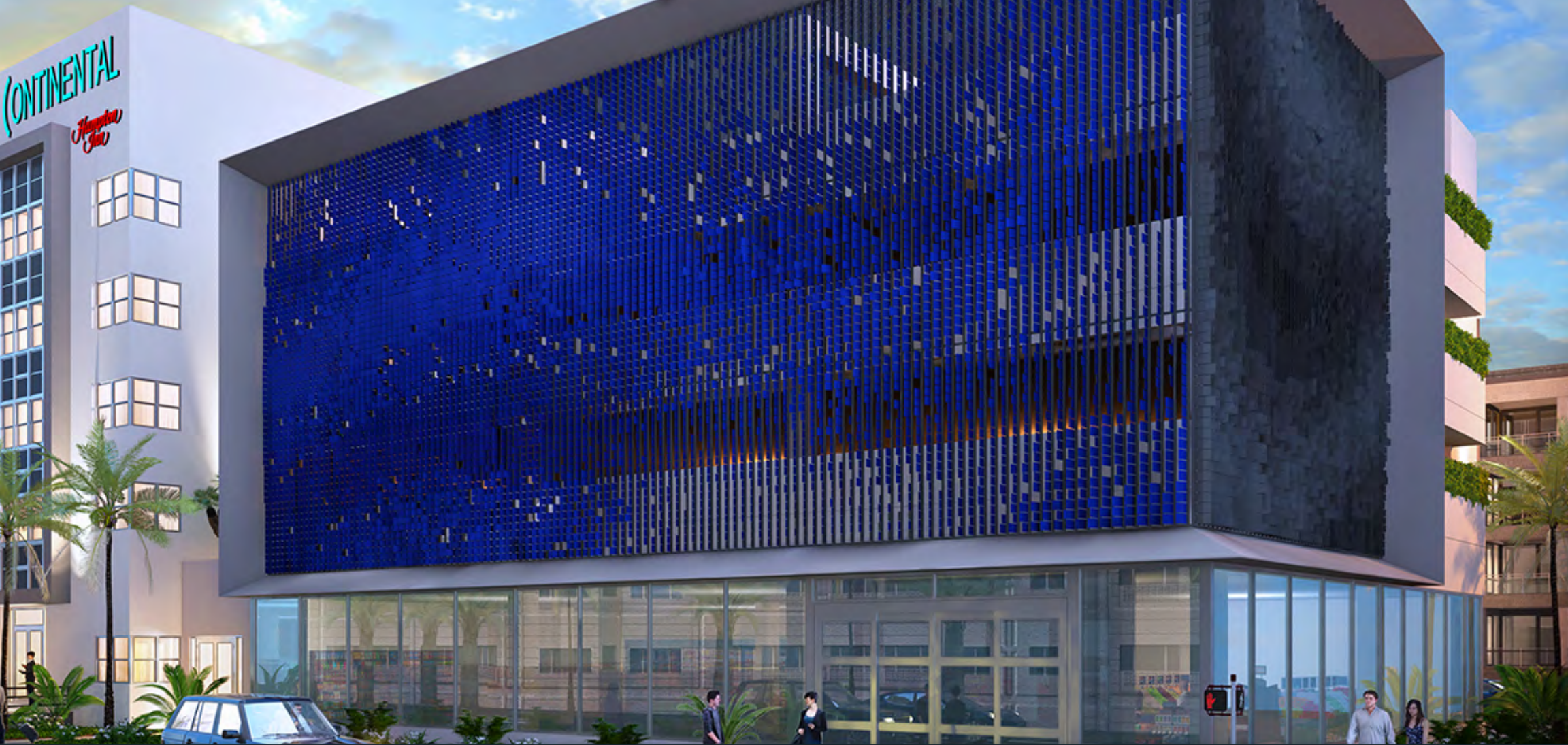


# ♥ CVS pharmacy *Miami Beach*

CUSHMAN &  
WAKEFIELD



## TROPHY INVESTMENT OPPORTUNITY

IRREPLACEABLE WORLD-RENOWNED MIAMI BEACH LOCATION

Currently Under Construction | Estimated Store Opening: April 2021

**NNLG** NATIONAL  
NET LEASE GROUP





♥ CVS pharmacy  
*Miami Beach*





TROPHY SALE  
ICONIC LOCATION

♥ **CVS** pharmacy  
*Miami Beach*

NEW CONSTRUCTION  
LUXURY MARKET





# CVS pharmacy

## *Miami Beach*

SWC OF COLLINS AVENUE & W 41ST STREET, MIAMI BEACH, FLORIDA

EXCLUSIVELY OFFERED BY:



**NNLG** NATIONAL  
NET LEASE GROUP

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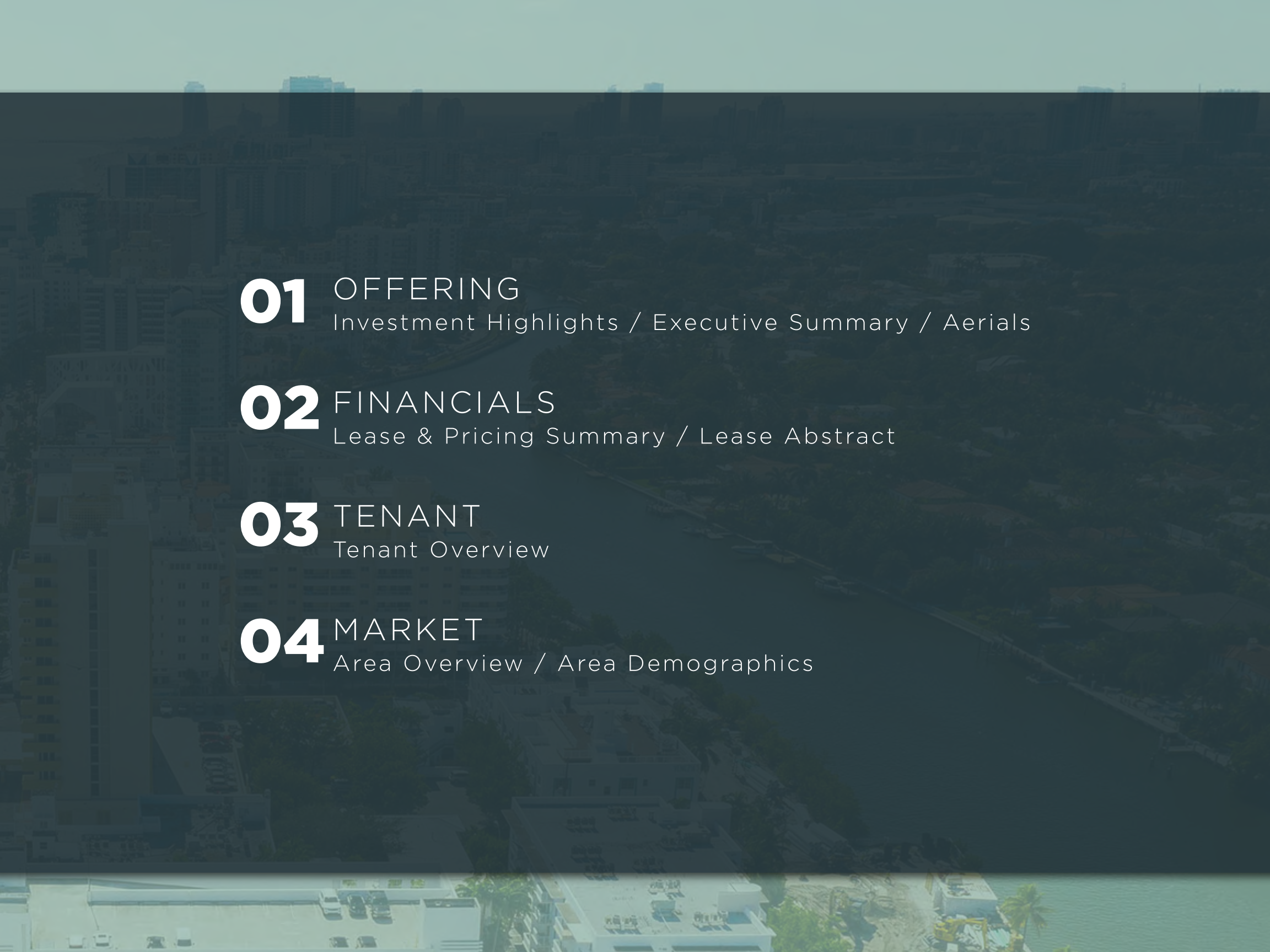
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**GREG MASIN**

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**02** FINANCIALS  
Lease & Pricing Summary / Lease Abstract

**03** TENANT  
Tenant Overview

**04** MARKET  
Area Overview / Area Demographics





♥ CVS pharmacy  
*Miami Beach*





# 01

## OFFERING

*Investment Highlights*

*Executive Summary*



# Investment Highlights

## IRREPLACEABLE TROPHY MIAMI BEACH LOCATION

Located one block from the beach on Collins Avenue, CVS is strategically located along W 41st Street which serves as the main point of entry to Miami's iconic beaches.

## LONG-TERM LEASE

CVS lease features 25 years of primary term plus nine, 5-year renewal options with attractive 10% rent increases at the start of each option period.

## NEW CONSTRUCTION

The subject property is currently under construction with CVS scheduled to open for business in April of 2021.

## INVESTMENT GRADE CREDIT

The Lease is fully guaranteed by CVS Health Corporation (NYSE: CVS). CVS Health ranked #5 on the 2020 Fortune 500 list with annual revenues in excess of \$263 billion and boasts a "BBB" investment-grade credit rating by Standard & Poor's.

## ADJACENT TO NEWLY RENOVATED 100-ROOM HAMPTON INN

The historically designated 5-story hotel underwent a major \$25M renovation in 2019, and is forecasted to host over 43,000 leisure and business travelers alike in one of the U.S.' leading tourist destinations.



An architectural rendering of a modern, multi-story building with a prominent blue, textured facade. The building is situated at a busy intersection, with a glass-fronted ground floor and a large, illuminated sign on the upper left that reads "CONTINENTAL". The scene includes palm trees, pedestrians, and a car, suggesting a high-traffic urban environment. The sky is blue with light clouds.

# COMBINED DAILY TRAFFIC COUNTS EXCEED 70,000 VEHICLES

## HIGH TRAFFIC SIGNALIZED INTERSECTION

CVS benefits from its visibility at the signalized intersection of Collins Avenue and W 41st Street, which is one of the busiest north-south and east-west corridors. Combined daily traffic counts exceed 70,000 vehicles.



195

BISCAYNE BAY

**Mount Sinai**  
MEDICAL CENTER

DAILY TRAFFIC  
COUNT  
OF 37,500  
VEHICLES

W 41ST STREET

# CLOSE PROXIMITY TO MOUNT SINAI MEDICAL CENTER

With over 4,000 employees and over 672  
beds, Mount Sinai Medical Center is

## ONE OF SOUTH FLORIDA'S LARGEST HOSPITALS

♥ **CVS** pharmacy  
*Miami Beach*



# Investment Highlights

## ON-SITE DEDICATED PARKING

CVS benefits from its location below a 112-stall parking structure with 12 spaces solely dedicated to CVS customers. This rare parking amenity in the severely impacted Miami Beach locale will add inherent value to the tenant and real estate in acting as an additional traffic generator.

## LIMITED COMPETITION ALONG COLLINS AVENUE

The subject property is strategically located in the heart of the Collins Avenue trade corridor. The corridor is highly pedestrian in nature. The closest drugstores both north and south are approximately 20 blocks away. This heart of market site is strategically positioned within a 5-minute walk to almost 3,000 hotel rooms and approximately 6,000 residential units.

## EXCEPTIONAL DEMOGRAPHICS

Approximately 207,000 residents live within a 5-mile radius with an average household income of \$121,000 in a one-mile radius. Additionally, there is over 91,000 daytime population in three-mile radius, providing an attractive retail base throughout the day.

## WORLD RENOWN & ICONIC TOURIST ATTRACTION/LOCATION

In 2019, a record-breaking 16.3M overnight visitors and 7.9M day-trippers led to an economic impact of nearly \$18 billion to Greater Miami and Beaches.

## TRADE AREA

Surrounded by Miami Beach's luxury hotel market, high-rise condominiums, waterfront homes and newly renovated \$620M State of the Art Convention Center, CVS benefits from all the attractions bringing consumers and foot traffic to the immediate area.



# Executive Summary

Cushman & Wakefield is pleased to offer for sale a trophy and generational investment opportunity to acquire a CVS (the "Property") located in the heart of world-renowned Miami Beach. The subject Property consists of a two-story retail condominium interest comprised of 8,896 square feet, which sits below a four-story parking structure. CVS signed a 25-year lease, which is anticipated to commence in April 2021, providing an investor with the longest available primary term drug store on the market. The lease provides for extremely attractive 10% rent increases between each of the nine, 5-year renewal options.

CVS, which is publicly traded on the New York Stock Exchange under the ticker symbol "CVS", is the largest pharmacy health care provider in the United States with integrated offerings across the entire spectrum of pharmacy care. CVS Health ranked #5 on the 2020 Fortune 500 list with annual revenues in excess of \$263 billion and boasts a "BBB" investment-grade credit rating by Standard & Poor's.

Located just steps from the beach along famous Collins Avenue, CVS benefits from its location and visibility along W 41st Street, which serves as the main point of entry to Miami's iconic beaches. The site is ideally positioned at the southwest

corner of the signalized intersection of Collins Avenue and 41st Street, which is one of the area's busiest north-south and east-west corridors with combined daily traffic counts in excess of 70,000 vehicles. Interstate 195, which ultimately turns into 41st Street just west of the subject Property, experiences daily traffic counts in excess of 128,500 vehicles. Located a mile west of the site is Mount Sinai Medical Center, one of South Florida's largest hospitals with more than 4,000 employees and 672-beds.

The subject property is adjacent to a 100-room Hampton Inn which recently underwent a major \$25 million renovation and hosts approximately 43,000 visitors annually. The area is surrounded by Miami Beach's luxury hotel market, high-rise condominiums, waterfront homes and newly renovated \$620 million State of the Art Convention Center. Miami Beach accounts for over 40% of the hospitality industry within Miami-Dade County, which includes 191 hotels and over 20,770 rooms. With an exceptional walk score of 88, CVS benefits from the extremely dense daytime population of over 91,000 workers and residents within a 3-mile radius providing an attractive retail base throughout the day. The affluent demographic boasts an average household income exceeding \$121,000 in a one-mile radius.

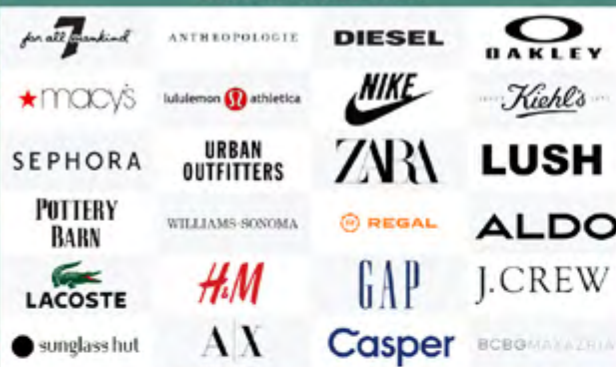


2,700+ HOTEL  
ROOMS SURROUND

♥CVS pharmacy  
*Miami Beach*

Within a 5-minute walk in either direction of the property there are over 2,700 rooms in luxury and boutique hotels, as well as 6,000 residential units.

Lincoln Road Mall



DAILY TRAFFIC  
COUNT OF  
128,500  
VEHICLES

Mount Sinai  
MEDICAL CENTER



♥CVS pharmacy  
*Miami Beach*



DOWNTOWN MIAMI

Mount Sinai  
MEDICAL CENTER

BISCAYNE BAY

MIAMI BEACH GOLF CLUB

195

DAILY TRAFFIC  
COUNT  
OF 37,500  
VEHICLES

♥ CVS pharmacy  
*Miami Beach*

W 41ST STREET

THE CONFIDANTE  
MIAMI BEACH  
354 Rooms

LA TOUR  
CONDOMINIUMS

WEST VIEW - 8.8 MILES TO DOWNTOWN MIAMI

W 41st Street serves as the main point of entry to the iconic and world famous beaches. Interstate 195, which eventually turns into W 41st Street, experiences daily traffic counts in excess of 128,500 vehicles.



ATLANTIC OCEAN

LA TOUR  
CONDOMINIUMS

THE CONFIDANTE  
MIAMI BEACH  
354 Rooms

BEST WESTERN PLUS  
187 Rooms

♥ **CVS** pharmacy  
*Miami Beach*

CADILLAC HOTEL &  
BEACH CLUB  
357 Rooms

OCEAN SPRAY  
HOTEL  
54 Rooms

WESTOVER ARMS  
HOTEL  
42 Rooms

HAMPTON INN  
100 Rooms

CIRCA 39 HOTEL  
97 Rooms

L HOTEL  
40 Rooms

W 41ST STREET

INDIAN CREEK DRIVE

## EAST VIEW - ONE BLOCK TO THE WORLD FAMOUS MIAMI BEACHES

With an exceptional walk score of 88, CVS benefits from the extremely dense daytime population of over 91,000 workers and residents within a 3-mile radius providing an attractive retail base throughout the day.





SOUTH BEACH

MOSAIC  
CONDOMINIUMS

WESTGATE SOUTH  
BEACH  
46 Rooms

FOUR FREEDOMS  
RETIREMENT HOME

CADILLAC HOTEL &  
BEACH CLUB  
357 Rooms

CIRCA 39 HOTEL  
97 Rooms

HAMPTON INN  
100 Rooms

THE CONFIDANTE  
MIAMI BEACH  
354 Rooms

♥ **CVS** pharmacy  
*Miami Beach*

## SOUTH VIEW - THE HEART OF AN ICONIC AREA

Surrounded by Miami Beach's luxury hotel market, high-rise condominiums, and waterfront homes, CVS benefits from all the attractions bringing consumers and foot traffic to the immediate area.



NORTH BAY  
VILLAGE

NORMANDY  
SHORES

NORTH BEACH

FONTAINEBLEAU  
MIAMI BEACH

THE #1 HOTEL IN  
MIAMI BEACH -  
TRAVEL + LEISURE  
1,504 Rooms

THE RITZ-CARLTON  
RESIDENCES

LA GORCE GOLF  
COURSE

DAILY TRAFFIC  
COUNT  
OF 37,500  
VEHICLES

W 41ST STREET

INDIAN CREEK DRIVE

♥CVS pharmacy  
*Miami Beach*

COLLINS AVE

HAMPTON INN  
100 Rooms

COMBINED  
DAILY TRAFFIC  
COUNT OF  
70,000+  
VEHICLES

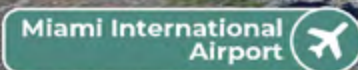
## NORTH VIEW - MILLIONAIRE'S ROW

Approximately 207,000 residents live within a 5-mile radius with an average household income of \$121,000 in a one-mile radius.





The Shops at Mary  
Brickell Village



Miami Hospital  
Medical District

Fifth & Alton



PORT OF MIAMI  
Largest port in the  
Southeast US

Lincoln Center



DAILY TRAFFIC  
COUNT OF  
128,500  
VEHICLES

The Shops at  
Midtown Miami



Mount Sinai  
MEDICAL CENTER

Lincoln Road Mall



Fontainebleau



♥ **CVS** pharmacy  
*Miami Beach*



La Gorce  
Golf Course





## ADJACENT TO NEWLY RENOVATED 100-ROOM HAMPTON INN

The historically designated 5-story hotel underwent a major \$25M renovation in 2019, and is forecasted to host over 43,000 leisure and business travelers alike in one of the U.S.' leading tourist destinations.





♥ **CVS** pharmacy  
*Miami Beach*





02

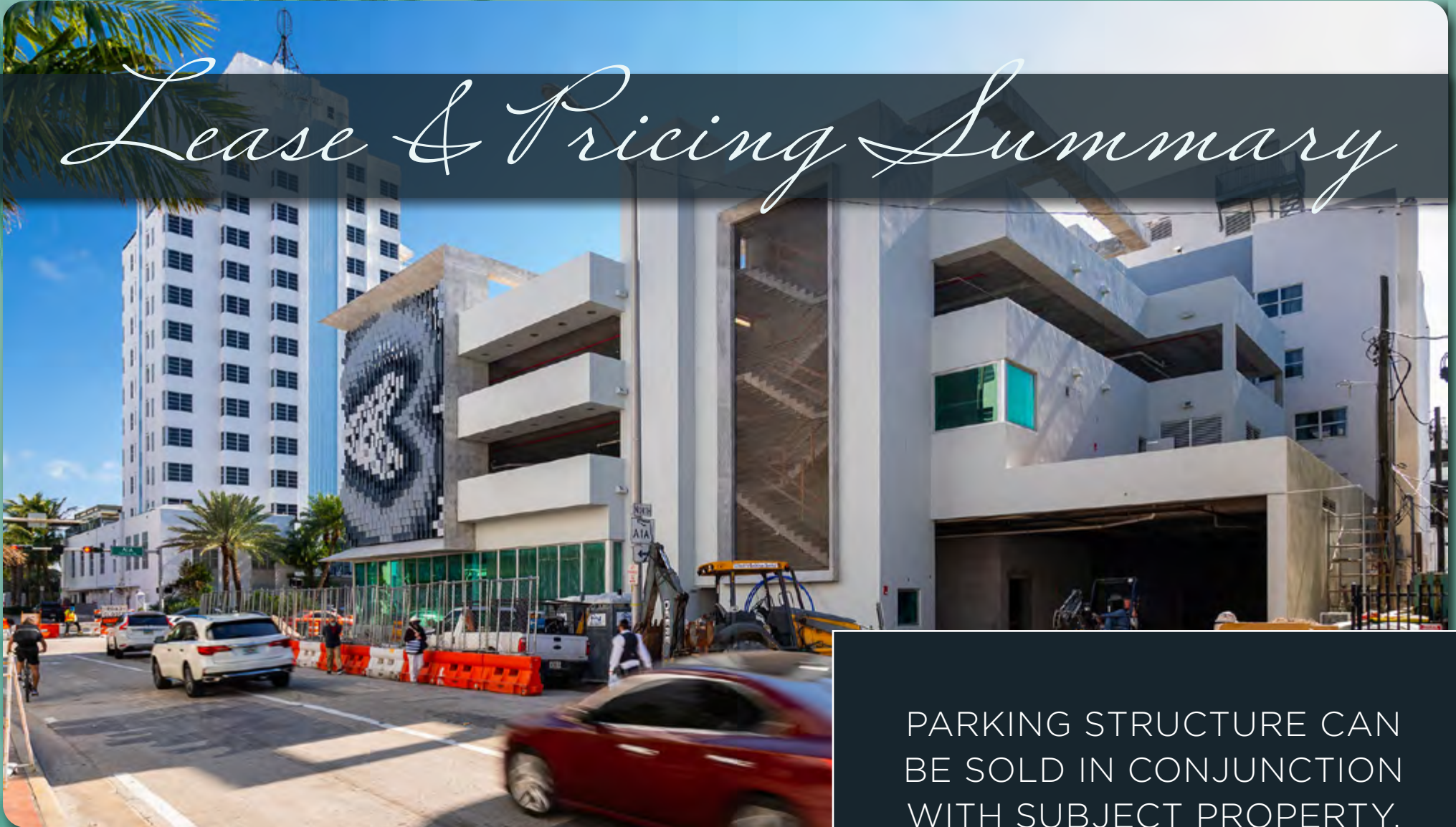
# FINANCIALS

*Lease & Pricing Summary*

*Lease Abstract*



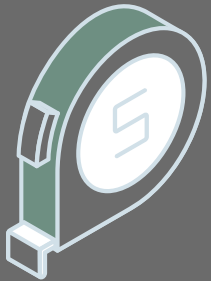
# *Lease & Pricing Summary*



PARKING STRUCTURE CAN  
BE SOLD IN CONJUNCTION  
WITH SUBJECT PROPERTY.  
PLEASE INQUIRE FOR MORE DETAILS.

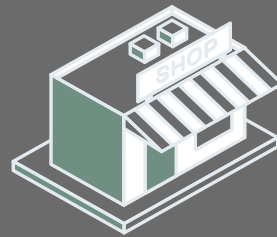


# ♥ CVS pharmacy *Miami Beach*



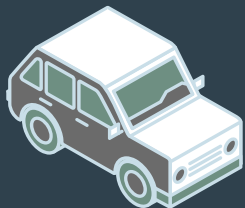
## BUILDING SIZE

8,896 SQUARE FEET



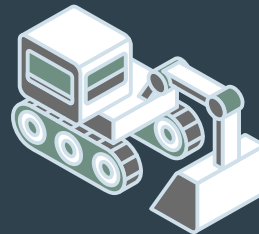
## OWNERSHIP TYPE

FEE SIMPLE RETAIL CONDOMINIUM



## PARKING

12 EXCLUSIVE SPACES



## YEAR BUILT

2021



# Lease & Pricing Summary

SWC OF COLLINS AVENUE  
& W 41ST STREET  
MIAMI BEACH, FLORIDA

<b>TENANT</b>	HOLIDAY CVS, LLC
<b>LEASE GUARANTOR</b>	CVS HEALTH CORPORATION
<b>CREDIT RATING</b>	BBB (S&P)
<b>LEASE TYPE</b>	NN
<b>LEASE TERM</b>	25 YEARS
<b>LEASE COMMENCEMENT</b>	APRIL 2021 (EST)
<b>LEASE EXPIRATION</b>	APRIL 2046 (EST)
<b>REMAINING LEASE TERM</b>	25 YEARS
<b>RENT INCREASES</b>	10% EVERY 5 YEARS IN OPTIONS
<b>RENEWAL OPTIONS</b>	NINE, 5-YEAR OPTIONS
<b>ROFR</b>	NONE



**\$17,931,034**  
ASKING PRICE

**4.35%**  
CAP RATE





# CVS pharmacy

## *Miami Beach*

### RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT
<b>YEARS 1 - 25</b>	<b>\$780,000.00</b>	<b>\$65,000</b>
<b>OPTION 1 (5 YEARS)</b>	<b>\$858,000.00</b>	<b>\$71,500</b>
<b>OPTION 2 (5 YEARS)</b>	<b>\$943,800.01</b>	<b>\$78,650</b>
<b>OPTION 3 (5 YEARS)</b>	<b>\$1,038,180.01</b>	<b>\$86,515</b>
<b>OPTION 4 (5 YEARS)</b>	<b>\$1,141,998.01</b>	<b>\$95,167</b>
<b>OPTION 5 (5 YEARS)</b>	<b>\$1,256,197.82</b>	<b>\$104,683</b>
<b>OPTION 6 (5 YEARS)</b>	<b>\$1,381,817.60</b>	<b>\$115,151</b>
<b>OPTION 7 (5 YEARS)</b>	<b>\$1,519,999.36</b>	<b>\$126,667</b>
<b>OPTION 8 (5 YEARS)</b>	<b>\$1,671,999.30</b>	<b>\$139,333</b>
<b>OPTION 9 (5 YEARS)</b>	<b>\$1,839,199.23</b>	<b>\$153,267</b>



# Lease Abstract

## TAXES

Landlord shall pay directly to all taxing authorities the real estate taxes and all assessments levied against the Landlord's property. Tenant agrees to reimburse Landlord, as additional rent, For Tenant's Pro Rata Tax Share of all such Taxes levied against the separately assessed tax parcel.

## TENANT INSURANCE

Tenant shall maintain Commercial General Liability insurance, with combined policy limits of at least \$2,000,000 per occurrence for bodily injury and for property damage arising out of the Premises. Such insurance shall name Landlord and mortgagee as an additional insured.

## LANDLORD INSURANCE

Landlord shall maintain the following policies of insurance, in which Tenant agrees to reimburse Landlord, as additional monthly rent (i) Causes of Loss-Special Form insurance for the Building for at least 90% of its reasonable replacement value, and (ii) Commercial General Liability insurance coverage, written on an occurrence basis; in combined policy limits of not less than \$2,000,000 per occurrence for bodily injury and for property damage arising out of the Landlord's Property.



## LANDLORD REPAIRS & MAINTENANCE RESPONSIBILITIES

Landlord shall maintain, repair and replace as necessary the Common Areas, the roof and roof supports, footings, foundations, structural supports, columns, exterior walls, bearing walls, retaining walls, floor slab, utility meters, flashings, gutters, downspouts, sprinklers, and loading docks, all plumbing, pipes, tubes and all other conduits and utility lines leading to or from the Building.

## TENANT REPAIRS & MAINTENANCE RESPONSIBILITIES

Tenant shall maintain, repair and replace as necessary the Premises interior, including the fixtures and equipment therein, and the nonstructural portion of the Premises, including the storefront, entrance doors, and door closing mechanism. Tenant shall maintain, repair and/or replace the heating, ventilating and air-conditioning equipment serving the Premises ("HVAC").

## COMMON AREA MAINTENANCE

Landlord shall perform the following, in which Tenant agrees to reimburse Landlord for its Pro Rata Share of the Common Area maintenance costs: cleaning, repairing, resurfacing, repaving, re-striping, and resealing, of the parking areas; repair of all curbing, sidewalks, and directional markers; landscaping; trash and refuse removal; provision of adequate lighting during all hours of darkness that Tenant shall be open for business.

## ASSIGNMENT & SUBLETTING

Tenant may assign, transfer, license or sublease this Lease or its right hereunder. Upon any such assignment, transfer, license or sublease, Tenant shall not be relived of its obligations hereunder and shall remain primarily liable under this Lease.





♥ CVS pharmacy  
*Miami Beach*





03

# TENANT

*Tenant Summary*



# Tenant Summary



COMBINED  
DAILY TRAFFIC  
COUNT OF  
70,000+  
VEHICLES





CVS Health Corporation, together with its subsidiaries, provides integrated pharmacy health care services.

**CVS (NYSE) | 290,000 EMPLOYEES**  
**[www.cvshealth.us](http://www.cvshealth.us)**

The company's Pharmacy Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, mail order pharmacy, specialty pharmacy and infusion, clinical, and disease and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans (PDPs), Medicaid managed care plans, plans offered on public health insurance and private health insurance exchanges, other sponsors of health benefit plans, and individuals. This segment operates retail specialty pharmacy stores; and specialty mail order, mail order dispensing, and compounding pharmacies, as well as branches for infusion and enteral nutrition services. Its Retail/LTC segment sells prescription and over-the-counter drugs, beauty and personal care products, and cosmetics; and provides health care services through its MinuteClinic walk-in medical clinics. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to chronic care facilities and other care settings.

As of December 31, 2019, it operated approximately 9,900 retail locations and 1,100 MinuteClinic locations, as well as online retail pharmacy websites, LTC pharmacies, and on-site pharmacies. The company's Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014. The company was founded in 1963 and is headquartered in Woonsocket, Rhode Island.

## S&P BBB CREDIT RATING



**\$89.399B**  
MARKET CAP



**\$265.28M**  
REVENUE (AS OF SEPT 2020)









4

# MARKET

*Area Overview*

*Area Demographics*



# Miami Beach

#1 BEST SUBURBS  
FOR YOUNG  
PROFESSIONALS  
IN FLORIDA

- NICHE.COM







# ch

Miami Beach is unlike any other city in the United States. "America's Riviera" has been a pre-eminent beach resort since the early 20th century, where the intracoastal waterways connect to the Atlantic Ocean and the Caribbean Sea alongside sprawling wonders of pristine beaches. The soft, white sands lead the way to waters in shades of light blue to nearly clear aqua, canopied by lush, flowing palm trees. The area offers more than a dozen beaches, all with their own vibe, enjoyed by a mix of residents and travelers from varied cultures who all descend upon its shores to bask in the luxury that is Miami Beach.

The 26th largest city in Florida, Miami Beach is renowned for its world-class luxury coupled with family-friendly beaches and a bustling retail market. By day, aside from partaking in activities along the spectacular shoreline, the area brims with boutique shopping, eclectic galleries and museums, and unmatched golf courses. By night, the super-chic metropolis thrives with its legendary sidewalk cafes, bars, and clubs.

The historic architecture defines the aesthetic of the luxury condominiums and five-star hotels, reflecting a classic Miami Beach style. It's an area that consistently draws young and old alike, and continues to grow not just as an ultimate vacation destination, but as a one of the most sought-after live-work-play regions in the country.

**#2**

BEST NIGHTLIFE CITIES IN THE U.S.

**#2**

BEST SPRING BREAK DESTINATIONS

- The U.S. News & World Report



# Miami Beach

## EATERIES

- |                                |                         |
|--------------------------------|-------------------------|
| 1 Bodega Tapateria y Tequila   | 25 Tasty Beach Cafe     |
| 2 SuViche and Ceviche          | 26 Tanuki               |
| 3 Pollo Tropical               | 27 Il Bolognese         |
| 4 Barton G. The Restaurant     | 28 La Moderna           |
| 5 Panizza Bistro               | 29 Grill House          |
| 6 CULICHE 105                  | 30 Shake Shack          |
| 7 Shake Shack                  | 31 Mister Ott           |
| 8 Einstein Bros Bagels         | 32 Latin Cafe           |
| 9 Veranda                      | 33 Yucca                |
| 10 Pinecrest Bakery            | 34 Casa Tua Restaurant  |
| 11 Pao by Paul Qui             | 35 Roasters 'N Toasters |
| 12 Essencia Restaurant         | 36 Yardbird             |
| 13 Sardinia Enoteca Ristorante | 37 The Bazaar           |
| 14 STK South Beach             | 38 Cafe Aventura        |
| 15 The Dutch                   | 39 Hushua's Taqueria    |
| 16 Poseidon                    | 40 Maya's Grill         |
| 17 Drunken Dragon              | 41 Yard House           |
| 18 Icebox Cafe                 | 42 Pied a Terre         |
| 19 Sushi Garage                | 43 Via Emilia 9         |
| 20 Pubbelly Noodle Bar         | 44 Chicken Kitchen      |
| 21 Nahra                       | 45 Gecon's Miami        |
| 22 41 Pizza & Bakery           | 46 Scarpetta            |
| 23 Semilla Eatery & Bar        | 47 Hakusan Miami        |
| 24 Rice Mediterranean Kitchen  | 48 Pita Loca            |

## RESORTS & HOTELS

- |                             |                              |
|-----------------------------|------------------------------|
| 1 Fontainebleau Miami Beach | 20 Shore Club South Beach    |
| 2 Eden Roc                  | 21 Dorchester Hotel          |
| 3 Soho Beach House          | 22 The Setai Miami Beach     |
| 4 Nobu Hotel                | 23 W South Beach             |
| 5 Lexington Hotel           | 24 1 Hotel South Beach       |
| 6 Grand Beach Hotel         | 25 The Miami Beach EDITION   |
| 7 Washington Park Hotel     | 26 Hotel Riu Plaza           |
| 8 Mondrian South Beach      | 27 Faena Hotel Miami Beach   |
| 9 Hotel Victor              | 28 Loews Miami Beach Hotel   |
| 10 The Marlin Hotel         | 29 Hotel Croydon             |
| 11 The Clifton Hotel        | 30 Miami Beach Resort & Spa  |
| 12 Winter Haven Hotel       | 31 Residence Inn by Marriott |
| 13 The Betsy Hotel          | 32 Kimpton Hotel             |
| 14 Crowne Plaza             | 33 Plymouth Hotel            |
| 15 The Hall                 | 34 Riviera Suites            |
| 16 Loews Miami Beach Hotel  | 35 Four Palms Hotel          |
| 17 The Ritz-Carlton         | 36 L Hotel                   |
| 18 The Redbury South Beach  | 37 Hampton Inn               |
|                             | 38 Circa 39 Hotel            |

## SHOPPING

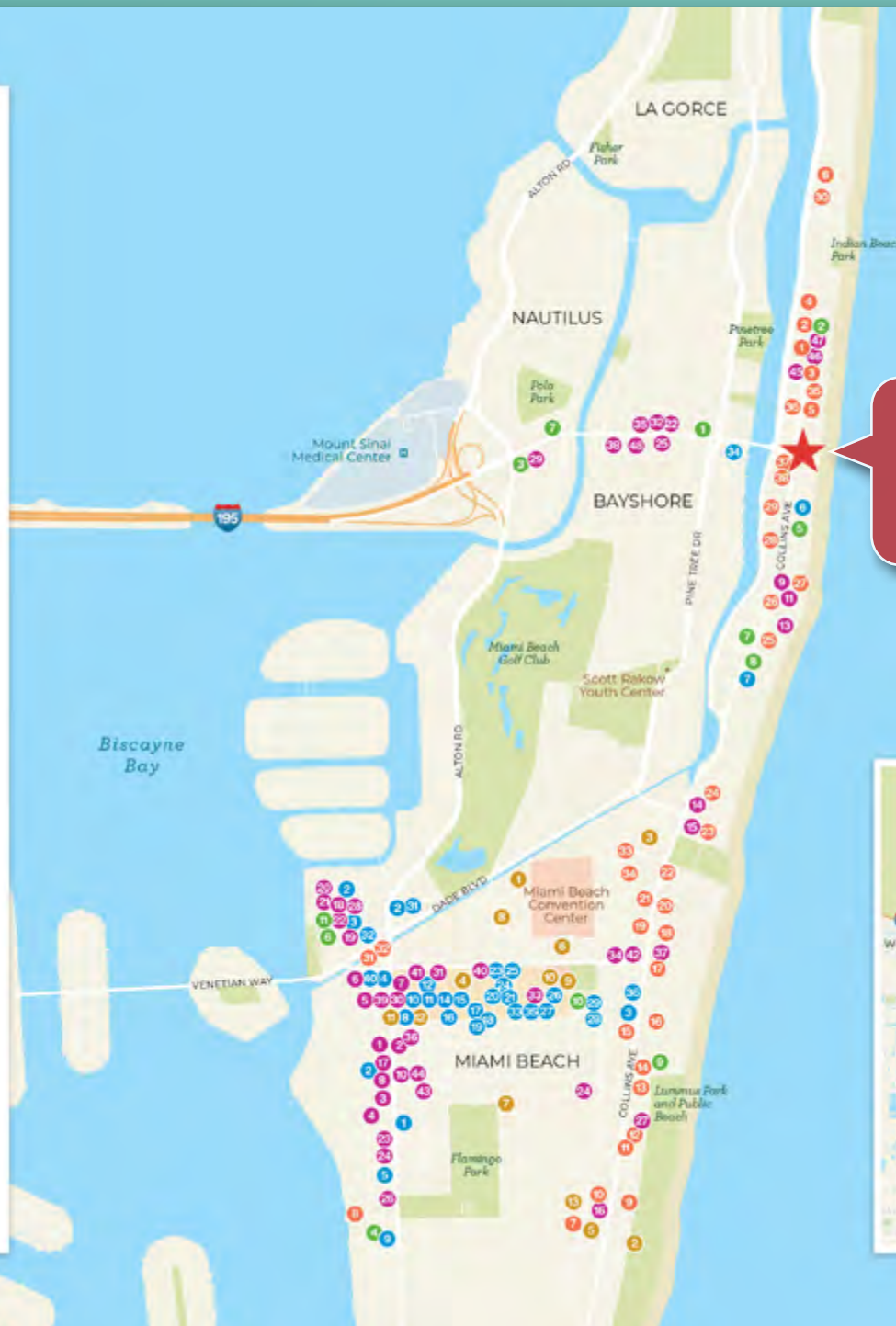
- |                         |                        |
|-------------------------|------------------------|
| 1 CVS                   | 19 J.Crew              |
| 2 Art Deco Miami        | 20 Forever 21          |
| 3 The Fresh Market      | 21 Superdry USA        |
| 4 South Beach Hardgoods | 22 LUSH                |
| 5 Soul Moon Collection  | 23 Macy's              |
| 6 Primo Liquor & Market | 24 Marshalls           |
| 7 Triton Supermarket    | 25 Finish Line         |
| 8 Alchemist             | 26 H&M                 |
| 9 Whole Foods Market    | 27 GUESS               |
| 10 INTERMIX             | 28 Foot Locker         |
| 11 Athleta              | 29 Zara                |
| 12 Gap                  | 30 Trader Joe's        |
| 13 AllSaints            | 31 Publix Super Market |
| 14 Urban Outfitters     | 32 Office Depot        |
| 15 Anthropologie        | 33 GNC                 |
| 16 Lululemon            | 34 Walgreens           |
| 17 A&MANN               | 35 O Bag Miami         |
| 18 Madewell             | 36 Payless ShoeSource  |

## ATTRACTIONS

- |                                |
|--------------------------------|
| 1 Miami Beach Botanical Garden |
| 2 Discovery Miami Beach        |
| 3 The Bass Museum              |
| 4 Lincoln Road Mall            |
| 5 The Wolfsonian               |
| 6 The Fillmore Miami Beach     |
| 7 Art Deco Historic District   |
| 8 Design Miami Art             |
| 9 New World Center             |
| 10 Lincoln Theatre             |
| 11 Regal Cinemas 16            |
| 12 Colony Theatre              |
| 13 Miami Beach Cinematheque    |

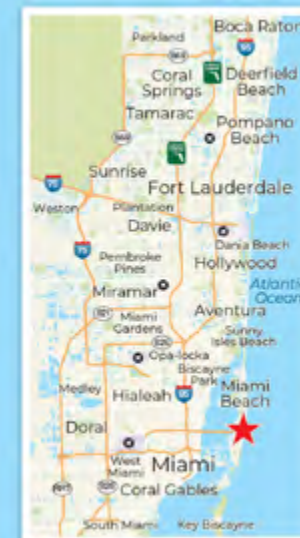
## CAFES

- |                        |
|------------------------|
| 1 Dunkin'              |
| 2 Chez Bon Bon         |
| 3 Bagel Time Cafe      |
| 4 WFM Coffee Bar       |
| 5 Fresco Cafe          |
| 6 Dr Smood             |
| 7 Starbucks            |
| 8 Tropical Beach Cafe  |
| 9 The Front Porch Cafe |
| 10 PAUL Miami Beach    |
| 11 Panther Coffee      |



MAP © 2020 CARTIFACT  
DATA © OPEN STREET MAP

♥ **CVS pharmacy**  
*Miami Beach*





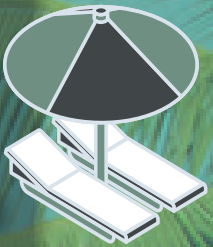


16.3M  
OVERNIGHT VISITORS  
7.9M  
DAY-TRIPPERS  
\$18B  
AREA REVENUE



Miami Beach hosts 16.3 million overnight visitors each year along with 7.9 million day-trippers, contributing to an area revenue of over \$18 billion. Visitors flock to the wide array of 197 available hotels, which can accommodate guests in 20,770 rooms. Known as one of America's pre-eminent beach resorts since the early 20th century, and home to the largest collection of Art Deco architecture in the world, tourism is the largest sector of the city's economy. In recent years, the city has diversified beyond its traditional tourism-based economy to become a leading multi-industry business center with entertainment, health care, culture, and professional services industries where over 91,000 workers and residents converge.

TOURISM IS THE LARGEST  
SECTOR OF THE CITY'S  
ECONOMY WITH  
197 HOTELS / 20,770+ ROOMS



DAYTIME POPULATION  
OF 91,000 WORKERS +  
RESIDENTS





A vibrant night scene of a Miami street, likely South Beach, featuring Art Deco hotels with neon signs, palm trees, and cars. The text "THERE ARE 1,000+ NEW FLORIDA RESIDENTS PER DAY" is overlaid in large, white, outlined letters.

THERE ARE  
1,000+ NEW  
FLORIDA  
RESIDENTS  
PER DAY



Miami-Dade is a world-class market with the third highest concentration of high-rise buildings in the country. The multicultural destination is considered by some as the Manhattan of the South.

Widely seen as the Gateway to Latin America, Miami-Dade's influence has now expanded to global proportions with over 1,200 multinational corporations located in the area. International capital flows into Miami, while the city itself is investing billions into its infrastructure, from airports to seaports. The region's transit system is also expanding rapidly with new local rail lines, and Virgin Trains' high-speed rail system connecting the entire South Florida market, with plans for service to Orlando and Tampa in the future.

The 2,400-square-mile county is located on natural and man-made barrier islands between the Atlantic Ocean and Biscayne Bay, the latter of which separates the Beach from the mainland city of Miami. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. The neighborhood of South Beach, comprising the southernmost 2.5 square miles of Miami Beach (the 26th largest city in Florida), along with downtown Miami and the Port of Miami, collectively form the commercial center of South Florida.

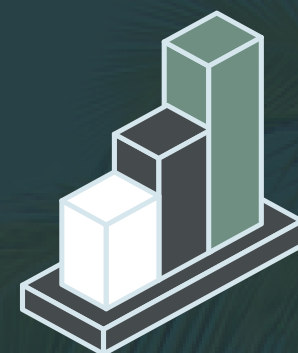
## TOP 10 MOST POPULOUS METROPOLITAN AREAS, 2019

RANK	METRO AREA	APRIL 1, 2010	JULY 1, 2018	JULY 1, 2019
1	NEW YORK-NEWARK-JERSEY CITY, NY-NJ-PA	18,896,277	19,276,644	19,216,182
2	LOS ANGELES-LONG BEACH-ANAHEIM, CA	12,828,957	13,249,879	13,214,799
3	CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI	9,461,537	9,484,158	9,458,539
4	DALLAS-FORT WORTH-ARLINGTON, TX	6,366,537	7,455,756	7,573,136
5	HOUSTON-THE WOODLANDS-SUGAR LAND, TX	5,920,487	6,976,147	7,066,141
6	WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV	5,649,688	6,247,841	6,280,487
7	MIAMI-FORT LAUDERDALE-POMPANO BEACH, FL	5,566,274	6,143,837	6,166,488
8	PHILADELPHIA-CAMDEN-WILMINGTON, PA-NJ-DE-MD	5,965,677	6,091,208	6,102,434
9	ATLANTA-SANDY SPRINGS-ALPHARETTA, GA	5,286,718	5,945,303	6,020,364
10	PHOENIX-MESA-CHANDLER, AZ	4,193,129	4,849,209	4,948,203

Source: U.S. Census



1200+  
Multinational  
corporations



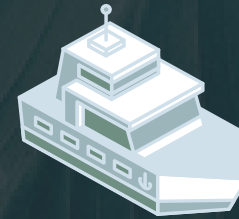
2.7M  
Rising  
population



# *The Port of Miami*

The Port of Miami is both the world's leading port for cruise line passenger traffic and the top container port in the State of Florida.

Along with Port Everglades in Broward County, the Port of Miami is taking major steps to modernize itself for the future and the impending widening of the Panama Canal. Five major projects that total more than \$2 billion were recently completed: the Port of Miami Deep Dredge Project, the Port of Miami Tunnel, the addition of four Super Post Panama cranes, bulkhead strengthening and the restoration of the bridge and rail line connecting the Port of Miami to the mainland. The Port of Miami Deep Dredge project will allow Super Post Panamax Megaships to enter the Port. The entirety of this project is estimated to double Miami's cargo business in the next 10 years and create over 30,000 permanent jobs for Miami. The recently completed \$1 billion Port of Miami Tunnel project provides a new connection between the port and the interstate highway system, taking trucks off downtown roads and allowing the port its continued growth. Additional projects currently underway include new state-of-the-art terminals that will better cater to the growing cruise industry with new, larger boats.



## PORT OF MIAMI

The largest port in the Southeast U.S.





# *Miami International Airport*

Miami International Airport is the second busiest airport in the country for international passenger arrivals, behind JFK.

MIA also leads all U.S. airport in international air freight. Over 2.2 million tons of cargo went through MIA in 2015, with over 85% of that representing international cargo. With its continue international growth, the airport completed a \$6.4 billion capital improvement project. This project added new runways, taxiways, parking, cargo buildings, and terminals. The airport continues to attract new airlines, allowing for more direct non-stop flights throughout the world. The airport offers non-stop service to 54 domestic locations and 106 international locations. This will continue to aid in the path of Miami becoming a true top-tier city. The airport now welcomes 70% of all international visitors into Florida. Overall, the airport has an annual economic impact of \$33.7 billion and contributes 282,724 jobs directly and indirectly to the local economy.



MIA

Second busiest  
airport in the U.S.





# *Downtown Miami*

Miami has firmly positioned itself as a city of world importance due to immense growth, international investment, quality of life, and its tax climate. Downtown Miami is the third tallest skyline in the country. Known as the “Manhattan of the South,” Downtown Miami is home to the largest concentration of international banks in the United States.

With Florida’s low taxes and diverse workforce, the area is becoming more attractive to companies seeking year round sunshine and a lower cost of living. A combination of other factors ranging from advantageous currency exchange rates to economic and political stability have contributed to a new flood of international investors in the market. Overall, the Miami market is thriving with strong international and domestic investments.

Miami recently ranked 15 on The Atlantic’s list of global cities where young professionals want to be, and Forbes listed Miami as the happiest place in the U.S to work.



**MIAMI CBD**

Third tallest skyline  
in the U.S.





# AS AN INTERNATIONAL GATEWAY CITY, MIAMI IS EXPERIENCING UNPRECEDENTED INVESTMENT IN INFRASTRUCTURE

## MAJOR MIAMI INFRASTRUCTURE PROJECTS

PROJECT	COMPLETION	COST
MIA Metrorail Station/Orange Line Service	2012	\$506,000,000
Port Miami - Tunnel Project	2013	\$915,000,000
Port Miami - Super Post-Panamax Cranes	2013	\$42,000,000
Perez Art Museum Miami	2013	\$220,000,000
Port Miami - Intermodal/Freight Rail Restoration	2014	\$49,300,000
Miami International Airport	2014	\$6,400,000,000
Port Miami - Deep Dredge	2015	\$150,000,000
Port Miami - Bulkhead Strengthening	2015	\$65,000,000
Brickell CityCentre	2016	\$1,050,000,000
Miami Intermodal Center	2017	\$2,000,000,000
Miami Central Station	2017	\$250,000,000
Miami Beach Convention Center	2018	\$620,000,000
Miami Condo Pipeline	2020	\$4,000,000,000
Miami Apartment Pipeline	2020	\$6,200,000,000
Miami River Mixed-Use	2022	\$1,000,000,000
<b>TOTAL</b>		<b>\$23,467,300,000</b>

3RD

Largest state;  
fastest growing  
state; & happiest  
state

♥ **CVS pharmacy**  
*Miami Beach*

*"Top 5 state for favorable business climate."*

- Tax Foundation

*"Best state for innovation."*

- Fast Company





♥ CVS pharmacy  
*Miami Beach*



## 2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	14,120	74,337	207,406
MEDIAN AGE	44.5	42.3	40.1
DAYTIME POPULATION	17,728	91,463	238,265
WORKERS	10,996	61,106	145,446
RESIDENTS	6,732	30,357	92,819
HOUSING			
TOTAL HOUSING UNITS	11,964	57,793	133,262
AVG HOME VALUE	\$895,185	\$731,968	\$667,393
INCOME			
AVG HOUSEHOLD INCOME	\$121,331	\$101,723	\$97,128

## 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	14,374	76,750	227,301
MEDIAN AGE	45.4	43.4	40.3
DAYTIME POPULATION	NA	NA	NA
WORKERS	NA	NA	NA
RESIDENTS	NA	NA	NA
HOUSING			
TOTAL HOUSING UNITS	12,092	59,096	143,481
AVG HOME VALUE	\$937,189	\$759,478	\$692,637
INCOME			
AVG HOUSEHOLD INCOME	\$135,936	\$113,370	\$107,493

*2020 Demographics (1 mile radius)*



**\$121,331**  
AVG HOUSEHOLD INCOME



**\$895,185**  
AVG HOME VALUE



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