



**CORAL WAY MEDICAL OFFICE**

**2971-2975 SW 22 ST, MIAMI FL 33145**



# Coral Way Medical Office

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**Manny Chamizo III**

Global Commercial Director

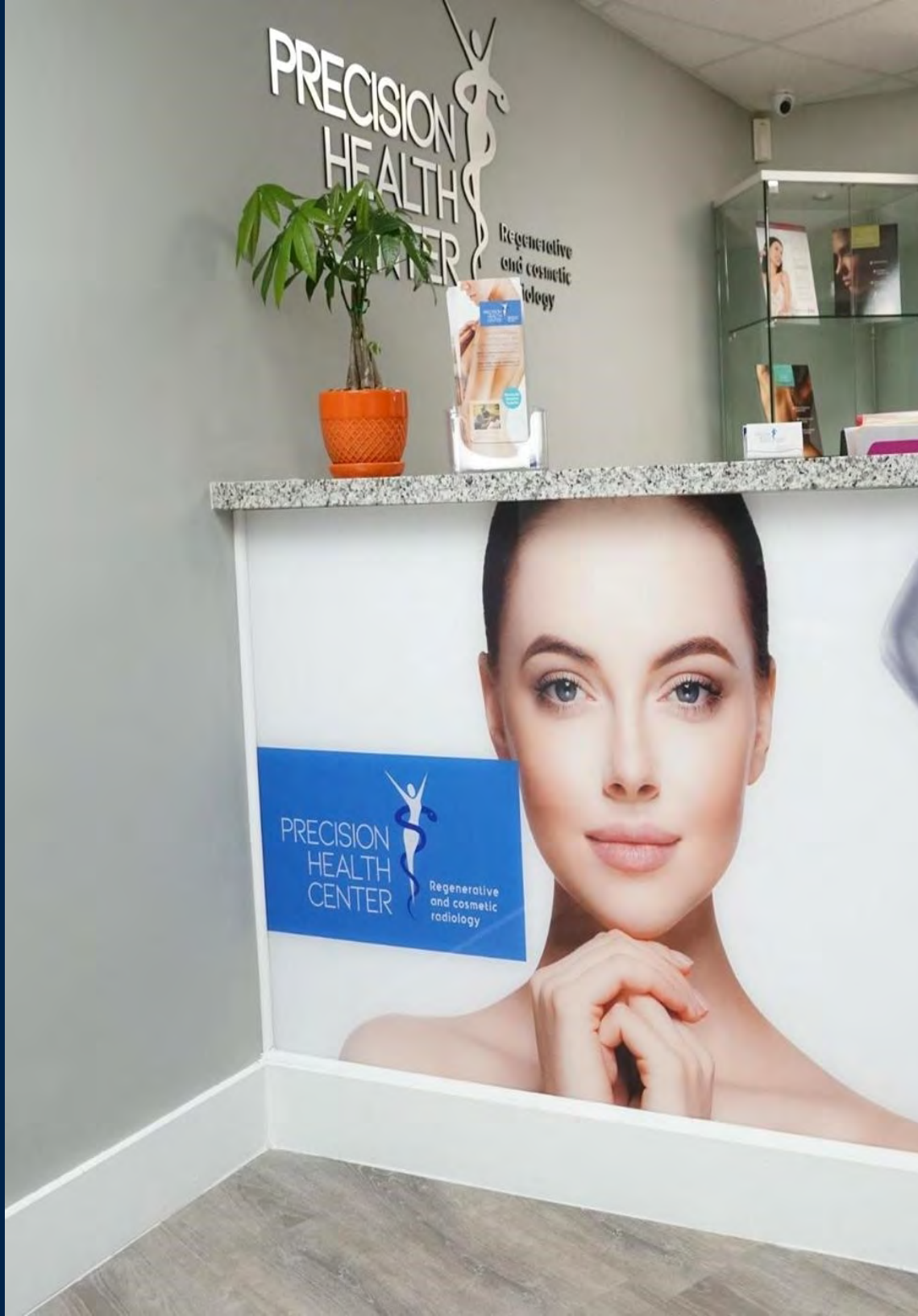
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01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	<b>2971-2975 SW 22 St Miami FL 33145-3205</b>
COUNTY	<b>Miami-Dade</b>
MARKET	<b>Miami-Dade</b>
SUBMARKET	<b>Coral Gables</b>
BUILDING SF	<b>7,680 SF</b>
LAND ACRES	<b>.15</b>
LAND SF	<b>6,672 SF</b>
YEAR BUILT	<b>1952 / Renovated 2018</b>
APN	<b>01-4109-039-0791</b>
OWNERSHIP TYPE	<b>Fee Simple</b>

## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$2,950,000/ \$384.11 p/sqft</b>
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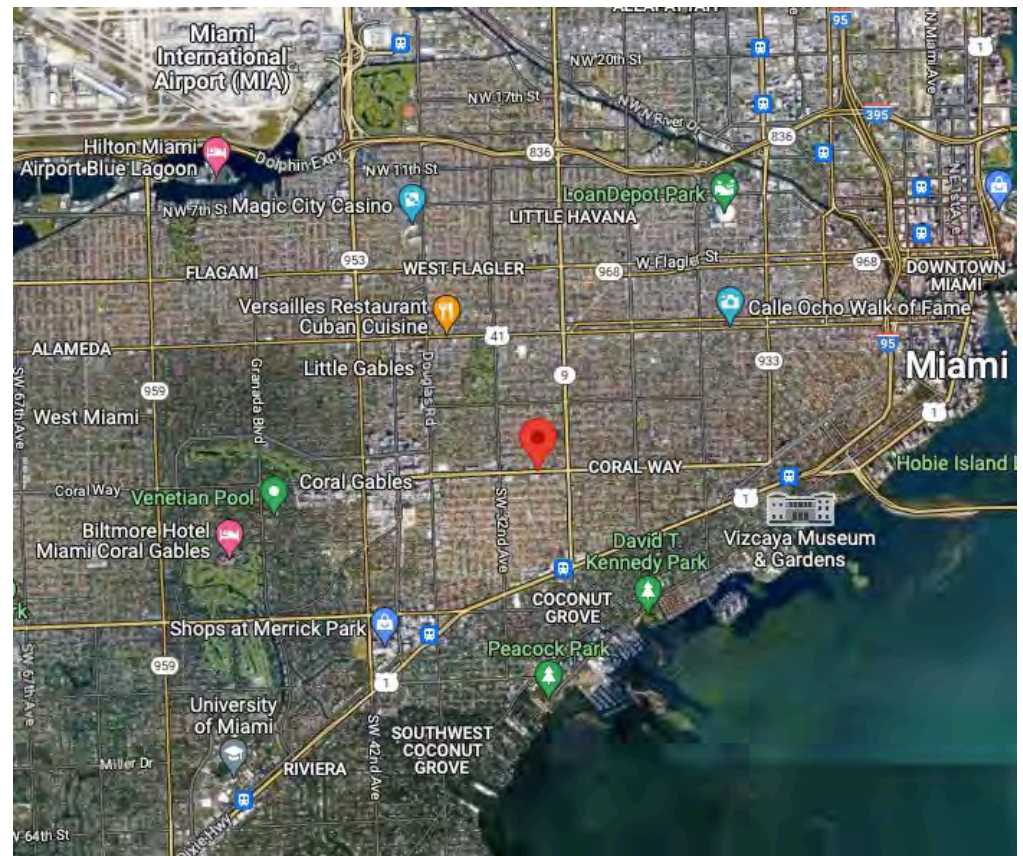
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	<b>39,728</b>	<b>262,997</b>	<b>521,155</b>
2022 Median HH Income	<b>\$59,237</b>	<b>\$51,965</b>	<b>\$57,747</b>
2022 Average HH Income	<b>\$90,215</b>	<b>\$90,250</b>	<b>\$97,855</b>

- One Sotheby's International Realty is proud to present 2971-2975 SW 22nd St. This building presents a unique opportunity to purchase a 7,680 SF medical office building resting at the heart of Coral Way. The property is a two story medical office building sitting on 6,672 SF of land. This property offers ideal frontage on Coral Way and lies in the core of Miami sitting less than half a mile from the heavily traveled intersection of Coral Way and 32nd Avenue.
- 2971-2975 SW 22nd Street is a fully built out two story building currently being used as a medical office. The property is currently suitable for medical use or can easily be converted for other business uses.

- - Private parking lot with 13 spaces
  - Abundance in street parking
  - Variety of popular restaurants within walking distance



- 2971-2975 SW 22nd Street sits on one of the busiest streets in Miami with about 34,000 cars driving by daily. The surrounding area is also highly walkable with a walk score of 88 attracting a high amount of foot traffic.
- Neighboring businesses include a Chase Bank, Exxon gas station, Publix, and an Office Depot within half a mile of 2971-2975 SW 22nd Street, offering employees and clients convenient access. The location also boasts many food options with restaurants like Sergio's, Taco Bell, Sushi Kong, Chipotle, Burger King, and a Starbucks all within a mile radius.
- Sitting between Miracle Mile and Coconut Grove, two of Miami's hottest locations, 2971-2975 SW 22nd Street allows for thousands of visitors to view the space daily and contains some of the most popular food and retail locations in the county.







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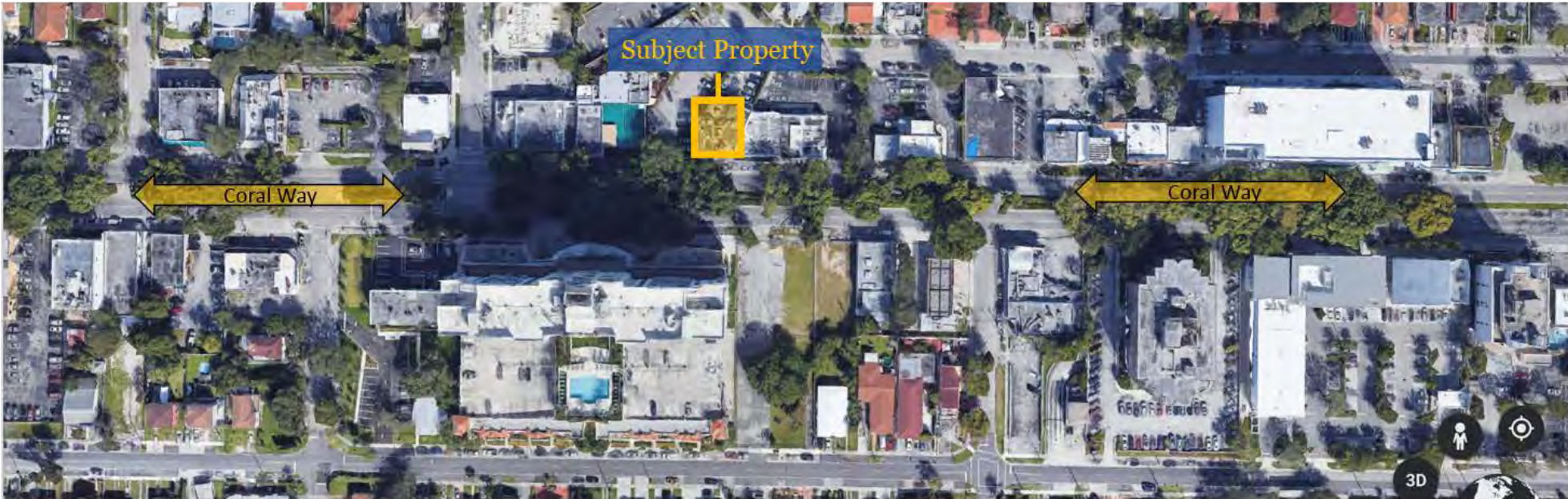
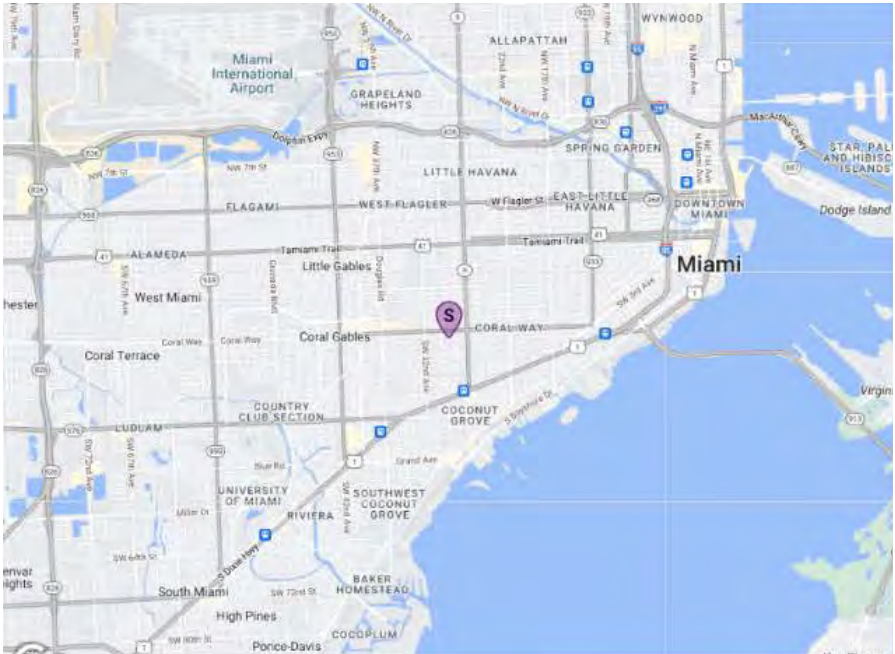
## Property Description

Property Features

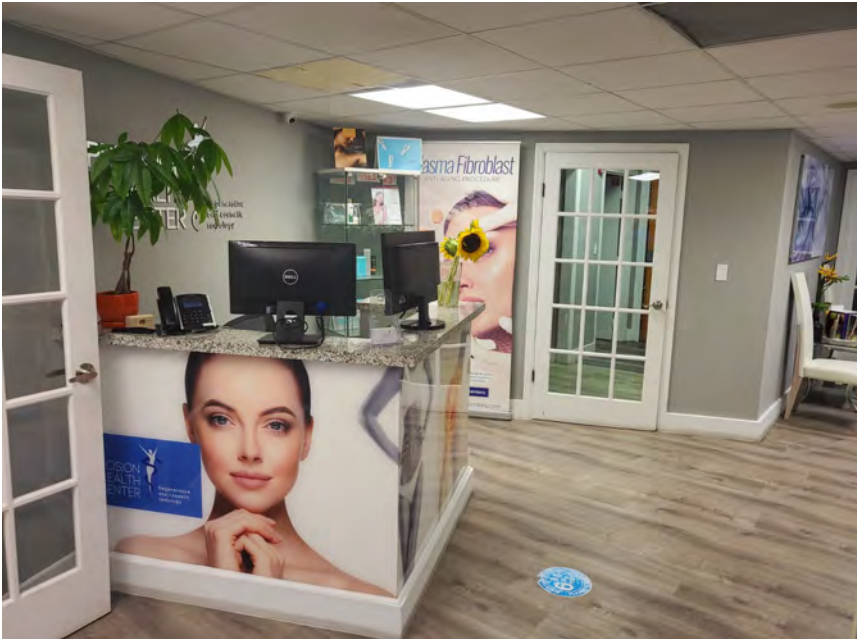


# PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	7,680
LAND SF	6,672
LAND ACRES	.15
YEAR BUILT	1952
# OF PARCELS	1
ZONING TYPE	C-1
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
PARKING RATIO	1.79/1000
TRAFFIC COUNTS	34,000 vehicles per day







Reception Area



Waiting Room



Reception Area



Elevator/Corridor





Stair Case to Second Floor



Corridor



Waiting Room



Waiting Room





Waiting Room



Image Processing Office



Image Processing Office

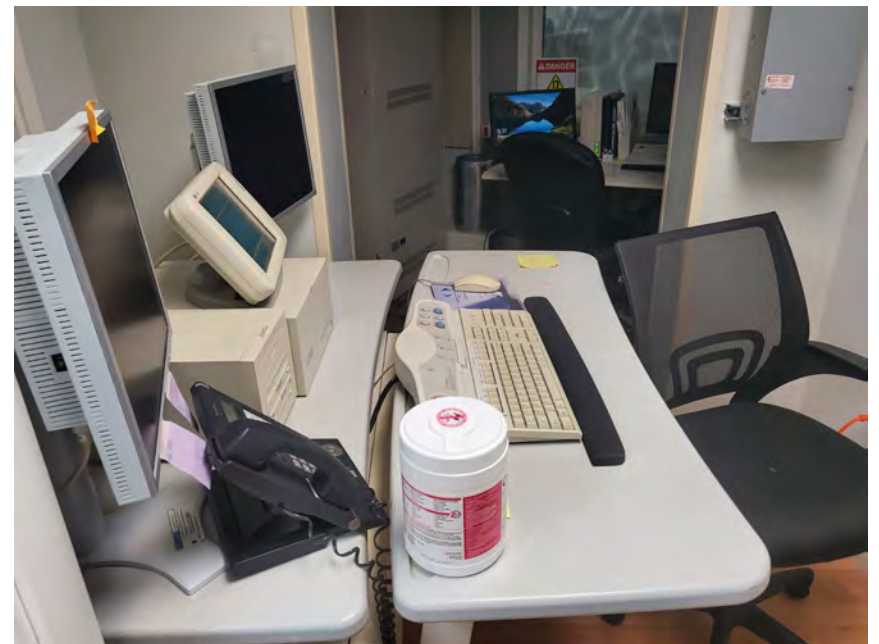


Image Processing Office





CAT Scan Examination Room



CAT Scan Examination Room



Office



Patient Preparation Room





Main Entrance



Private Parking Lot - West View



Private Parking Lot - East View





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 4,389 sq.ft. FLOOR 2 3,291 sq.ft.  
TOTAL : 7680 sq.ft. AS PER TAX ROLL  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,474	233,031	418,182
2010 Population	37,402	249,793	463,535
2022 Population	39,728	262,997	521,155
2027 Population	39,701	266,337	535,882
2022 African American	735	8,650	34,634
2022 American Indian	126	1,150	1,966
2022 Asian	647	3,112	8,229
2022 Hispanic	32,979	214,573	392,769
2022 Other Race	5,103	39,127	72,946
2022 White	12,142	77,861	158,483
2022 Multiracial	20,966	133,038	244,777
2022-2027: Population: Growth Rate	-0.05 %	1.25 %	2.80 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,679	16,078	30,546
\$15,000-\$24,999	1,310	12,488	20,515
\$25,000-\$34,999	1,672	11,555	21,124
\$35,000-\$49,999	2,184	11,986	22,478
\$50,000-\$74,999	2,860	16,869	34,651
\$75,000-\$99,999	1,848	11,384	23,355
\$100,000-\$149,999	2,353	11,669	27,516
\$150,000-\$199,999	1,197	6,246	14,429
\$200,000 or greater	1,230	9,693	22,023
Median HH Income	\$59,237	\$51,965	\$57,747
Average HH Income	\$90,215	\$90,250	\$97,855

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,423	96,616	167,787
2010 Total Households	14,599	97,942	180,467
2022 Total Households	16,333	107,967	216,640
2027 Total Households	16,390	110,135	224,603
2022 Average Household Size	2.42	2.40	2.35
2000 Owner Occupied Housing	5,662	35,717	65,984
2000 Renter Occupied Housing	7,214	54,514	88,816
2022 Owner Occupied Housing	6,305	36,710	74,867
2022 Renter Occupied Housing	10,028	71,257	141,773
2022 Vacant Housing	1,284	11,033	28,623
2022 Total Housing	17,617	119,000	245,263
2027 Owner Occupied Housing	6,396	37,450	76,215
2027 Renter Occupied Housing	9,995	72,684	148,388
2027 Vacant Housing	1,592	12,679	31,663
2027 Total Housing	17,982	122,814	256,266
2022-2027: Households: Growth Rate	0.35 %	2.00 %	3.60 %



Source: esri



<b>2022 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2022 Population Age 30-34	3,097	19,151	43,022
2022 Population Age 35-39	2,983	18,889	39,136
2022 Population Age 40-44	2,815	17,880	35,419
2022 Population Age 45-49	2,749	17,718	33,971
2022 Population Age 50-54	2,673	17,792	33,374
2022 Population Age 55-59	2,699	17,985	33,468
2022 Population Age 60-64	2,345	16,064	30,196
2022 Population Age 65-69	2,203	14,801	27,478
2022 Population Age 70-74	1,899	13,256	23,981
2022 Population Age 75-79	1,623	10,727	19,243
2022 Population Age 80-84	1,135	7,587	13,548
2022 Population Age 85+	1,258	7,833	13,805
2022 Population Age 18+	33,243	215,794	429,197
2022 Median Age	43	43	41

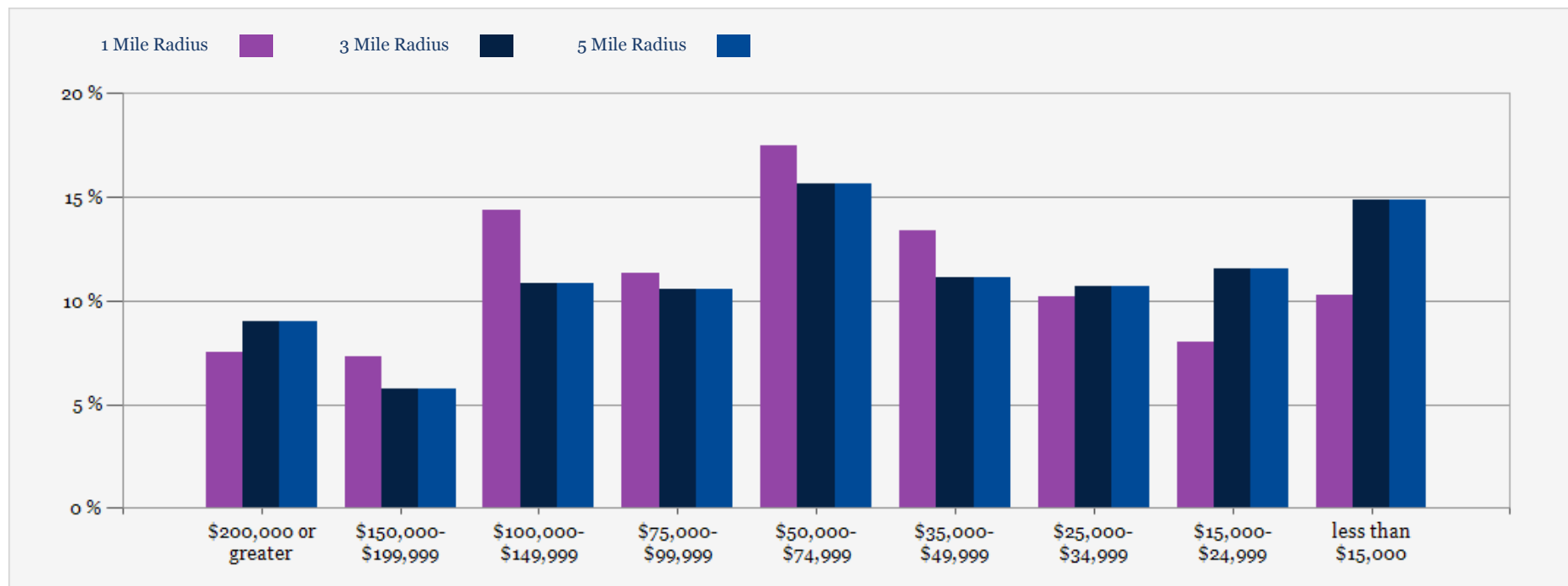
<b>2022 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$64,963	\$58,985	\$69,141
Average Household Income 25-34	\$91,803	\$87,539	\$99,798
Median Household Income 35-44	\$75,539	\$62,361	\$72,798
Average Household Income 35-44	\$107,560	\$104,171	\$115,377
Median Household Income 45-54	\$77,755	\$66,303	\$73,175
Average Household Income 45-54	\$110,540	\$112,869	\$120,893
Median Household Income 55-64	\$63,234	\$55,774	\$59,308
Average Household Income 55-64	\$94,236	\$100,606	\$105,375
Median Household Income 65-74	\$50,838	\$41,408	\$43,750
Average Household Income 65-74	\$80,301	\$80,031	\$83,165
Average Household Income 75+	\$54,240	\$55,261	\$58,220

<b>2027 POPULATION BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2027 Population Age 30-34	2,763	16,361	37,571
2027 Population Age 35-39	2,996	18,963	40,381
2027 Population Age 40-44	2,794	18,701	37,618
2027 Population Age 45-49	2,766	17,995	35,220
2027 Population Age 50-54	2,619	17,156	32,769
2027 Population Age 55-59	2,595	17,586	32,997
2027 Population Age 60-64	2,590	17,429	32,366
2027 Population Age 65-69	2,302	15,858	29,536
2027 Population Age 70-74	2,156	14,549	26,610
2027 Population Age 75-79	1,685	11,779	21,321
2027 Population Age 80-84	1,316	8,824	15,771
2027 Population Age 85+	1,292	8,551	15,291
2027 Population Age 18+	33,429	219,121	442,751
2027 Median Age	44	44	42

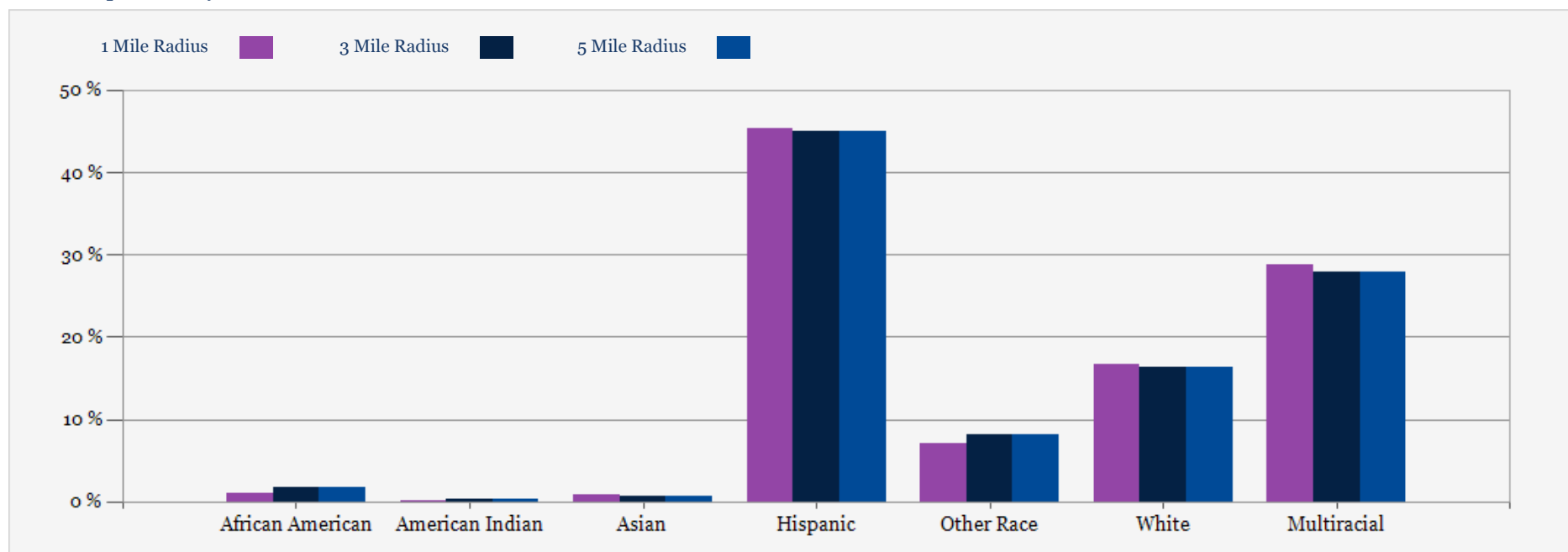
<b>2027 INCOME BY AGE</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Median Household Income 25-34	\$82,930	\$75,433	\$84,562
Average Household Income 25-34	\$112,700	\$107,730	\$120,780
Median Household Income 35-44	\$96,036	\$77,534	\$85,812
Average Household Income 35-44	\$129,542	\$123,310	\$133,607
Median Household Income 45-54	\$101,983	\$82,290	\$89,454
Average Household Income 45-54	\$133,651	\$133,220	\$140,867
Median Household Income 55-64	\$82,676	\$71,474	\$75,946
Average Household Income 55-64	\$116,325	\$117,787	\$123,316
Median Household Income 65-74	\$65,667	\$54,131	\$56,821
Average Household Income 65-74	\$101,099	\$96,796	\$99,918
Average Household Income 75+	\$71,401	\$72,639	\$76,208



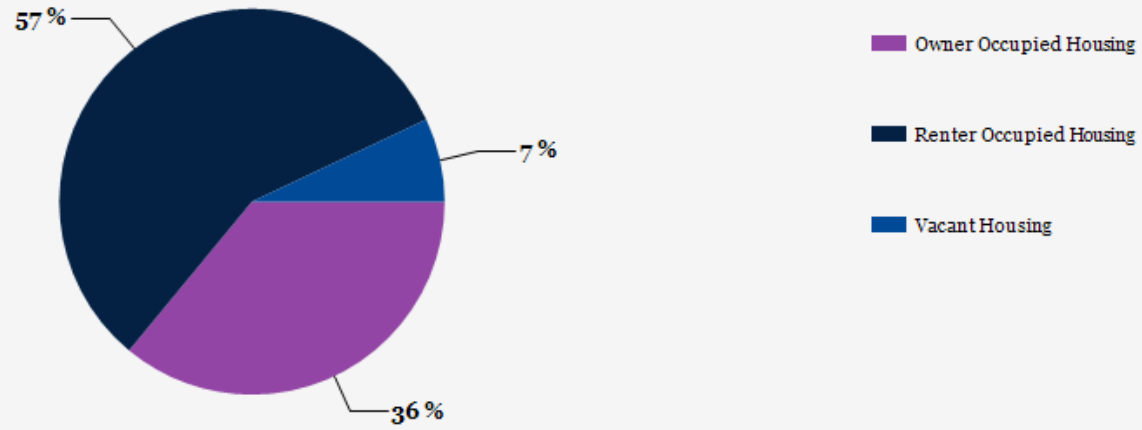
## 2022 Household Income



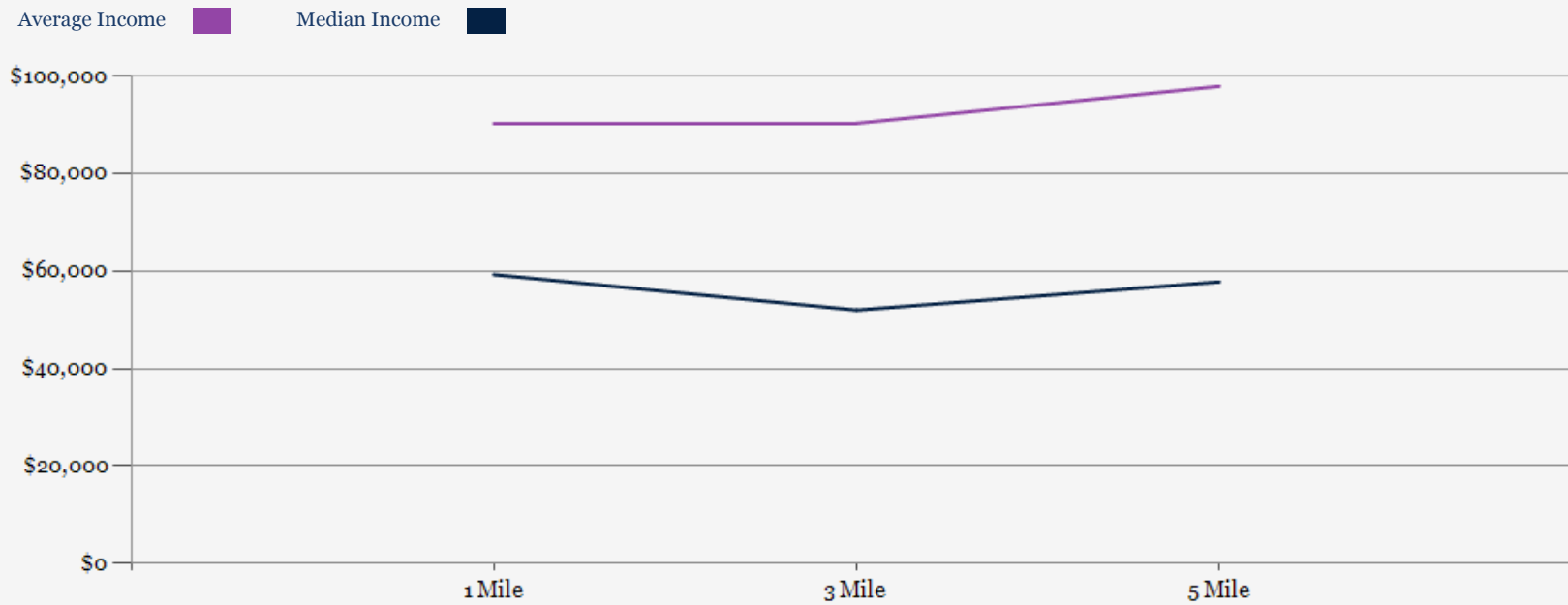
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median







04

Company Profile

Advisor Profile



**Manny Chamizo III**  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



# Coral Way Medical Office



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