



**Kentucky Fried Chicken – NNN
Retail**

High Visibility Location

**Front Door of Miracle Mile –
Coral Gables**

Restaurant With 35 Parking Spots

**26,600 +/- Square Foot Rectangular
Site**

Cash Flow Now

Great Redevelopment Potential

PRICE: \$3,850,000

**3535 Northwest 22nd
Street, Miami FL 33145**

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SECTION I

Property Summary



PROPERTY SUMMARY

3535 Southwest 22nd Street
3535 Southwest 22nd Street | Miami, FL 33145

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Property Summary

Property Type:	NNN Retail
Building SF:	2,327 +/- SF
Lot Size:	26,600 +/- SF
Floors:	1
Zoning:	T5-0 / 6101 - CEN- PEDESTRIAN ORIENTATION
Exterior:	CBS
Foundation:	Slab On Grade
Year Built/Renovated:	1999
Folio:	01-4109-012-0023
Walk Score:	89
Price:	\$3,850,000

Property Overview

Transworld Commercial Real Estate is pleased to represent ownership in the disposition of the Kentucky Fried Chicken Restaurant located at 3535 SW 22nd Street in Miami, Florida. KFC Corporation, doing business as Kentucky Fried Chicken, is an American fast food restaurant chain headquartered in Louisville, Kentucky, that specializes in fried chicken and is ranked as one of the most popular fried chicken chains in the world.

This is a NNN cash flow opportunity with the tenant responsible for all expenses and upkeep. Built in 1999, this high profile location with great visibility on the front door of Miracle Mile in Coral Gables, consists of a 2,327 +/- square foot building with 12' ceilings on a 26,600 +/- square foot site. It is situated on the north side of SW 22nd Street, also known as the historical Coral Way with over 35,000 cars passing by daily. This is a high-density area with strong demographics. The property has two curb cuts and a drive-though.

This property provides excellent NNN cash flow currently with the potential of exceptional mixed-use development in the future.

Location Overview

Miami is a major City in Miami-Dade County and is situated within the southeastern portion of the State of Florida and is part of what is commonly referred to as the South Florida Gold Coast which consists of Miami-Dade County to the south, Broward County in the center and Palm Beach County to the north. Miami-Dade County has a population approaching 3,000,000 +/- residents making it the most populous county in Florida and the seventh-most populous county in the United States. Coral Gables is a city in Miami-Dade County, Florida. It is part of the Miami Metropolitan area of South Florida and is located 7 miles southwest of Downtown Miami with a population of over 55,000 residents. Coral Gables is known as being the home to the University of Miami with a main campus that spans 240 acres within the city.

Miami has become a major international City and a worldwide favorite of commerce, banking, and tourism. Miami-Dade County is home to many large corporations including Burger King, Sony, Hewlett Packard, FedEx, Carnival Cruise Line, Ryder, and Norwegian Cruise Line to name a few. Miami has developed into one of America's major transportation hubs. Miami International Airport is approximately nine miles from the property and serves as the primary international airport of the Miami Area and accommodates over 50 million passengers annually.



Property Description

The Kentucky Fried Chicken restaurant is located on the north side of SW 22nd Street/ Coral Way in Miami, a stone's throw from the entrance to Miracle Mile in Coral Gables. The immediate area is a mix of retail, mid-rise apartments/condominiums, and residential homes.

The site has very high visibility on SW. 22nd Street which is also known as historical Coral Way with over 35,000 cars passing by daily. Miracle Mile is an extremely upscale pedestrian friendly, retail corridor located just to the west of the subject property along Coral Way. To be near Coral Gables is highly desirable within the market.

This property presents an excellent opportunity to get cashflow now from a successful National Restaurant chain on a NNN basis with the opportunity for great future redevelopment.

The property is in an urban center zone, T 5-0 with the City of Miami, which permits a variety of uses including multifamily, retail, office and hospitality or mixed use. The front setback is 10 feet and you can build between two and five stories with 80% maximum lot coverage. The maximum density is 65 units per acre. The property possesses a highly desirable drive-through with two curb cuts. There is a large parking lot with 35 spaces. Walgreens is directly contiguous to the west. There are 12' high ceilings within the restaurant with a counter for ordering, dining area, and a kitchen with walk-in coolers and freezers.

There is direct access to the seller's contiguous additional land parcel to the north and the west which would make a great assemblage for future redevelopment. It could also be very beneficial in obtaining additional density and for parking. It is highlighted in yellow within this offering memorandum.

The asking price for the additional contiguous parcel located at 2152 Coral Gate Drive is \$2,150,000.

SECTION II

Photos



PROPERTY PHOTOS

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PROPERTY PHOTOS

3535 Southwest 22nd Street
3535 Southwest 22nd Street | Miami, FL 33145

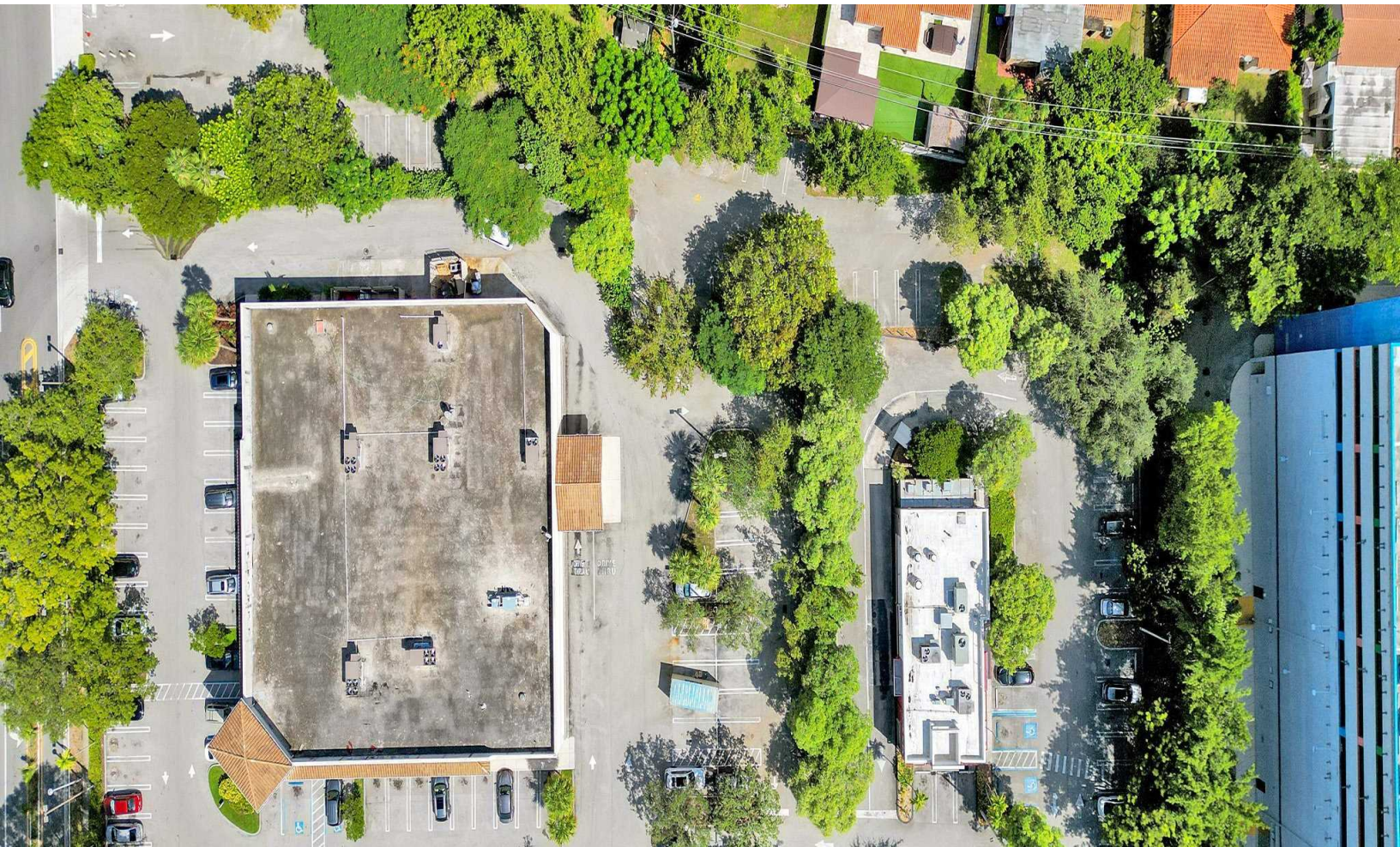
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PROPERTY PHOTOS

3535 Southwest 22nd Street
3535 Southwest 22nd Street | Miami, FL 33145

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PROPERTY PHOTOS

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SECTION III

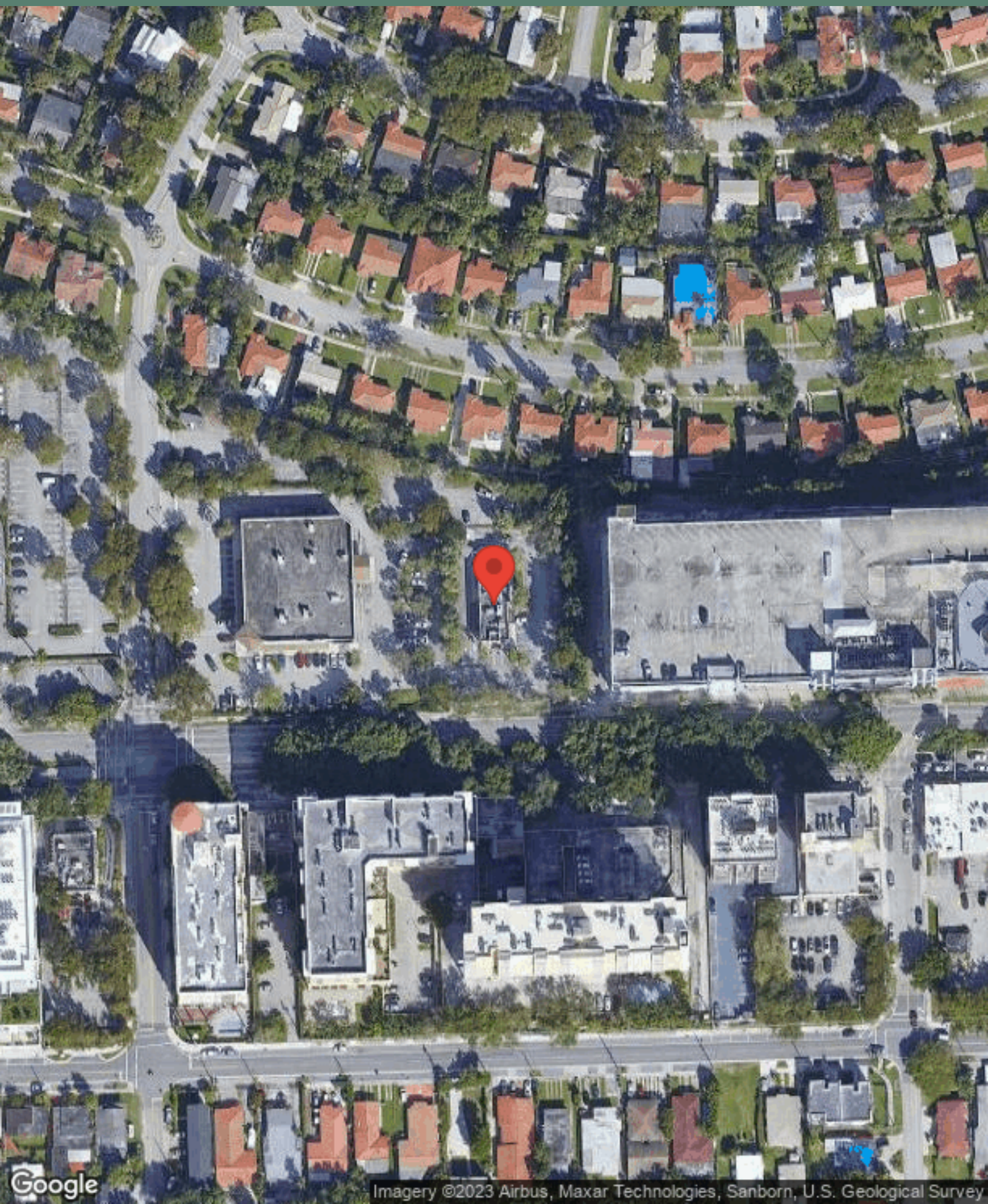
Maps / Demographics



AERIAL MAP

3535 Southwest 22nd Street
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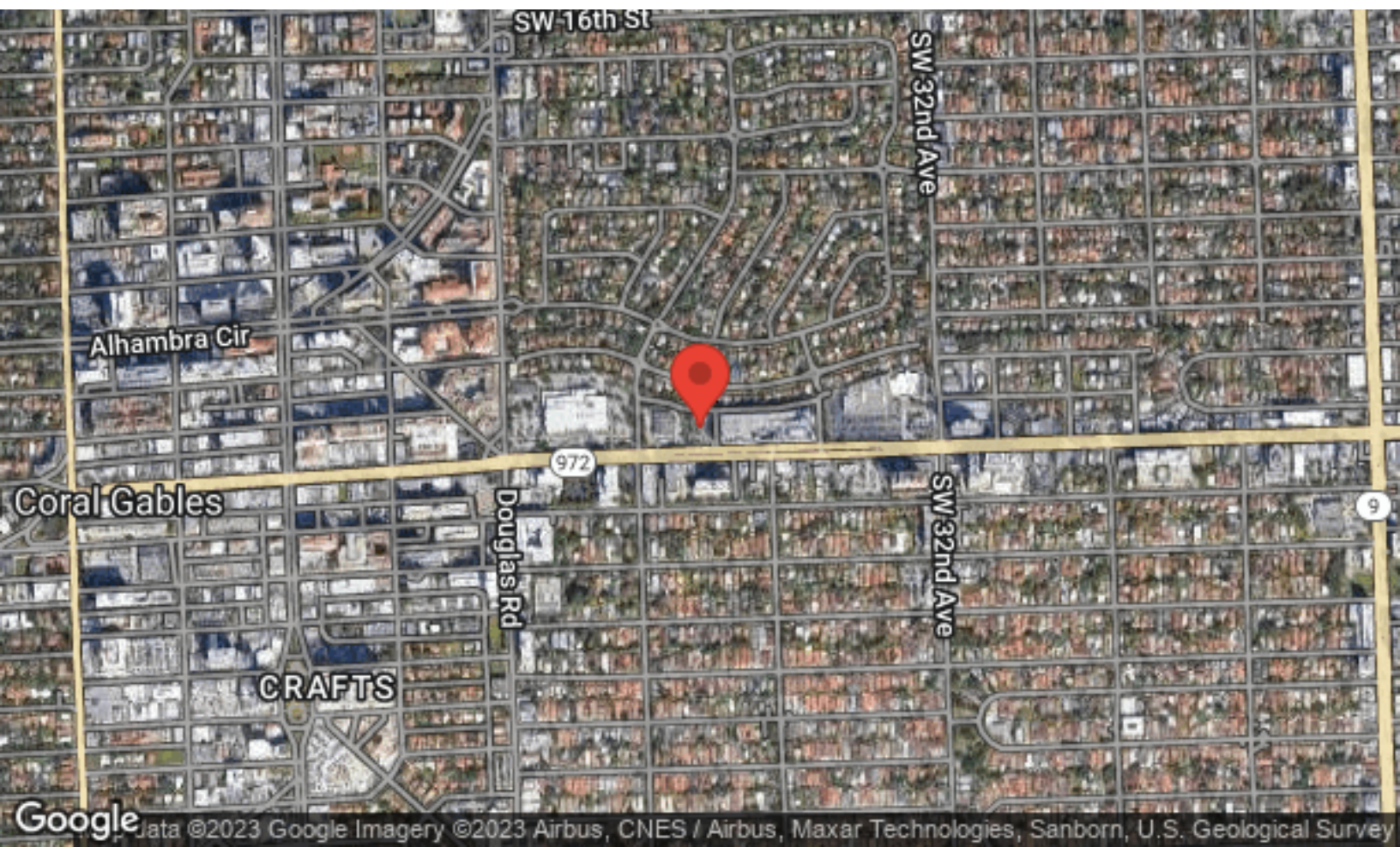
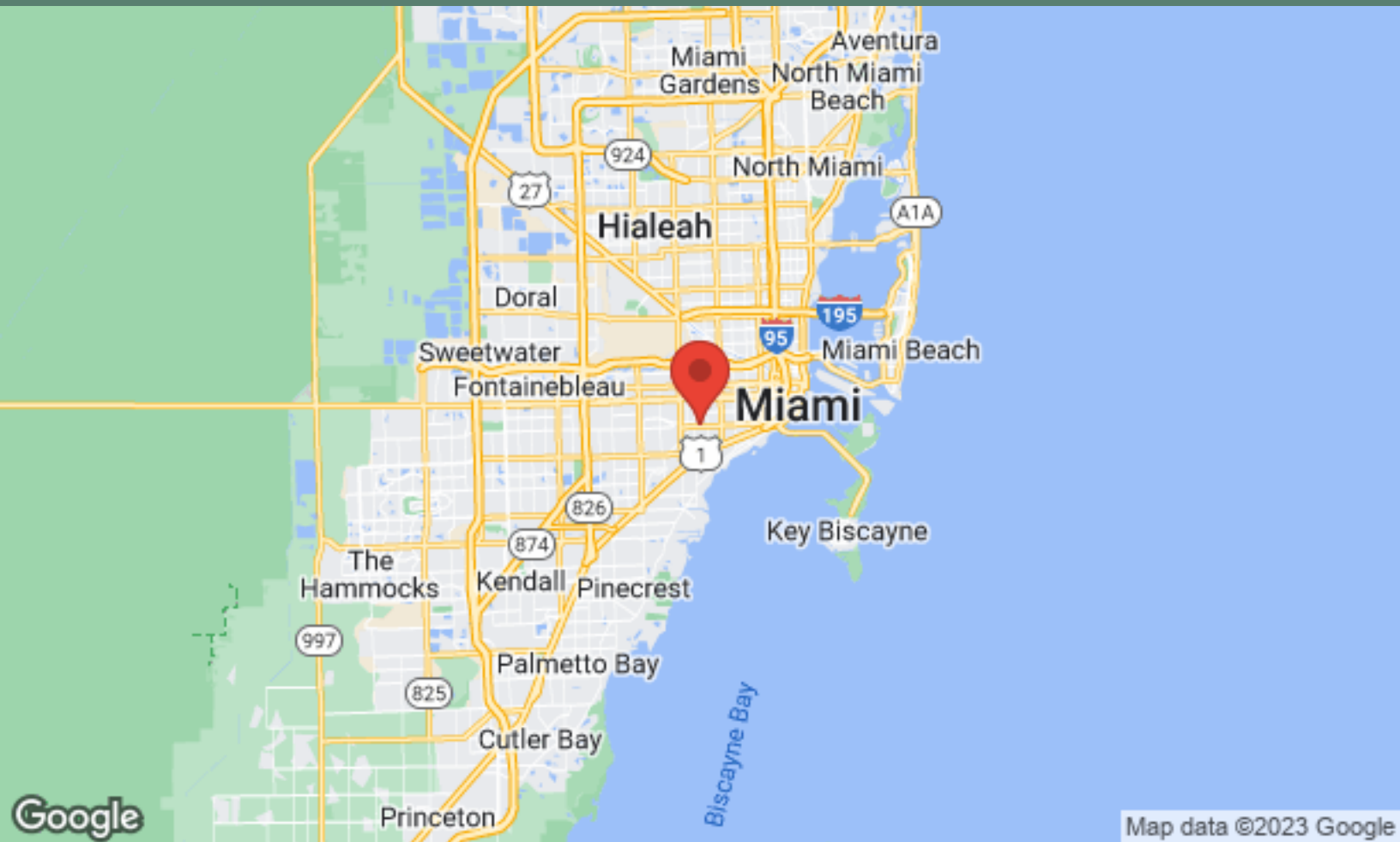
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LOCATION MAPS

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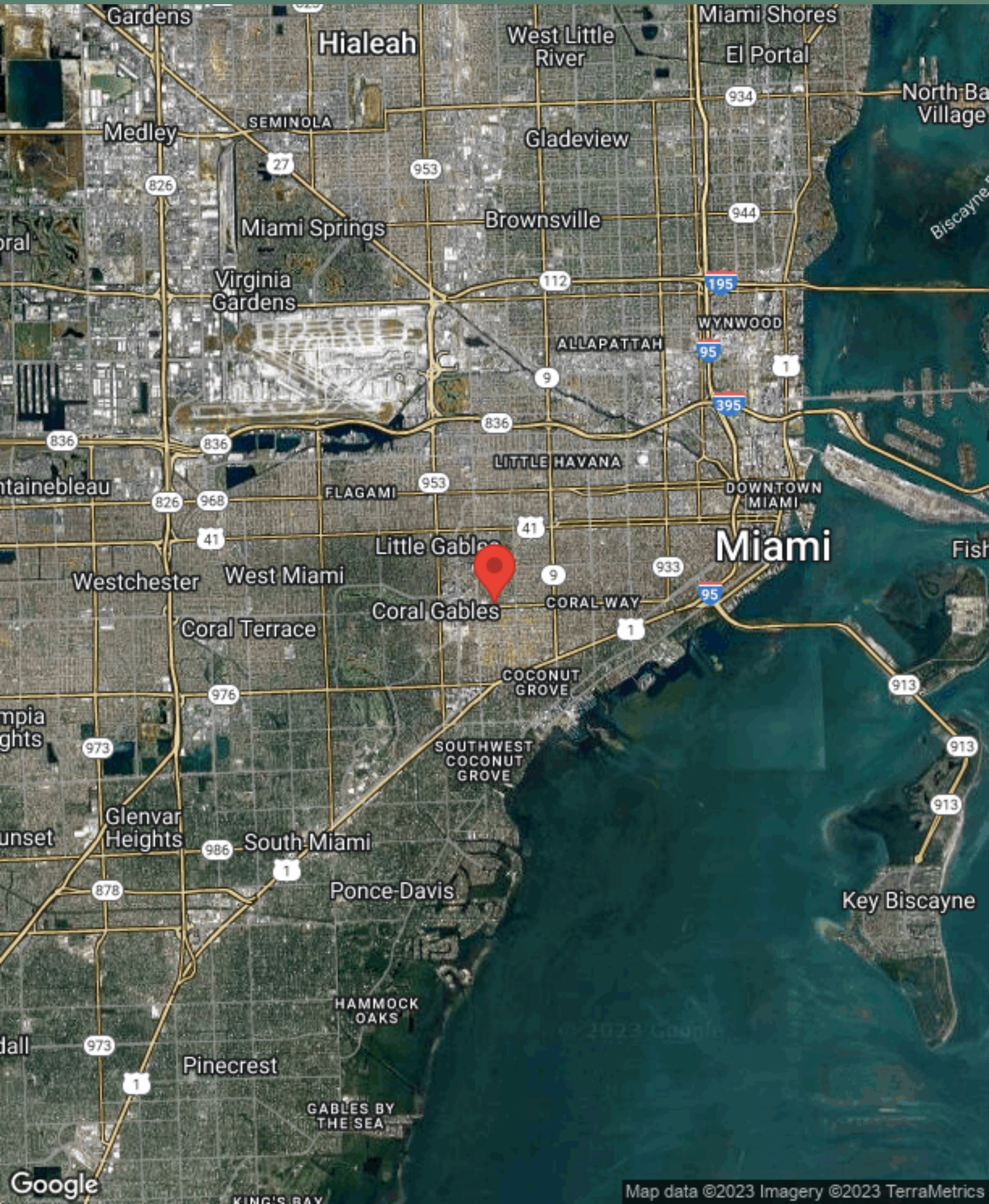
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REGIONAL MAP

3535 Southwest 22nd Street
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Households

	2 mile	5 mile	10 mile
2010 Households	47,673	181,709	472,429
2023 Households	45,796	190,793	496,035
2028 Household Projection	44,241	187,223	486,581
Annual Growth 2010-2023	0.4%	0.9%	0.8%
Annual Growth 2023-2028	-0.7%	-0.4%	-0.4%
Owner Occupied Households	19,383	70,001	228,613
Renter Occupied Households	24,858	117,222	257,969
Avg Household Size	2.5	2.4	2.6
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending (\$)	\$1.3B	\$5.2B	\$14B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$90,116	\$84,514	\$83,250
Median Household Income	\$59,270	\$54,304	\$55,295
< \$25,000	11,195	50,233	122,589
\$25,000 - 50,000	8,780	39,749	106,723
\$50,000 - 75,000	7,291	28,869	80,799
\$75,000 - 100,000	4,276	17,994	51,276
\$100,000 - 125,000	3,727	14,705	38,873
\$125,000 - 150,000	2,426	9,485	24,261
\$150,000 - 200,000	3,236	11,286	26,716
\$200,000+	4,865	18,472	44,798

SECTION IV

Broker Profile





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With a strong legal background as a real estate and business transaction attorney, and 23 years of commercial expertise resulting in over One Billion Dollars in commercial transactions, I deliver clients an unsurpassed level of personal service, detail-oriented dedication and tireless efforts in acquiring or selling commercial properties. I pride myself on being recognized as a relationship-driven broker who constantly exceeds clients' expectations and makes even the most challenging deals result in the most positive outcome.

***No one is to tour without the broker**

