

SUNILAND

11415 S DIXIE HWY / PINECREST



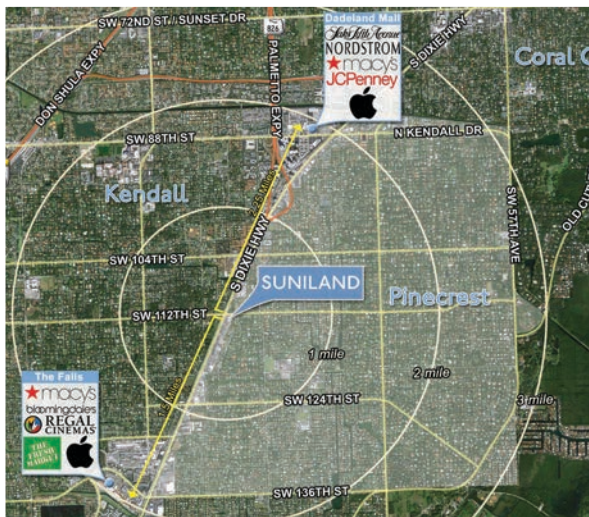
TRADE AREA MAP

PINECREST DEMOS

\$177,724	Avg HH income
19,274	Total population
44.1	Median age
\$1.1M	Avg home price

3-MILE DEMOS

\$112,442	Avg HH income
94,403	Total population
41.2	Median age



AILEEN
MESSINGER
PROJECTS

AILEEN MESSINGER

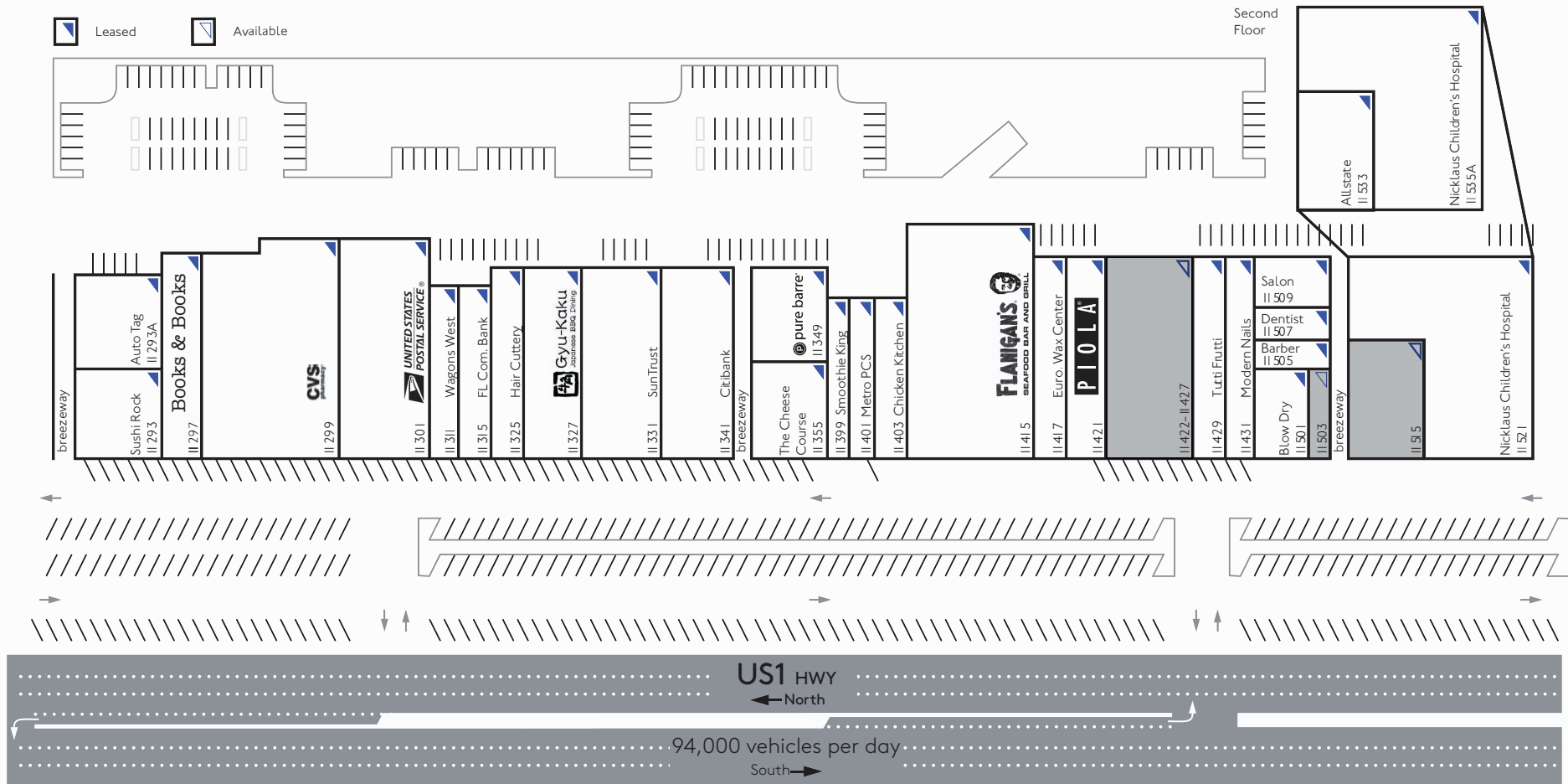
T: 305 213 5850 | C: 305 213 5066

Aileen@AileenMessingerProjects.com

1674 Meridian Ave. • Suite 208 • Miami Beach, FL 33139



DIVIDEND CAPITAL
DIVERSIFIED PROPERTY FUND™



Site Plan Details

11293	Sushi Rock Cafe	2,426	11333	Suntrust Bank	3,418	11421	Piola	2,517	11521/25	Nicklaus Children's Hospital	6,058
11293 A	Auto Tag Agency	1,651	11341	Citibank	3,821	11422-27	Available	4,084			
11297	Books & Books pop-up	2,330	11349	Pure Barre	1,542	11429	Tutti Frutti	1,260	11515	Available	2,438
11299	CVS	9,370	11355	The Cheese Course	2,182	11431	Modern Nails	980	11533	Allstate Insurance	600
11301	US Postal Service	5,000	11399	Smoothie King	1,023	11501	Blow N Bounce	678	11535A	Nicklaus Children's Hospital	8,206
11311	Wagon's West	1,579	11401	Metro PCS	1,036	11503	Available	814			
11315	Florida Community Bank	1,607	11403	Chicken Kitchen	1,330	11505	Pete's Barber Shop	863			
11325A	The Hair Cuttery	1,050	11415	Flanigans	8,250	11507	Taidy Costoya DMD	877			
11327	Gyu-Kaku	3,061	11417	European Wax Center	1,250	11509	Elite Hair Design	822			

Pinecrest vs Other Prime South Florida Suburbs

	Pinecrest	Coral Gables	Aventura	Weston	Boca Raton	Wellington
2015 Estimate Population	19,274	50,016	38,432	69,107	88,927	60,347
Avg Household income	\$177,724	\$145,737	\$91,206	\$133,627	\$115,889	\$113,596
Avg Home price	\$1,100,700	\$757,000	979,900	\$479,000	\$291,600	\$320,700
Median Age	44.1	40.1	46.9	38.4	46.5	40.8

Details

Exceptional demos

94,403 residents
within 3 miles with over
\$112,000 household income

Superior affluent trade area –

- Pinecrest
- Coral Gables
- South Miami
- Kendall

Parking Ratio 5.85 / 1,000

Miami Dade's strongest retail
corridor

94,000 vehicles per day

Average tenant sales
volumes are exceptional



