



## SoMi Gateway

6601 Red Road  
MIAMI, FL 33143

Partnership. Performance

### Prime Real Estate Located on U.S.1 and Red Road

Avison Young is pleased to offer for sale of 6601 Red Road, also known as SoMi Gateway. SoMi Gateway is a standalone restaurant with drive-thru totaling  $\pm$  4,000 square feet master leased to 3 Chefs and a Chicken. The site is located at the intersection of U.S. Highway 1 (81,000 AADT) and 57th Avenue (24,000 AADT) adjacent to the Shops at Sunset Place. This offering represents the opportunity to acquire one of Miami-Dade County's most valuable parcels of real estate, located along US Highway 1, Miami's primary East/West thoroughfare, at the core of the University of Miami and Downtown South Miami.

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## Property Highlights

- Premium real estate on US Highway 1, Miami’s primary commuter thoroughfare, with an annual average traffic count of 81,000.
- Proximity to the Shops at Sunset Place, University of Miami, off-campus housing, and the Coral Gables MetroRail station.
- Existing retail inventory of 1.6M sf within a quarter-mile of the Property provide a draw for the restaurant.
- Density of 1,350 occupied multifamily units and over 1.7M sf of occupied office space within a half-mile of the Property provide tremendous density for the restaurant.
- Passive income from elite local operator with 20-year NNN lease and rent escalations of 3% set to outpace inflation.
- Coral Gables/South Miami corridor experiencing revitalization with planned redevelopments such as the Shops at Sunset Place (plans include 440K sf retail, 32K sf office, 40 condos, 414 apartment units, and a hotel) and South Miami Town Square (plans include 301 residential units, 24K sf market, and 23K sf retail).

