

Commonwealth Building

46 SW 1st St, Miami, FL 33130



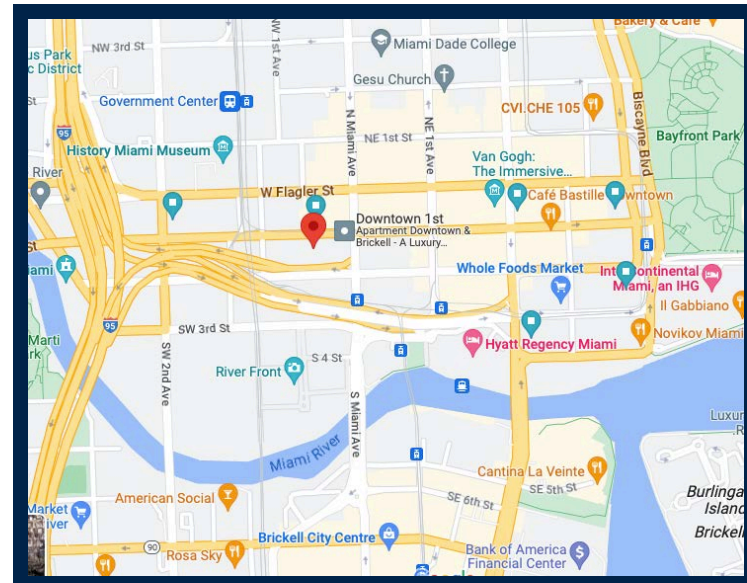
COMMONWEALTH BUILDING

46 SW 1st Street | Miami, FL



HIGHLIGHTS:

- Located just North of north-bound I- 95 ramp parallel to Southwest 1st Street
- One block from Dade County Courthouses, Federal Building, and Metro Mover
- Short distance from Brickell City Centre, Miami-Dade Arena, Bayfront Park, and Brightline Virgin Miami Central Station
- Complete 3rd & 4th Floor Available for Owner/User- 5,772 sq ft each floor, for a total of 11,544 sq ft



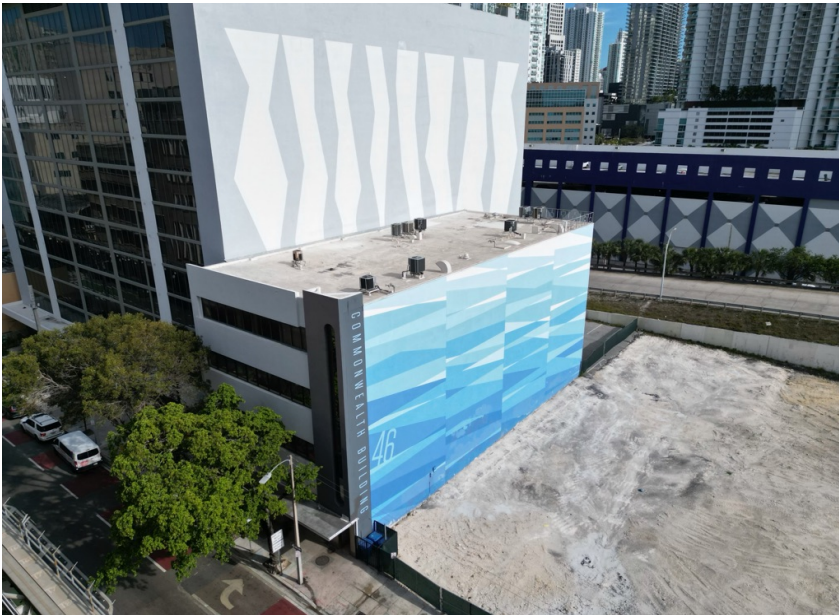
Exclusively Marketed by:

Manny Chamizo III
Global Commercial Director
(786) 453-3171
FLAcommercial@gmail.com

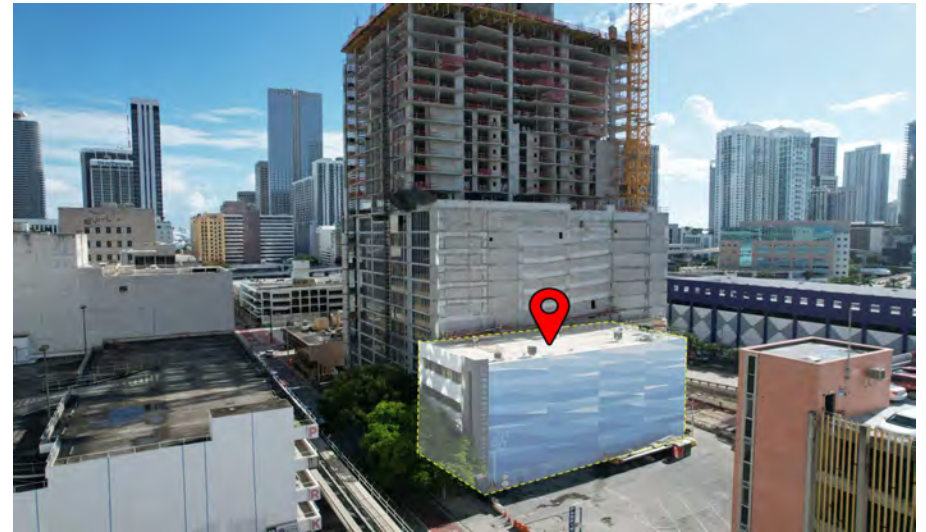
Silvia Yaniz
Global Real Estate Advisor
(305) 898-7960
Silvia@theyanizgroup.com

ONE | Sotheby's
INTERNATIONAL REALTY

PROPERTY SUMMARY



Positioned just north of the northbound I-95 ramp, running parallel to SE 1st St, this property boasts a prime location. Situated merely one block away from the Miami-Dade County courthouses and federal building, it offers unparalleled convenience. Additionally, its proximity to the Metro Mover ensures easy access to transportation. Within a short distance, you'll find the bustling Brickell City Centre, Kaseya Center and scenic Bayfront Park. Currently available on the third and fourth floor is a spacious area spanning 5,772 SF, for a total of 11,544 SF providing ample opportunities for customization and expansion for an owner/user. Its frontage along a high traffic corridor with over 100,000 daily passing vehicles also presents lucrative opportunities for advertising and billboard income.

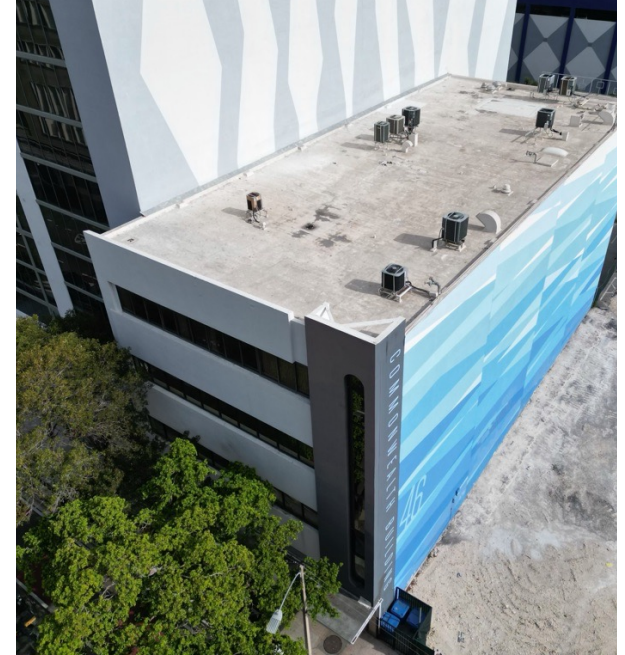
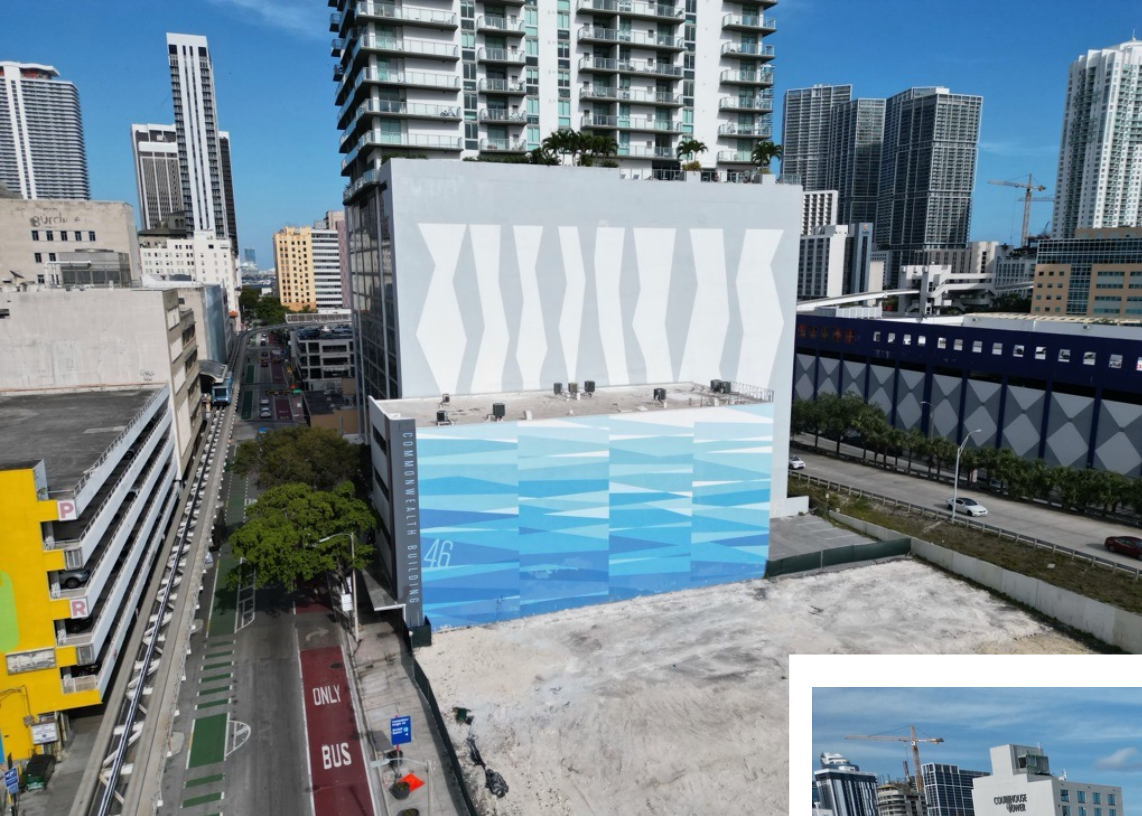


OFFERING SUMMARY

ADDRESS	46 SW 1st Street Miami, FL 33130
COUNTY	Miami-Dade
BUILDING SF	22,617 SF
LOT SIZE	5,650 SF
YEAR BUILT	1962
YEAR RENOVATED	2023
APN	01-0112-040-1070
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,900,000
PRICE PSF	\$260.86







W. Flagler St &
N. Miami Ave &
SW 1st St
VPD: 17,000

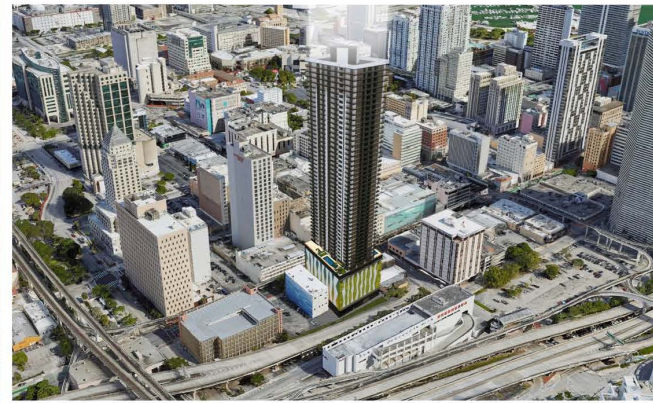


M Tower

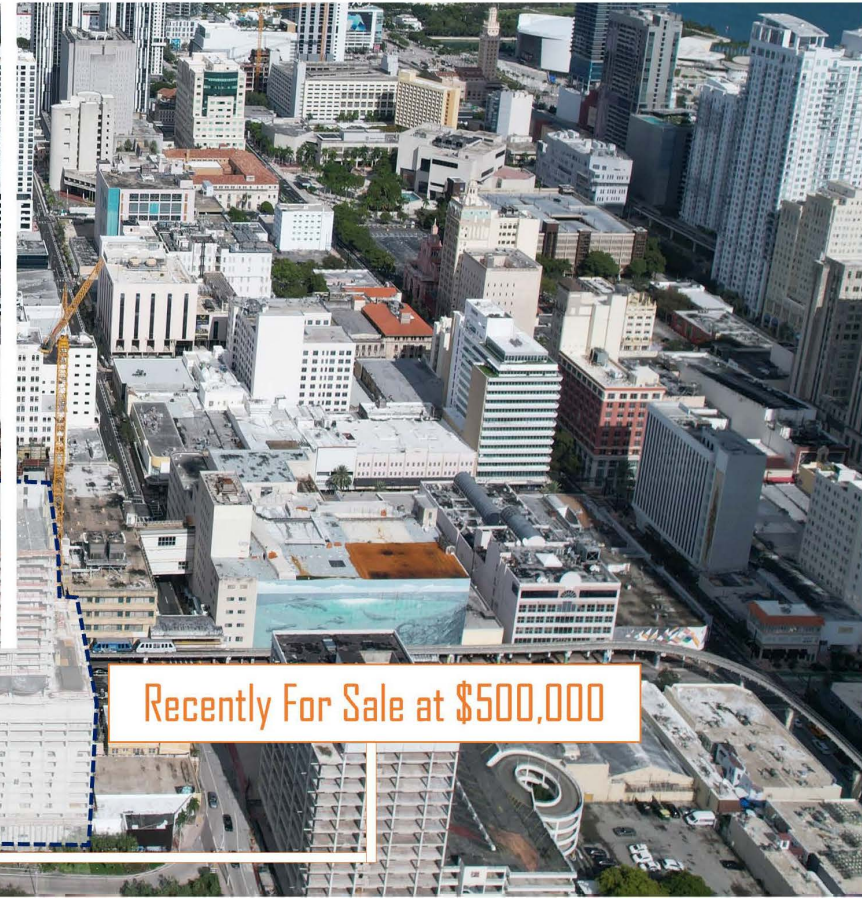


53 Stories | 440 Residential Units | 1,089 SF of Retail | 25,732 SF of Office.

Melo Group Development Plan



58 Stories | 537 feet Height | 560 Residential Units | 2,925 SF of Retail | 12,930 SF of Office.



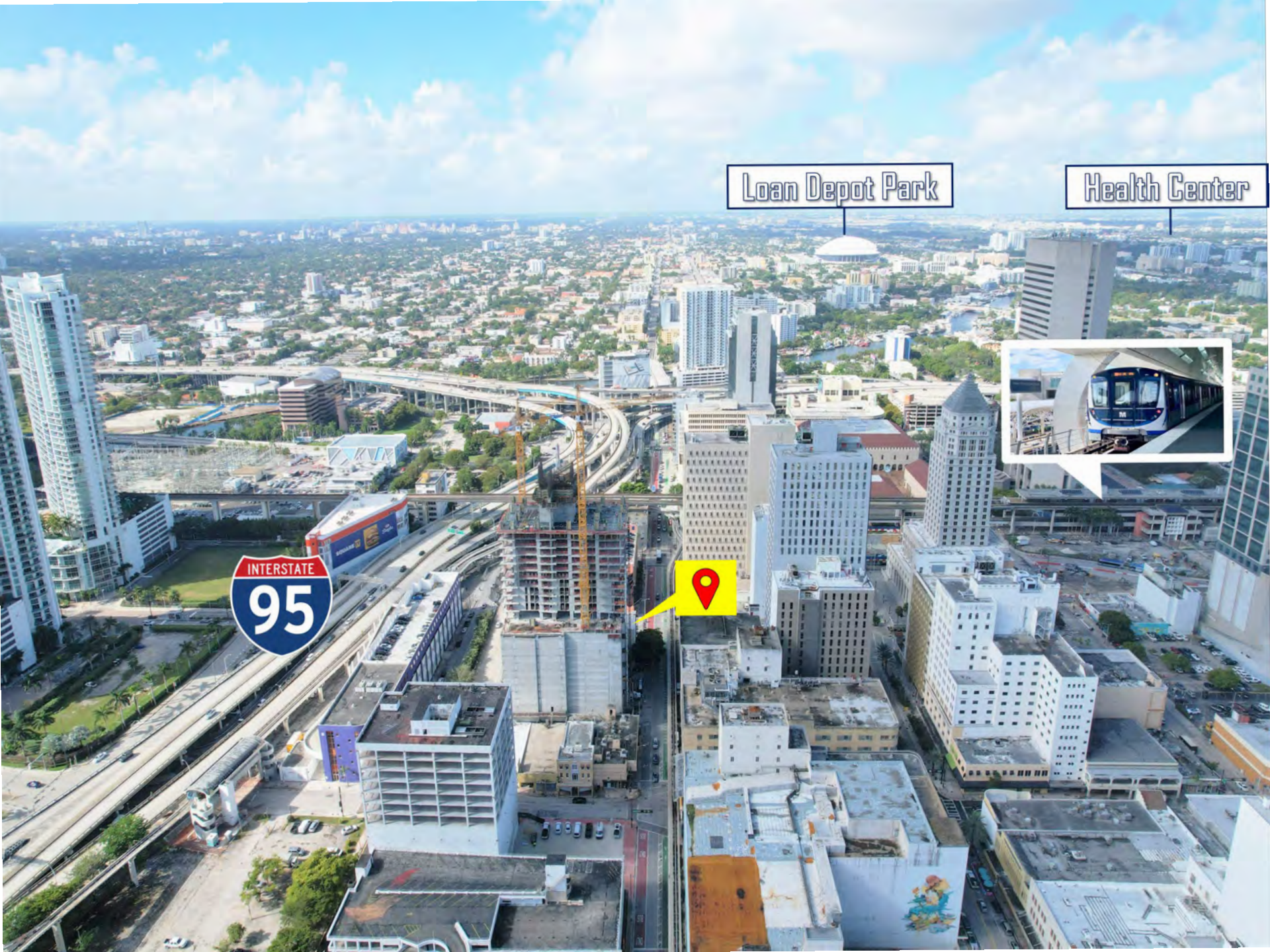
Recently For Sale at \$500,000



Brickell

INTERSTATE
95





Loan Depot Park

Health Center



FINANCIAL DETAILS // Commonwealth Building

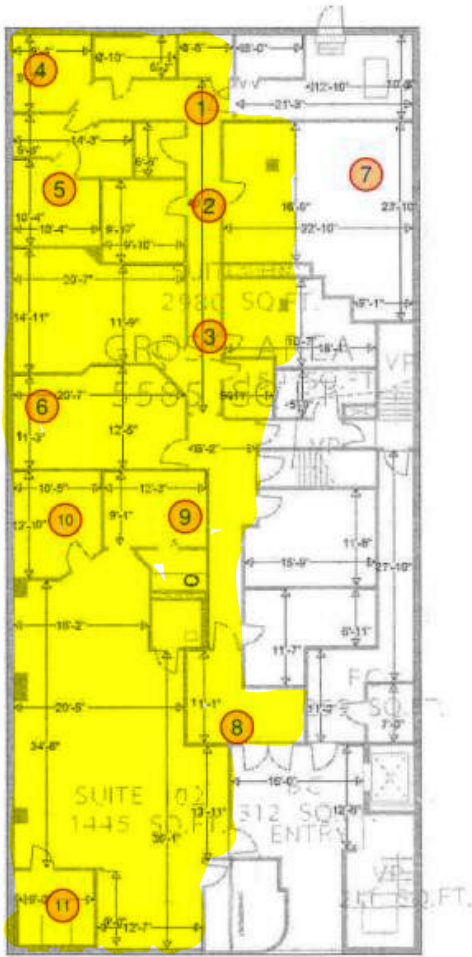
Current Rent Roll

Building	Tenant	GLA (SF)	Lease Commence	Lease Expire	Yrs Rem On Lease	Monthly Rent	Annual Rent	Lease Type	Options
1st Floor - Retail	Fractured LLC	1,419	06/01/2023	05/31/2028	4	\$6,942	\$83,304	Gross	Yes
1st Floor - Office 1	Gerald Silverman, Esq.		06/01/2024	02/28/2025	0.75	\$1,850	\$22,200	Gross	Yes
1st Floor - Office 2	Sheldon Rosenthal, Esq.		06/01/2024	05/31/2025	1	\$1,850	\$22,200	Gross	None
2nd Floor	LK Comstock Nat'l Transit LLC	4,105	04/01/2022	03/31/2025	0.75	\$7,917	\$95,004	Gross	Yes
3rd Floor	Vacant	5,772							
4th Floor	Vacant	5,772							
TOTALS						\$18,559	\$222,708		

FLOOR PLAN

FIRST FLOOR - PARTIALLY LEASED

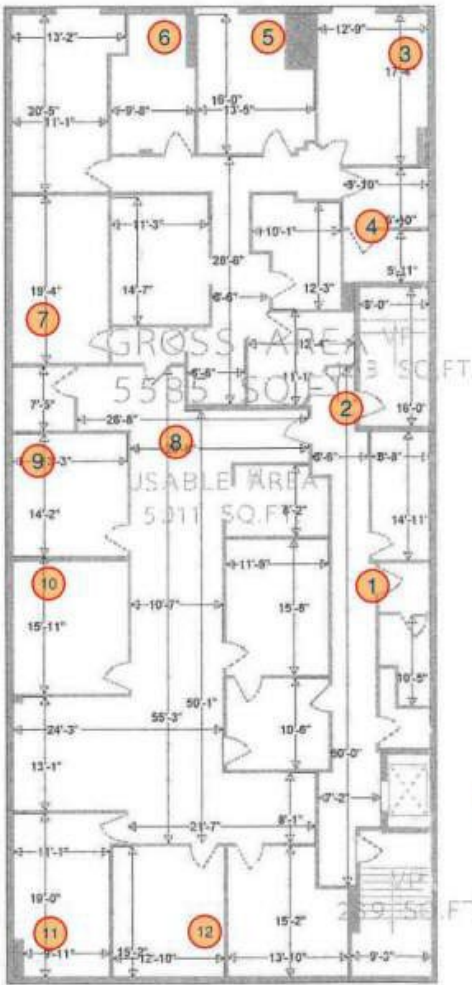
 - LEASED SPACE



FIRST FLOOR LAYOUT
(For reference only).

	O.L.#: 630701 / E.B.#: FL 27730 / C.A.: FL27730			Structural Survey Commonwealth Building	
	TONG GROUP 1350 RED ROAD, # 209 MIAMI, FLORIDA 33144 PH: (305) 551-5644 FAX: (786) 866-9377			46 SW 1st Street Miami, FL 33130	
FELIX TONG FELIX TONG P.E. Lic. No.56225	JOB No 2k21045	DATE: 09/24/21	SK-02	SCALE: AS SHOWN	DRAW TG

SECOND FLOOR - LEASED



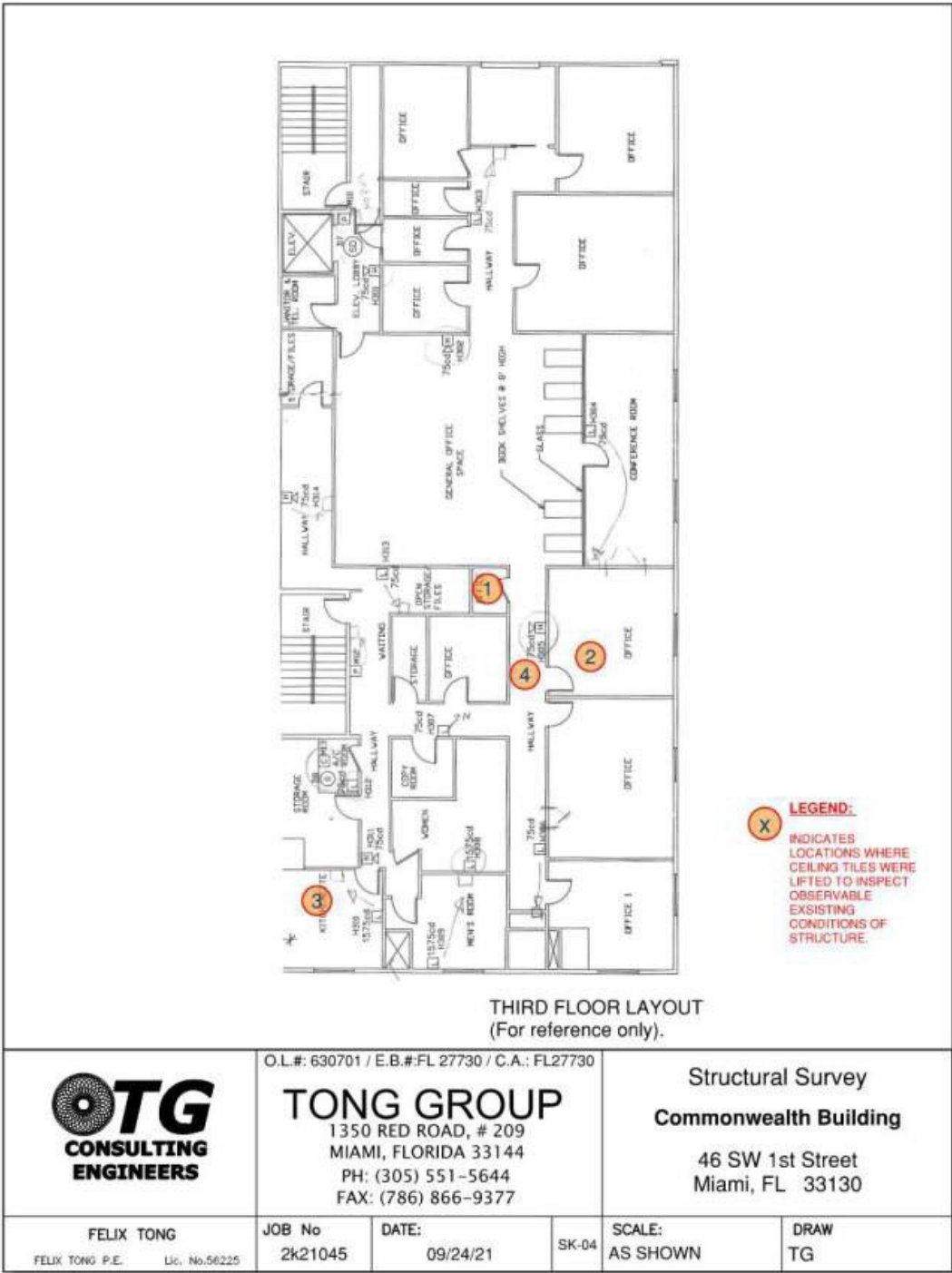
SECOND FLOOR LAYOUT
(For reference only).

	O.L.#: 630701 / E.B.#: FL 27730 / C.A.: FL27730			Structural Survey Commonwealth Building	
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FELIX TONG FELIX TONG P.E. Lic. No.56225	JOB No 2k21045	DATE: 09/24/21	SK-03	SCALE: AS SHOWN	DRAW TG

FLOOR PLAN

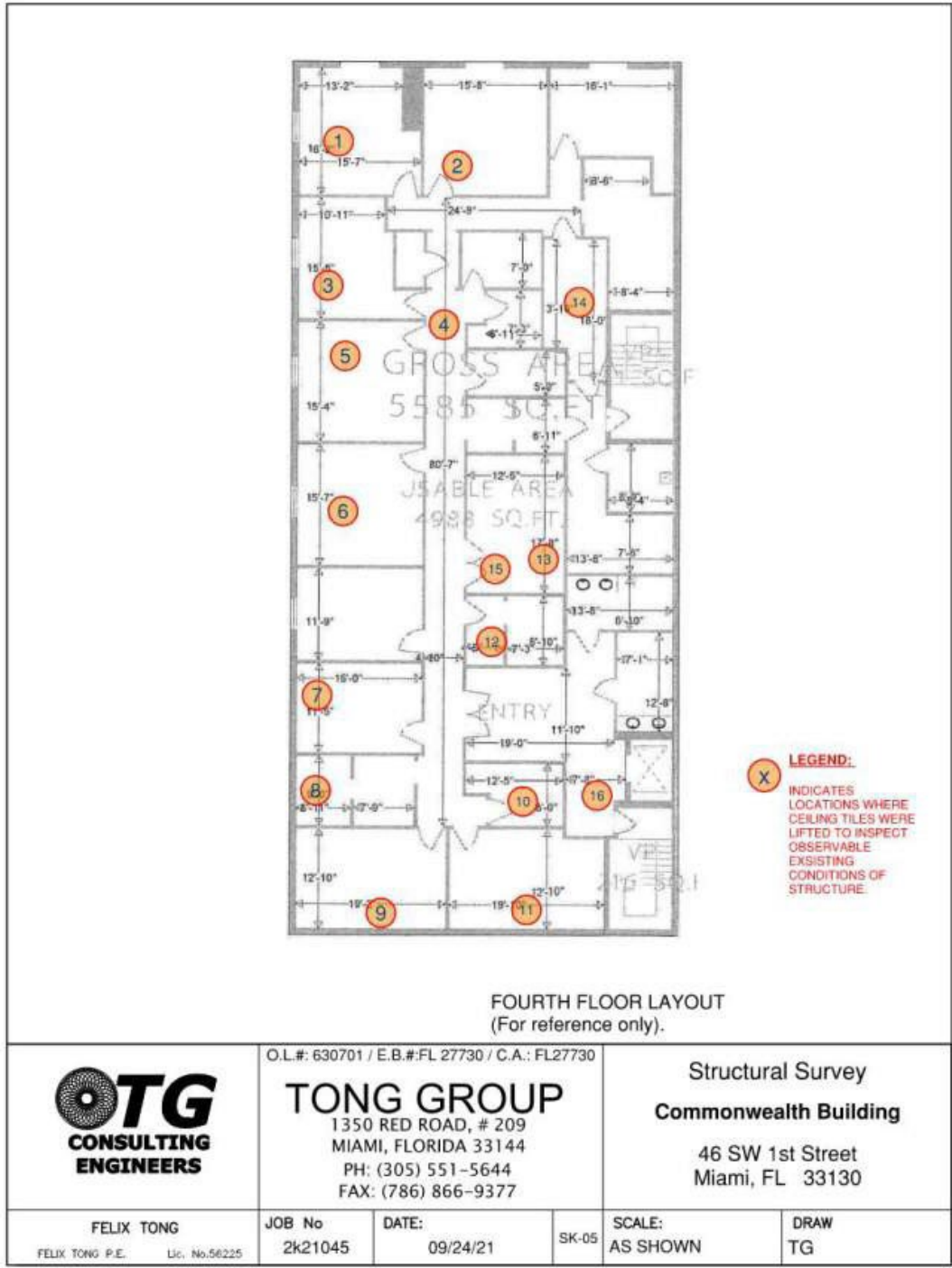
THIRD FLOOR - VACANT - OWNER/USER SPACE

5,722 SQUARE FEET



FOURTH FLOOR - VACANT - OWNER/USER SPACE

5,722 SQUARE FEET





Demographics

Demographics

Demographic Charts

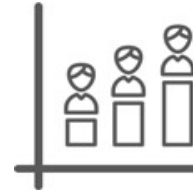
THE PROPERTY

Location

46 SW 1 Street, Miami, FL, 33130

HIGHLIGHTS

- Located just North of north-bound Interstate 95 ramp parallel to Southwest 1st Street.
- One block from Dade County Courthouses , Federal Building, and Metro-mover
- Short distance from Brickell City Center, American Airlines Arena. Bayfront Park, and Brightline Virgin Miami Central Station



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
83,212	257,913	498,863



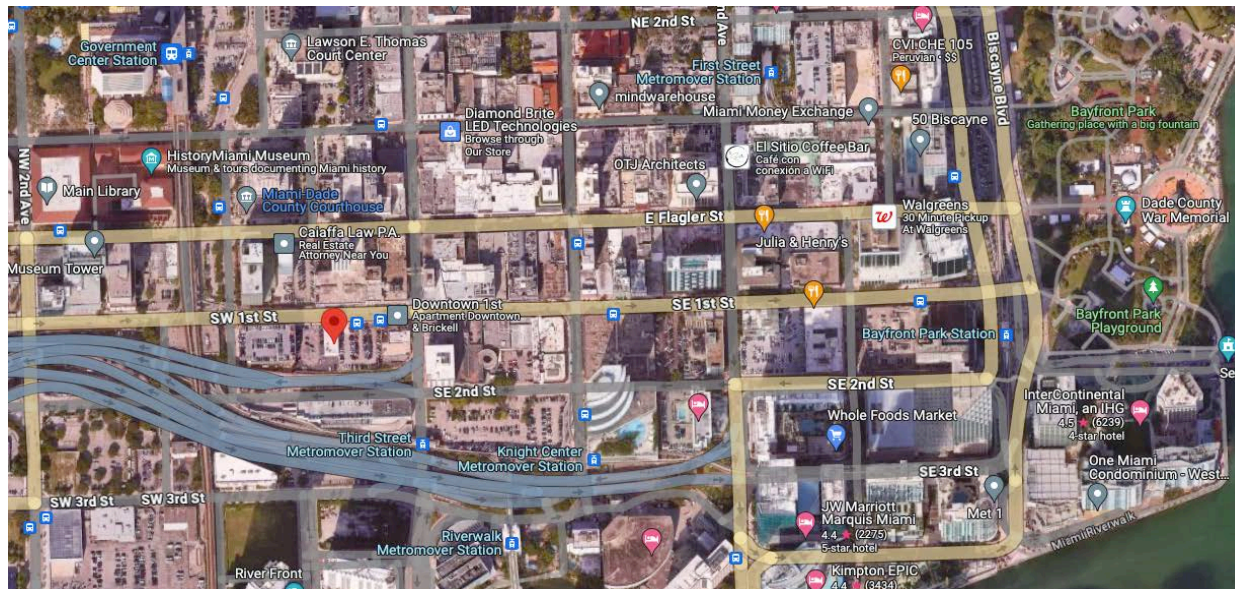
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$117,152	\$93,819	\$91,208



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
42,480	117,594	219,837



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,669	175,635	405,731
2010 Population	50,200	208,728	442,675
2022 Population	83,212	257,913	498,863
2027 Population	88,194	269,381	512,803
2022 African American	5,839	19,274	63,514
2022 American Indian	347	1,311	2,107
2022 Asian	2,731	4,932	7,779
2022 Hispanic	49,881	185,213	335,919
2022 Other Race	10,618	40,019	71,504
2022 White	31,994	81,408	150,331
2022 Multiracial	31,667	110,911	203,507
2022-2027: Population: Growth Rate	5.85 %	4.35 %	2.75 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,504	18,807	34,708
\$15,000-\$24,999	2,860	11,018	22,201
\$25,000-\$34,999	2,957	11,204	21,595
\$35,000-\$49,999	3,131	11,677	23,171
\$50,000-\$74,999	6,358	18,480	35,229
\$75,000-\$99,999	5,264	13,004	23,619
\$100,000-\$149,999	6,940	14,872	26,255
\$150,000-\$199,999	3,704	7,381	13,116
\$200,000 or greater	5,762	11,148	19,940
Median HH Income	\$76,570	\$56,330	\$54,317
Average HH Income	\$117,152	\$93,819	\$91,208

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,251	76,709	182,943
2010 Total Households	24,824	87,707	184,591
2022 Total Households	42,480	117,594	219,837
2027 Total Households	44,929	123,568	227,524
2022 Average Household Size	1.92	2.15	2.24
2000 Owner Occupied Housing	2,075	19,190	54,324
2000 Renter Occupied Housing	10,668	49,031	106,895
2022 Owner Occupied Housing	9,702	28,596	64,308
2022 Renter Occupied Housing	32,778	88,998	155,529
2022 Vacant Housing	9,639	20,333	40,317
2022 Total Housing	52,119	137,927	260,154
2027 Owner Occupied Housing	9,999	29,329	65,640
2027 Renter Occupied Housing	34,930	94,239	161,883
2027 Vacant Housing	10,131	21,601	43,532
2027 Total Housing	55,060	145,169	271,056
2022-2027: Households: Growth Rate	5.65 %	5.00 %	3.45 %

Source: esri

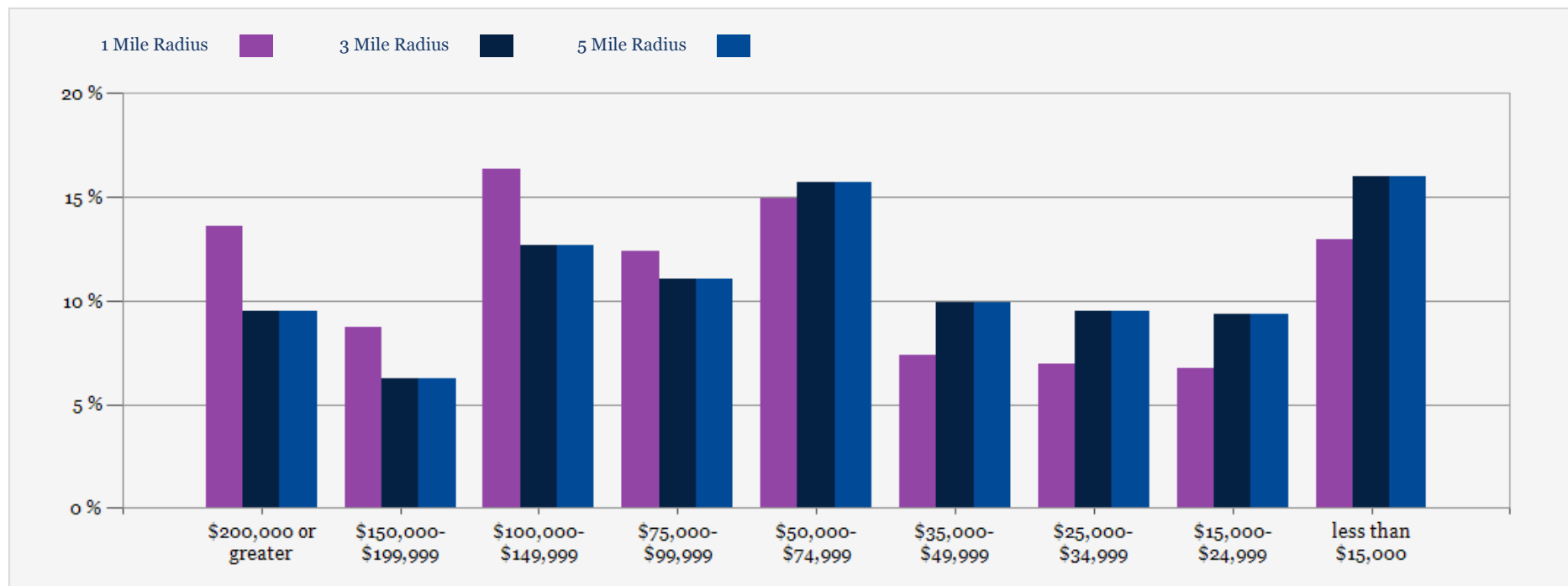
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	10,473	24,974	44,512
2022 Population Age 35-39	8,621	22,091	40,637
2022 Population Age 40-44	6,745	18,934	35,694
2022 Population Age 45-49	5,454	16,632	32,601
2022 Population Age 50-54	4,718	15,670	31,245
2022 Population Age 55-59	4,149	15,022	30,766
2022 Population Age 60-64	3,927	13,735	28,233
2022 Population Age 65-69	3,505	12,305	25,333
2022 Population Age 70-74	3,027	10,688	21,632
2022 Population Age 75-79	2,165	8,303	16,973
2022 Population Age 80-84	1,308	5,730	11,600
2022 Population Age 85+	1,194	5,617	11,538
2022 Population Age 18+	71,215	212,925	409,471
2022 Median Age	37	39	40

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,865	\$73,686	\$66,366
Average Household Income 25-34	\$121,788	\$102,916	\$95,971
Median Household Income 35-44	\$93,063	\$72,669	\$68,702
Average Household Income 35-44	\$139,909	\$112,613	\$109,196
Median Household Income 45-54	\$92,820	\$67,807	\$66,649
Average Household Income 45-54	\$141,648	\$113,021	\$111,276
Median Household Income 55-64	\$69,591	\$52,011	\$52,640
Average Household Income 55-64	\$117,094	\$93,659	\$92,868
Median Household Income 65-74	\$43,943	\$35,363	\$37,685
Average Household Income 65-74	\$88,556	\$72,893	\$74,313
Average Household Income 75+	\$62,052	\$52,116	\$53,921

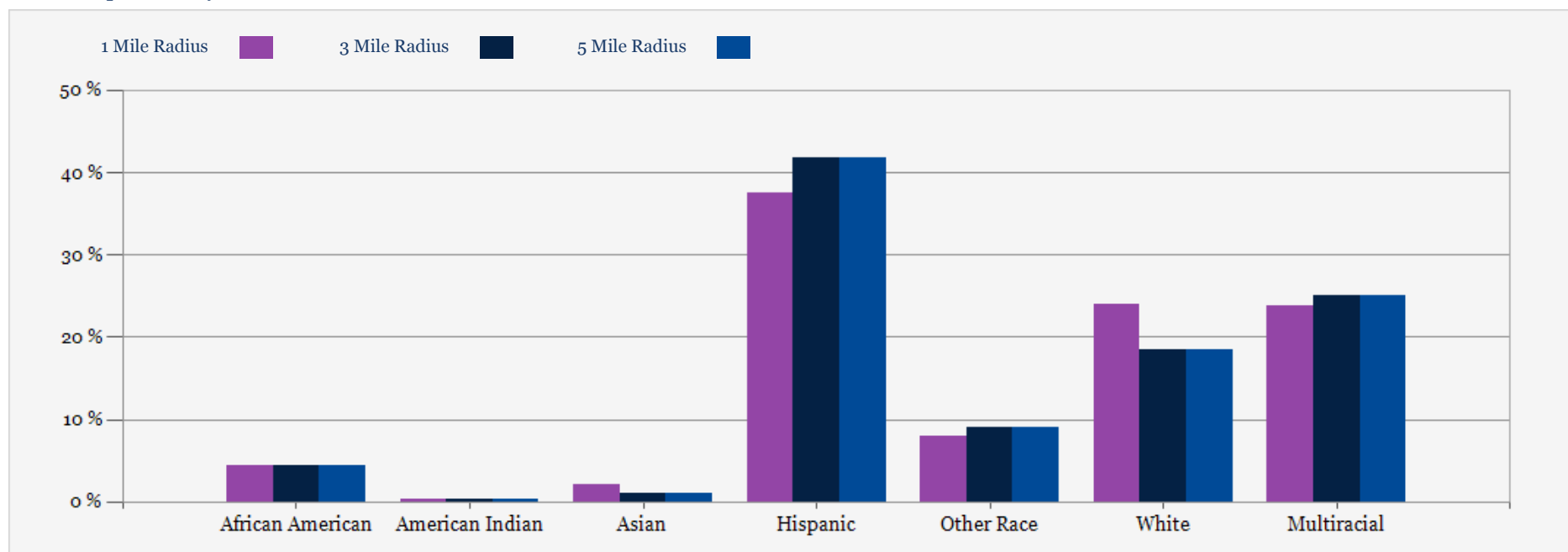
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	9,040	22,055	39,223
2027 Population Age 35-39	8,302	21,853	40,186
2027 Population Age 40-44	7,083	19,951	37,567
2027 Population Age 45-49	6,211	18,291	34,870
2027 Population Age 50-54	5,039	15,794	31,123
2027 Population Age 55-59	4,445	15,299	30,510
2027 Population Age 60-64	3,890	14,405	29,528
2027 Population Age 65-69	3,773	13,407	27,329
2027 Population Age 70-74	3,462	12,033	24,228
2027 Population Age 75-79	2,608	9,400	19,087
2027 Population Age 80-84	1,667	6,743	13,706
2027 Population Age 85+	1,371	6,322	12,691
2027 Population Age 18+	76,197	223,030	422,235
2027 Median Age	37	39	41

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,755	\$88,298	\$82,357
Average Household Income 25-34	\$145,619	\$123,937	\$116,635
Median Household Income 35-44	\$105,974	\$84,524	\$81,917
Average Household Income 35-44	\$158,529	\$128,790	\$126,010
Median Household Income 45-54	\$106,111	\$83,782	\$83,427
Average Household Income 45-54	\$160,588	\$132,284	\$131,979
Median Household Income 55-64	\$89,666	\$68,717	\$68,501
Average Household Income 55-64	\$140,211	\$112,198	\$112,206
Median Household Income 65-74	\$59,532	\$46,862	\$50,360
Average Household Income 65-74	\$105,160	\$88,334	\$90,615
Average Household Income 75+	\$80,019	\$69,205	\$71,601

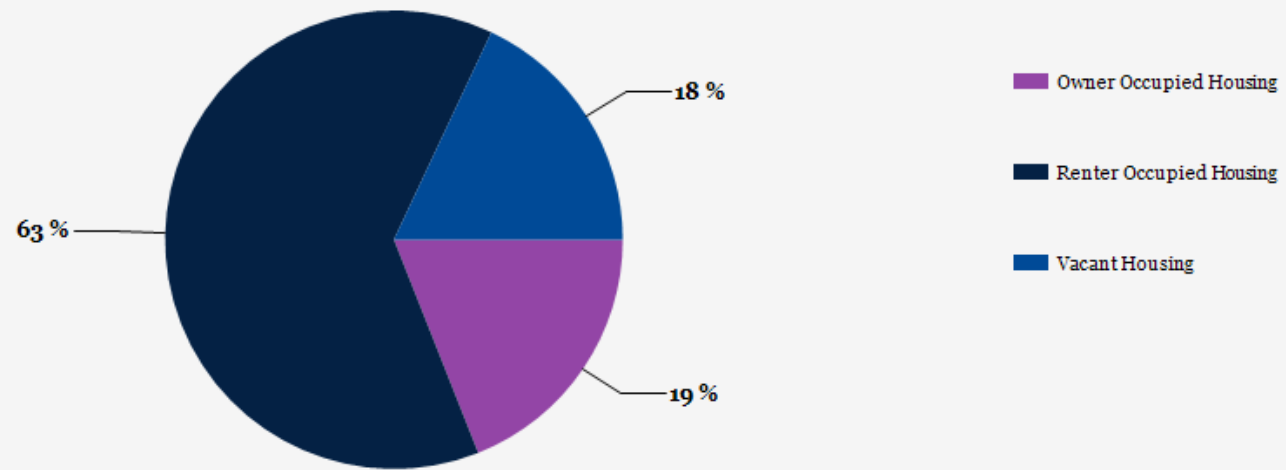
2022 Household Income



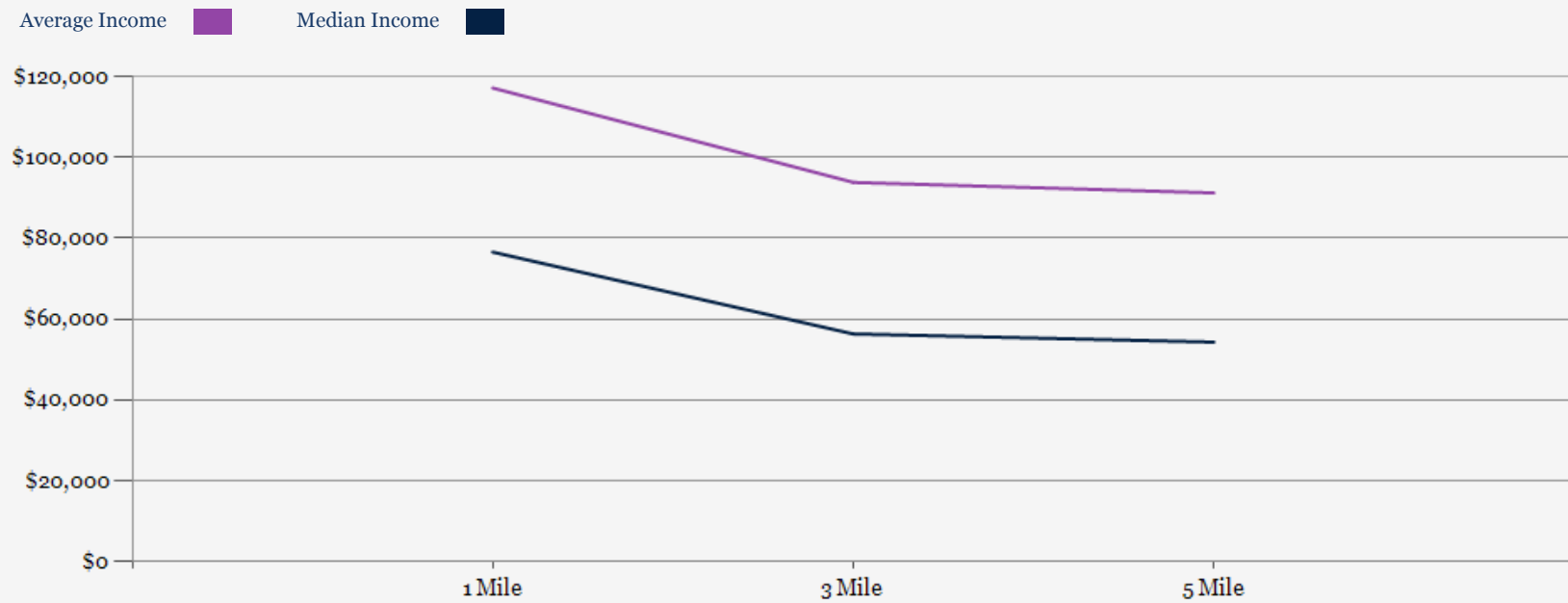
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



COMMONWEALTH BUILDING

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