



Centro City will transform an existing shopping center into a community-centered mixed-use destination with the construction of 1,188 apartment units and public open spaces, tied to flagship retail stores including Fresco y Más, Ross, Walgreens and Target. This development will be located on a 39-acre site located at the northwest corner of NW 7th Street and NW 37th Avenue in Miami, FL, across the street from the historic Magic City Casino, a Miami gaming and entertainment institution. There is a significant lack of supply and a high demand for new construction multifamily in this urban infill submarket, and Centro City will serve to fill that void.

Location

**3825 NW 7th St
Miami, FL 33126**

Leasable Retail Area

320,000 SF

Rental Units

1,188 units

Acreage

39 Acres

Parking

2,776 Spaces

Average Daily Traffic

NW 37 Ave.

25,000

NW 7th St.

19,100

Leasing plan



AVAILABLE SPACES

Space 12	2,196 SF
Space 31	4,000 SF
Space 14	8,700 SF
Space OP6	2,500 SF

LEASE LEGEND

-  RESTAURANT
-  RETAIL
-  FUTURE DEVELOPMENT AREA



Location



Sports & Entertainment

- 1 Magic City Casino
- 2 Marlins Park
- 3 Brickell City Center
- 4 Bayside
- 14 Adrienne Arsht Center
- 15 Tower Theater
- 16 American Airlines Arena



Parks & Museums

- 22 Vizcaya Museum & Gardens
- 23 Melreese Park
- 24 International Golf Club
- 25 Lowe Art Museum
- 26 Kennedy Park
- 27 The Kampong, Botanical Garden
- 30 The Barnacle Historic State Park
- 31 Alice Wainwright Park
- 32 Margaret Pace Park



Shops & Restaurants

- 10 Hard Rock Cafe
- 11 Bayside Marketplace
- 12 The Wharf Miami
- 13 American Social
- 18 Merrick Park Mall
- 20 CocoWalk



Schools & Hospitals

- 6 Miami Senior High School
- 7 Kinloch Park Middle School
- 8 Jackson Memorial Hospital
- 9 University of Miami Hospital
- 28 University of Miami

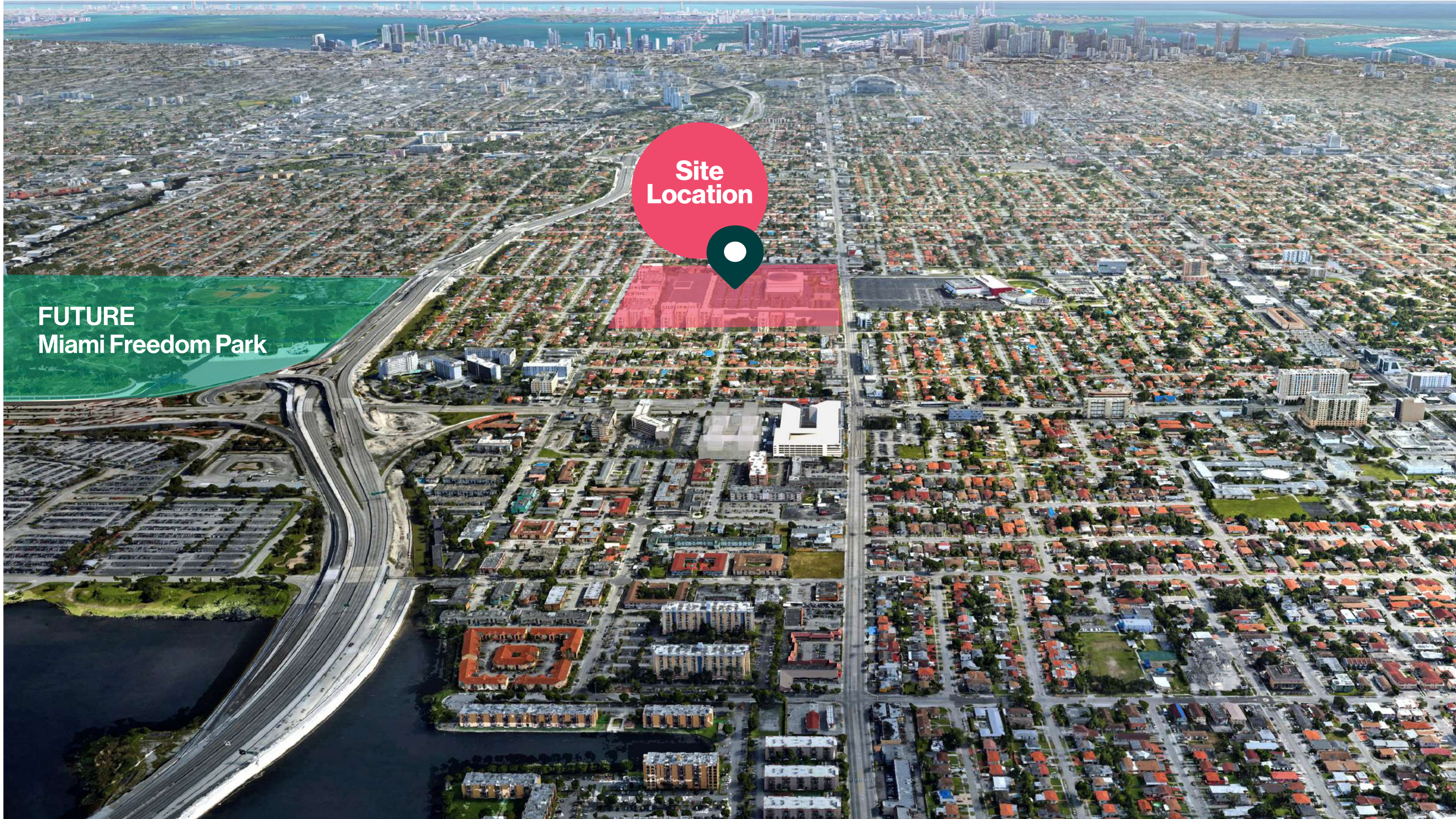


Brickell Area
 Miami's CBD area with over 250,000 daytime employees and multiple Fortune 500 companies
 15 minutes driving distance to site location

Roads
 I-95
 SW 42nd Ave (61,000 VPD)
 NW 7th Street (19,100 VPD)
 Dolphin Express Way (143,000 VPD)

WATERFORD BUSINESS DISTRICT
 3 Million SF Offices
 250 Acres

Aerial (East View)



Aerial (West View)



Site Location

FUTURE
Miami Freedom Park

Site Map



Renderings



Renderings



Renderings



Elevations

Fresco y Más



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

Elevations

Target



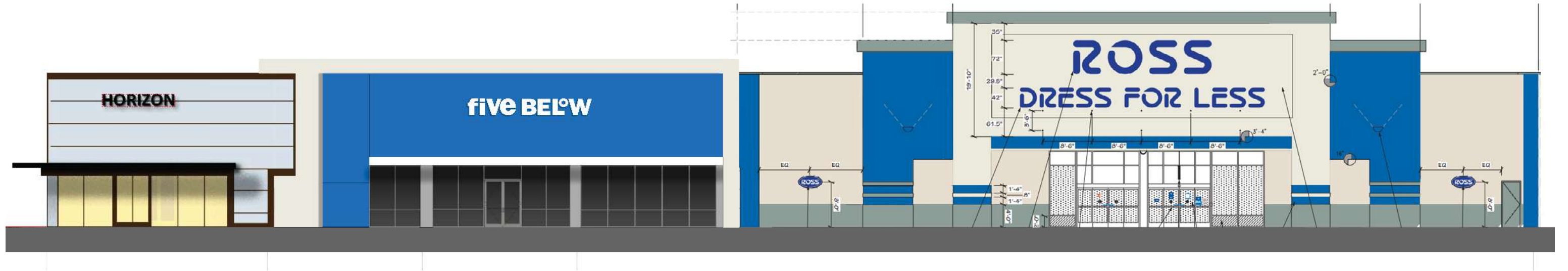
EAST ELEVATION - TARGET



SOUTH ELEVATION - TARGET

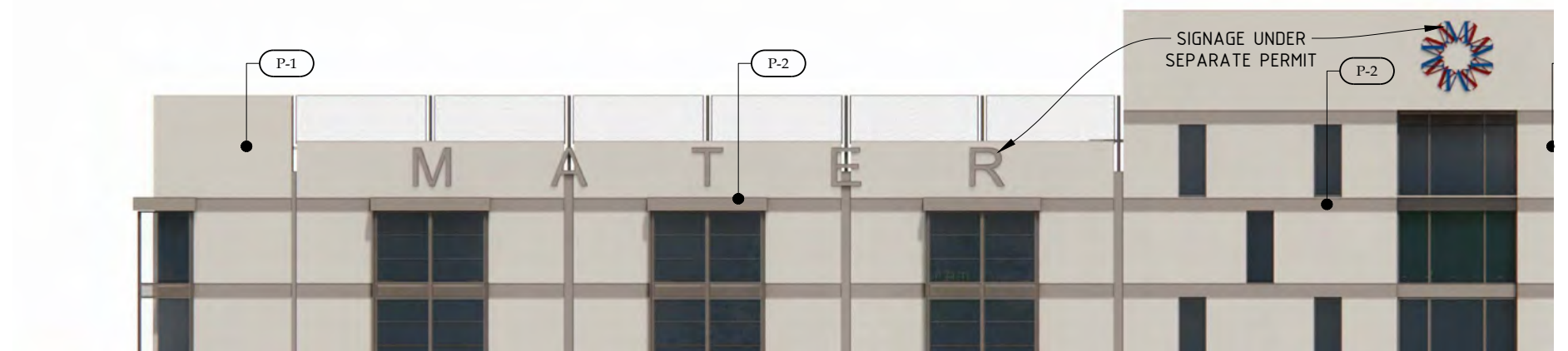
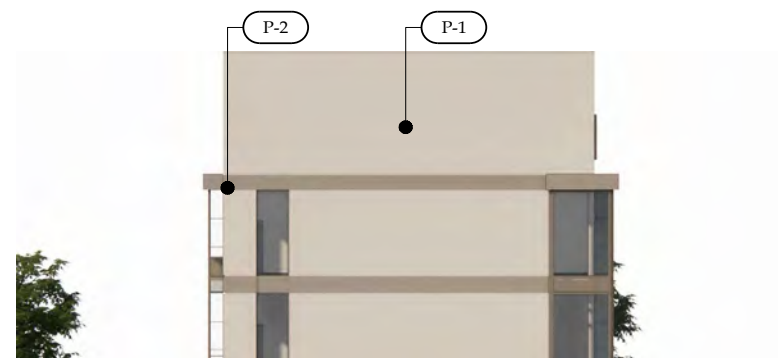
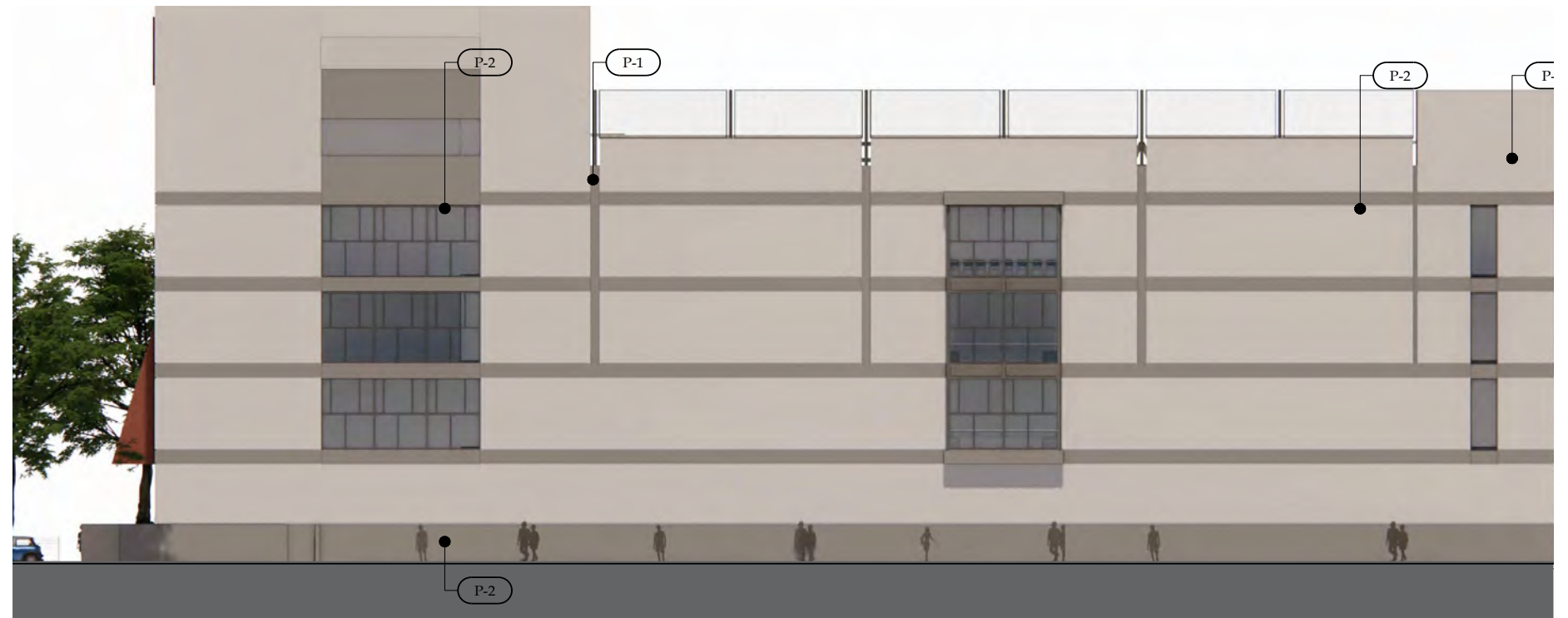
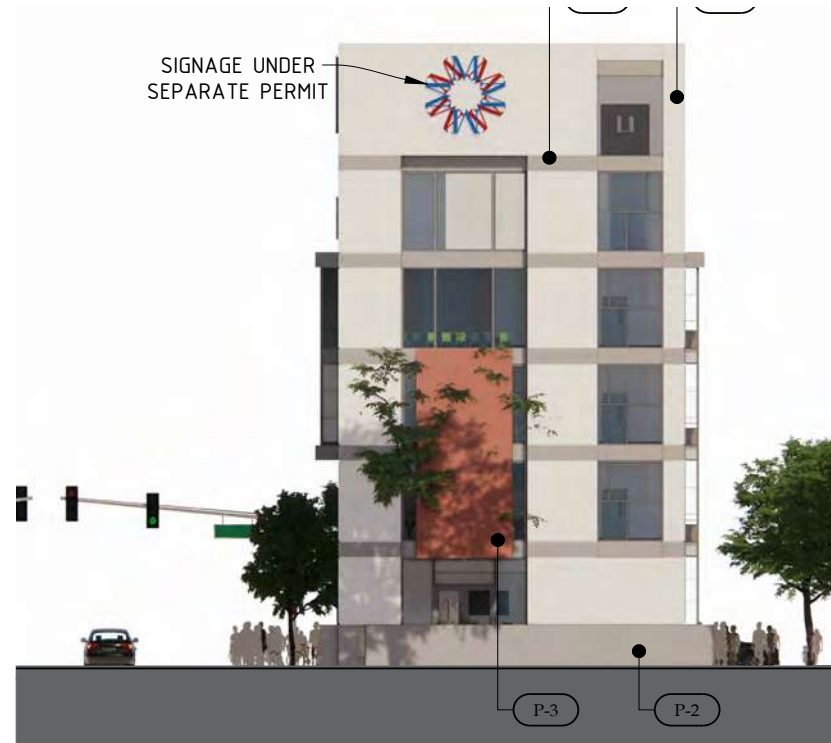
Elevations

Future Development Areas



Elevations

School



Elevations

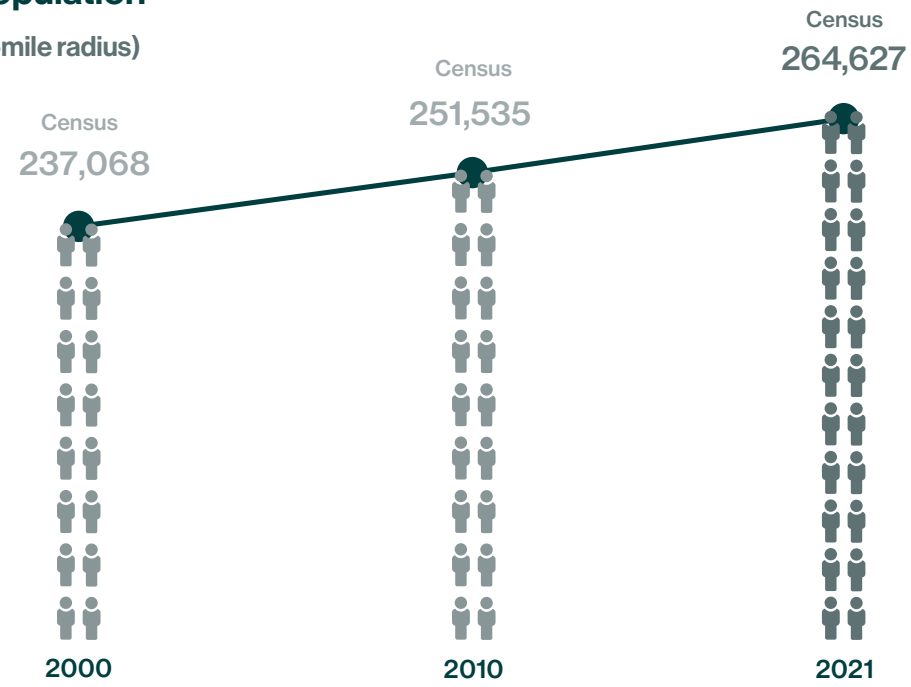
School



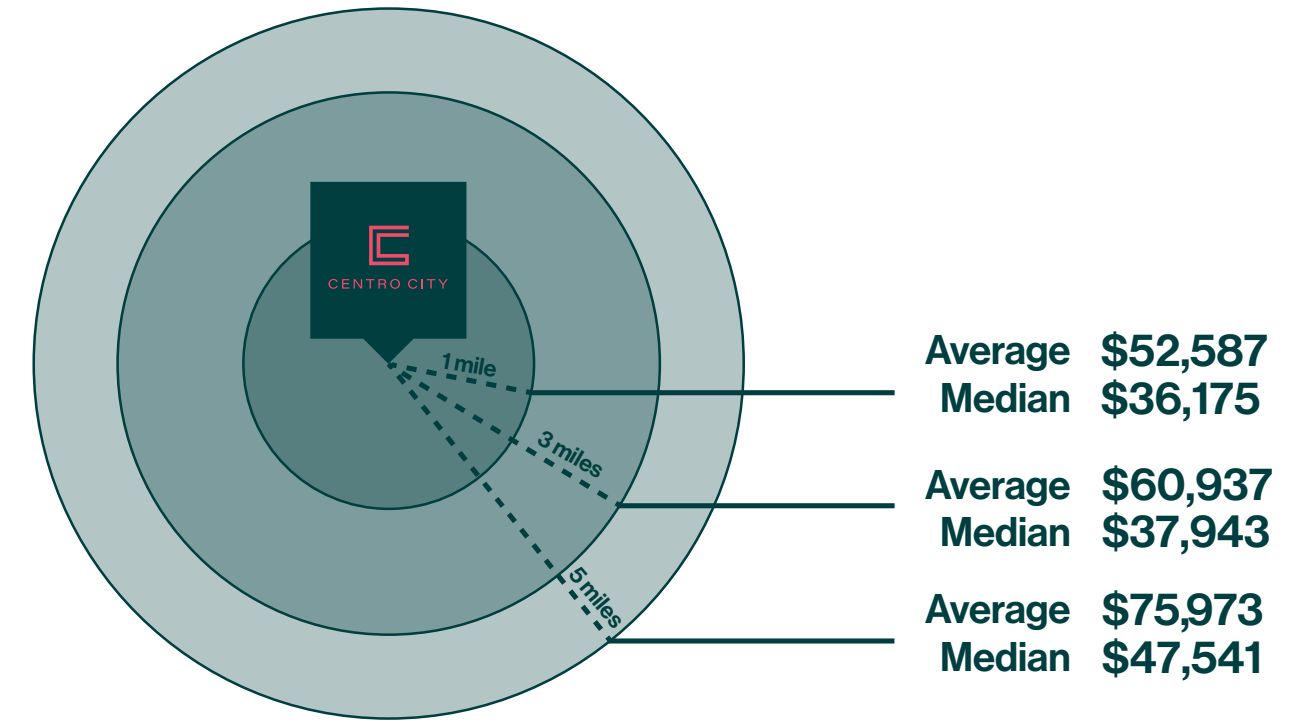
Demographics

Population

(3-mile radius)

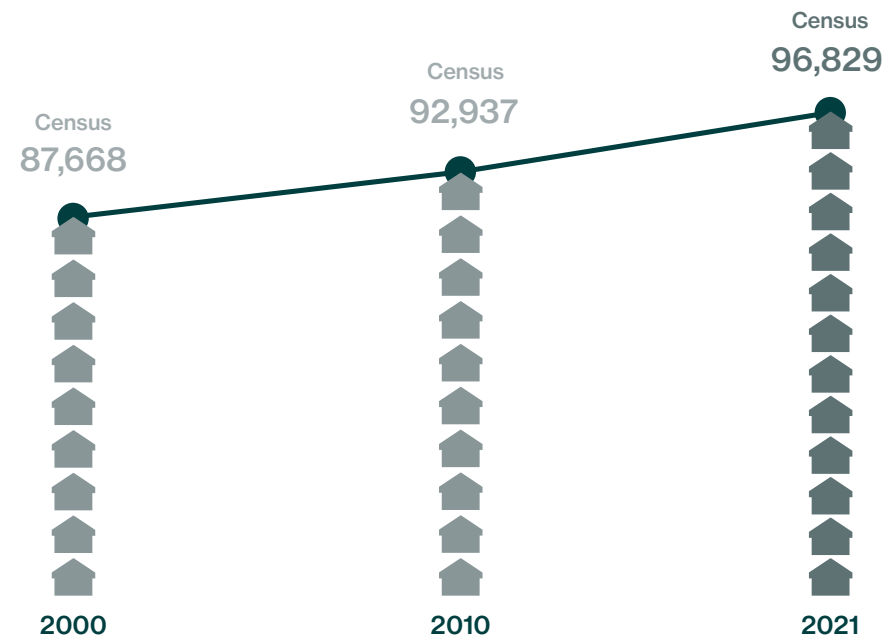


Household Income

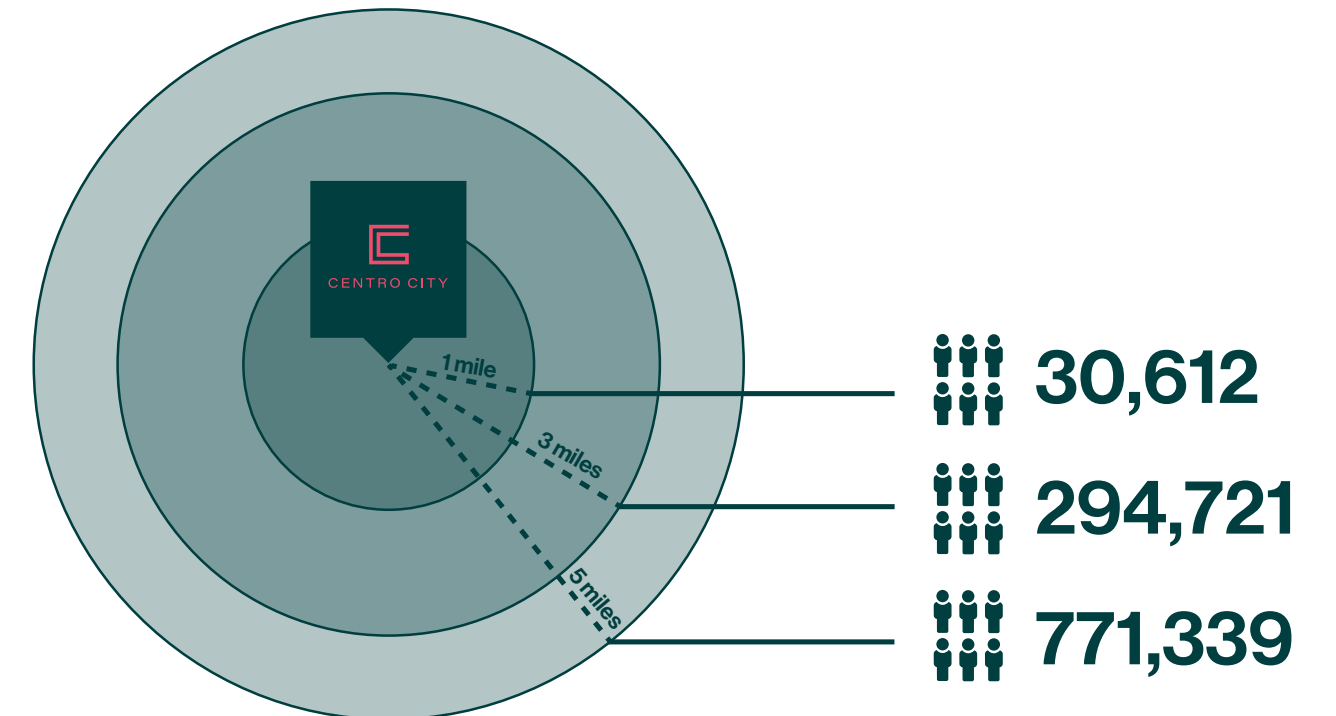


Households

(3-mile radius)



Business Daytime Population



Points of Interest



Team

DEVELOPER

Terra

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together. Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm's portfolio

includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra's land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

ARCHITECT

RSP Architectural Partnership

Beame Architectural Partnership, P.A., based in Coconut Grove, is a full service architecture, planning and interior design firm specializing in the design of retail, entertainment, condominium, office,

hospitality, amusement, mixed-use, and aviation facilities. Established in 1984, the office embodies a partnership of design professionals with individual strengths and diverse capabilities.

LEASING AGENT

Metro Commercial

An industry leader in national, full-service, retail real estate brokerage and advisory services, Metro Commercial provides access to a dedicated, specialized team to help solve each project's retail real estate needs, wherever

they're needed. Metro is a landlord-focused retail real estate provider with a 35-year history of established relationships, giving its clients a leading edge in the market. Metro has offices in New Jersey, Pennsylvania, and Florida.

Join Us!



Contact

Terra

3310 Mary Street
Suite 302
Coconut Grove, FL 33133
305.416.4556

www.terragroup.com

For Leasing

Metro Commercial

Licensed Real Estate Broker
2950 SW 27th Ave, Suite 200
Miami, FL 33133
www.MetroCommercial.com

Kalayah Sargeant
Senior Associate
ksargeant@metrocommercial.com

Carlos Guzman
Senior VP, Managing Director
cguzman@metrocommercial.com



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