



GROVE
CENTRAL

Grove Central, a mixed-use development at the Coconut Grove Metrorail Station offers a rare opportunity to penetrate a market with extremely high barriers to entry. The market is dense. Daytime population is sky-high. And we're right on the Metrorail line — capturing riders from the greater Miami area including Pinecrest, Brickell, Dadeland and the airport. As unique as Coconut Grove is, Grove Central serves a taste of modern design in a fully-entitled, first-to-market site. Transit-oriented with multimodal transportation, Grove Central is poised to connect visitors to work, play, shop, dine and dance!

Location

**SW 27th Avenue and US1
+
Coconut Grove Station**

Leasable Area

171,795 SF

Acreage

5.2 Acres

Parking

1,250 Spaces

Anchor Tenants

**Target, Sprouts,
Total Wine & Five Below**

Average Daily Traffic

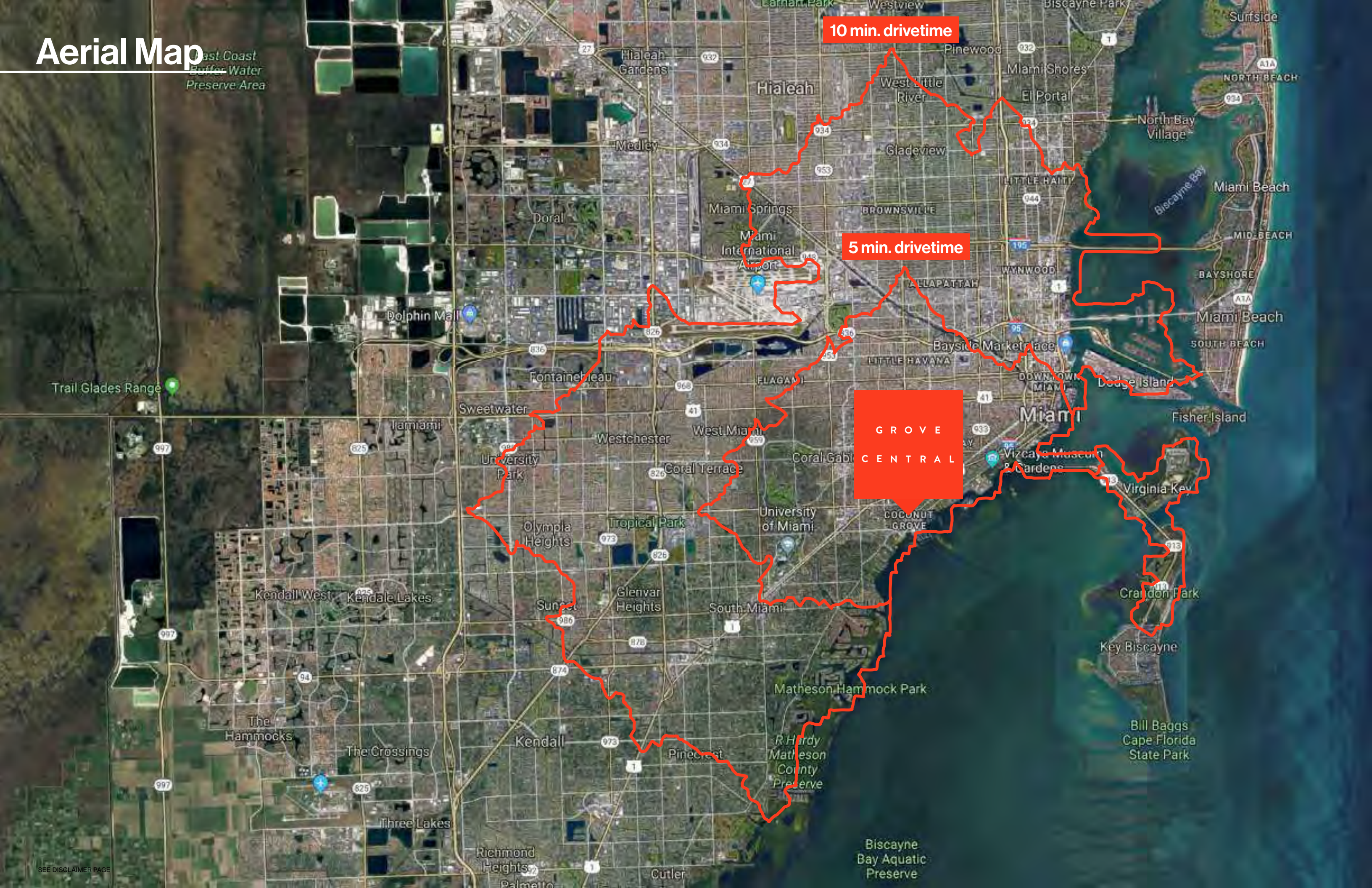
**SW 27th Avenue: 34,500
US 1: 91,000**

The Vibe

Grove Central is designed as a transportation hub with a micro-retail village anchored by big box retailers cultivating a dynamic urban landscape as Miami continues to grow into a world class City. The Coconut Grove Station offers the best opportunity for connectivity to Miami's waterfront parks and the thriving shopping and café district of Coconut Grove. An extension of the Grove lifestyle and vibe, Grove Central will have thoughtful green spaces, promote a pedestrian and bike friendly lifestyle, a reenergized Plaza and Underline all closely synced and populated with a lively mix of uses that will make this a popular key destination of activity and culture welcoming visitors and locals alike.



Aerial Map

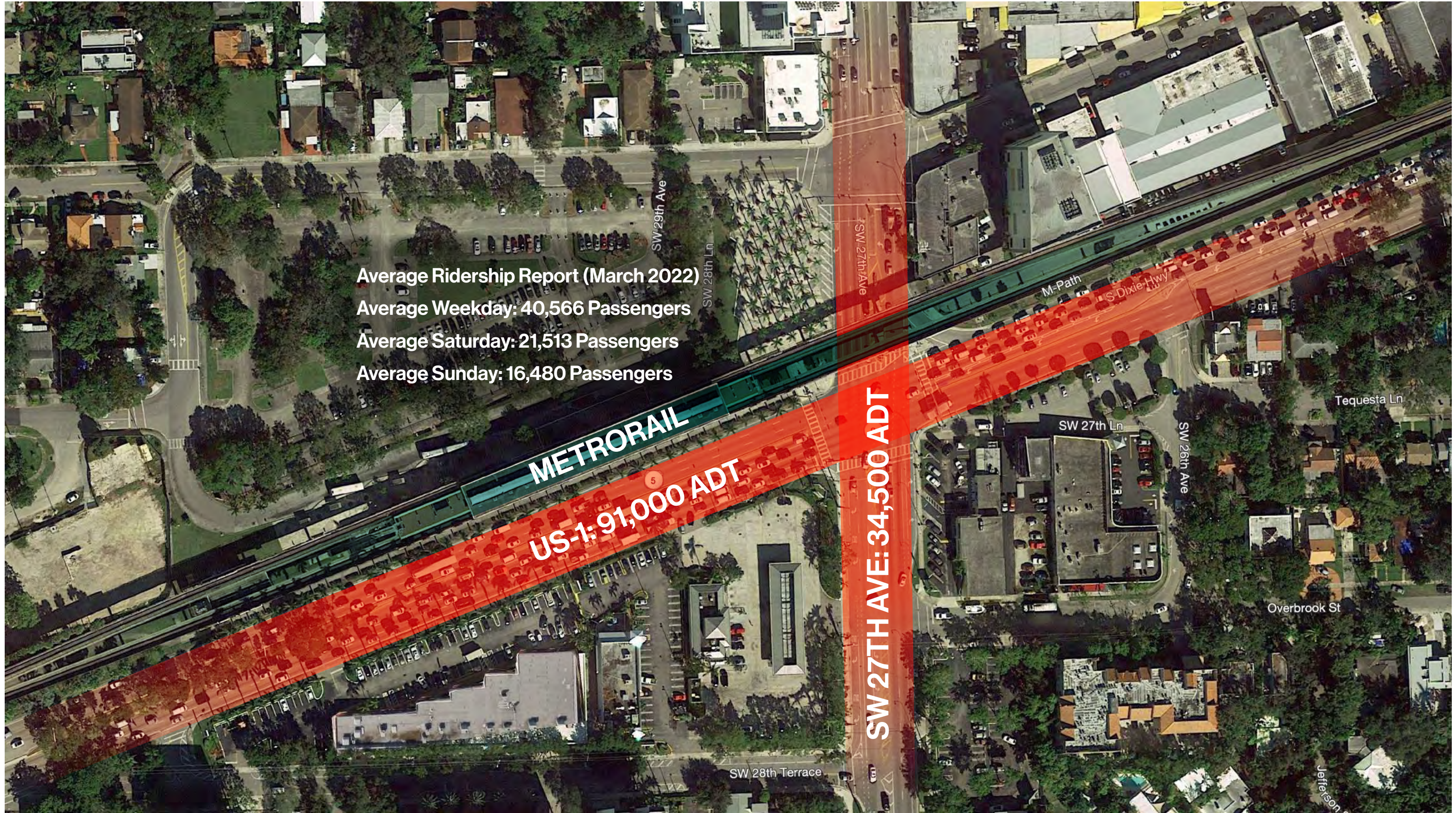


10 min. drivetime

5 min. drivetime

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Traffic Counts





Grove Station / ZOI House



338 Residential Units

Grove Central



171,795 SF of Retail / Restaurant Space

Related Group
New Headquarters Office



105,000 SF Office Building
Over 500 Employees

Mr. C Hotel



100 Luxury Hotel Rooms

Mary Street by Terra



77,840 SF Office Building
400 Employees

The Underline

120 Acre
\$120 Million Linear Park

Summerhill



118 Condo and 183 Rental
Luxury Units

CocoWalk Redevelopment



150,000 SF of Retail
85,762 SF Office Building

Regatta Harbour
Mixed-Use Redevelopment



100,000 SF of Restaurant / Retail Space

Park Grove



271 Luxury Units

Ritz Carlton Coconut Grove



115 Hotel Rooms

Grove at Grand Bay



98 Luxury Units

Grove Central Retail





TENANT
TENANT
TENANT
TENANT
TENANT

GROVE
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TENANT 301

TENANT 201

RESTAURANT

RESTAURANT

RESTAURANT

TENANT

TENANT

TENANT

TENANT

TENANT

GROOVY'S
PIZZA & GRILL



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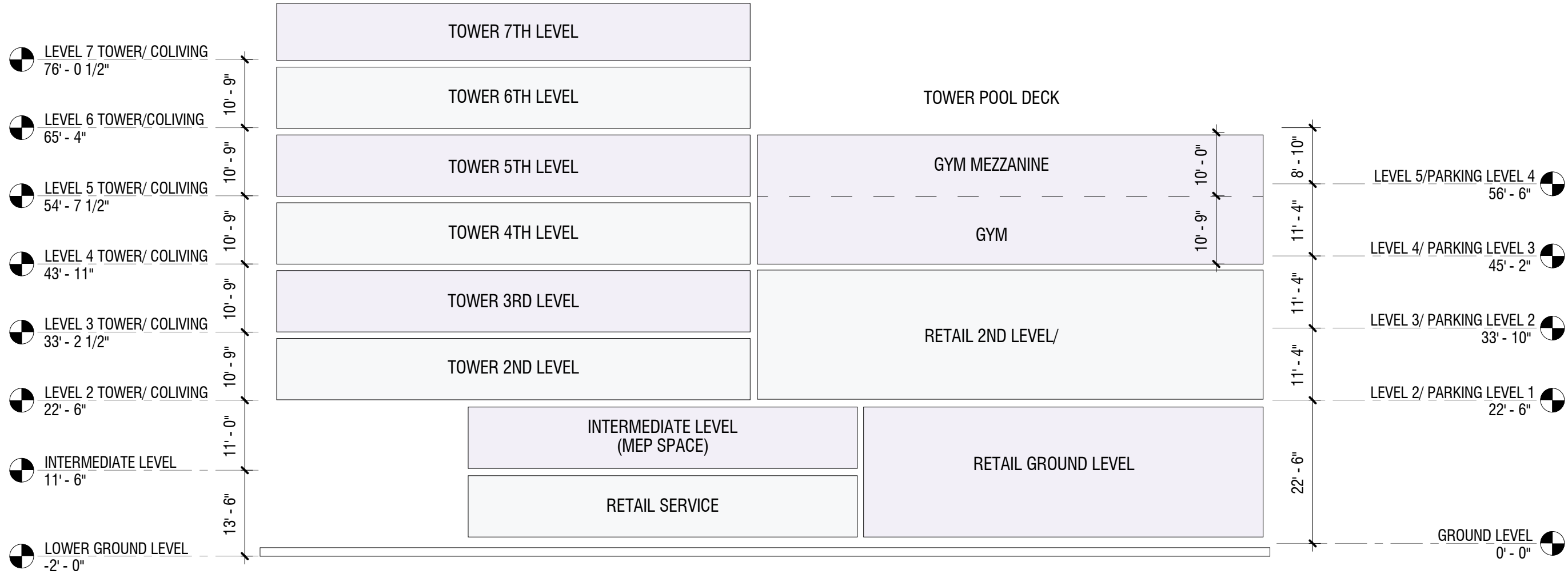
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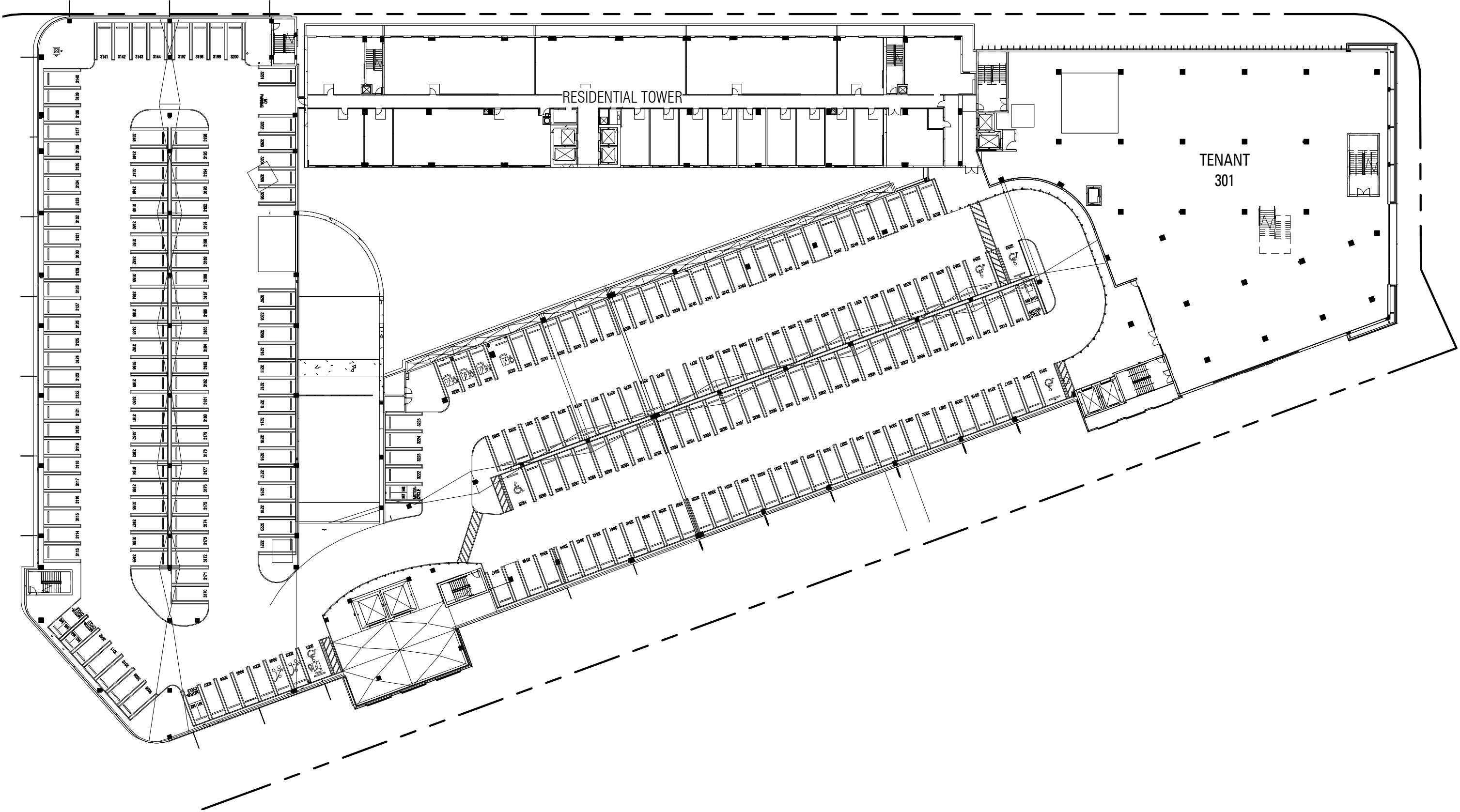


Programs



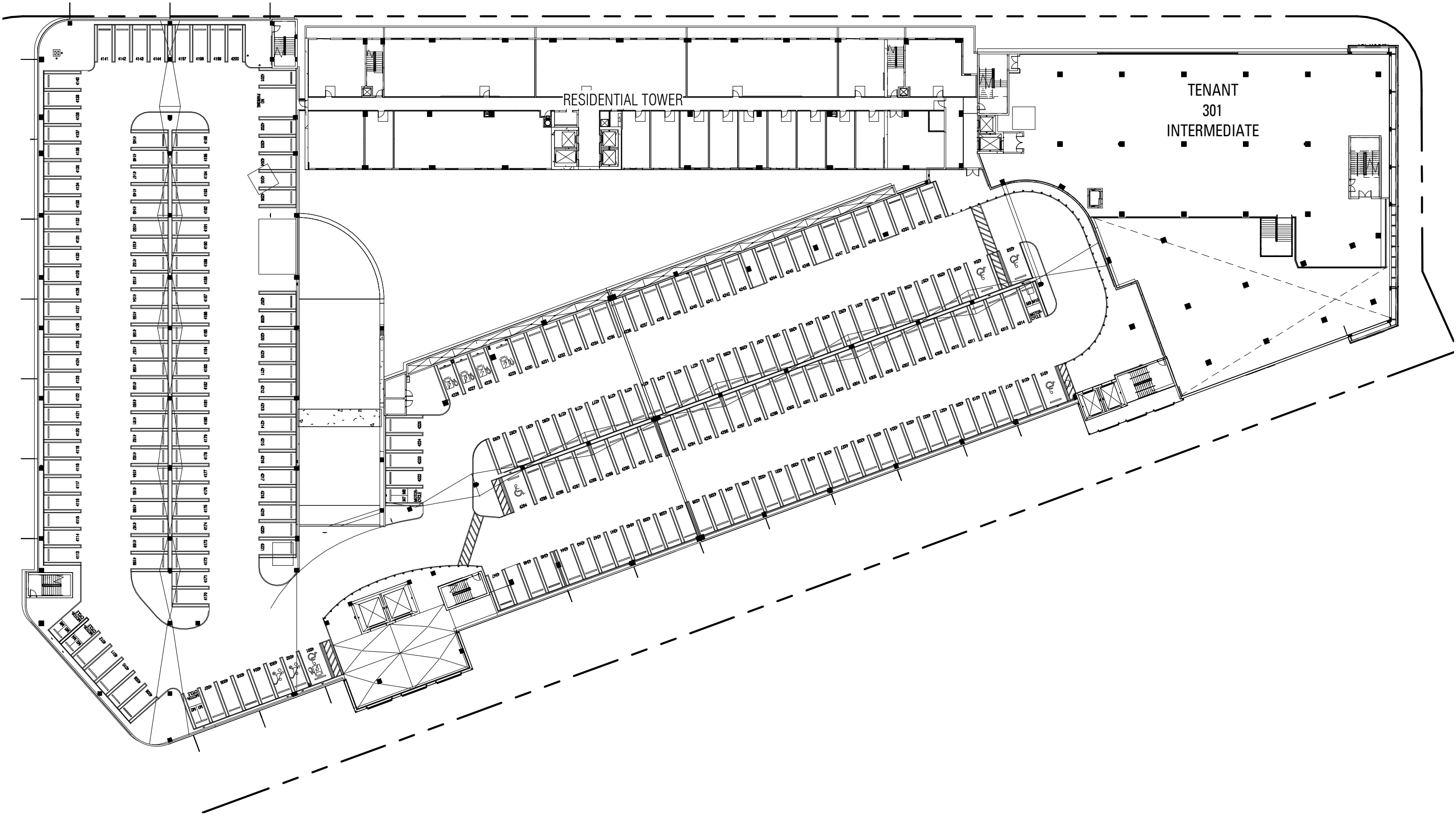
Floor Plan

Level 3



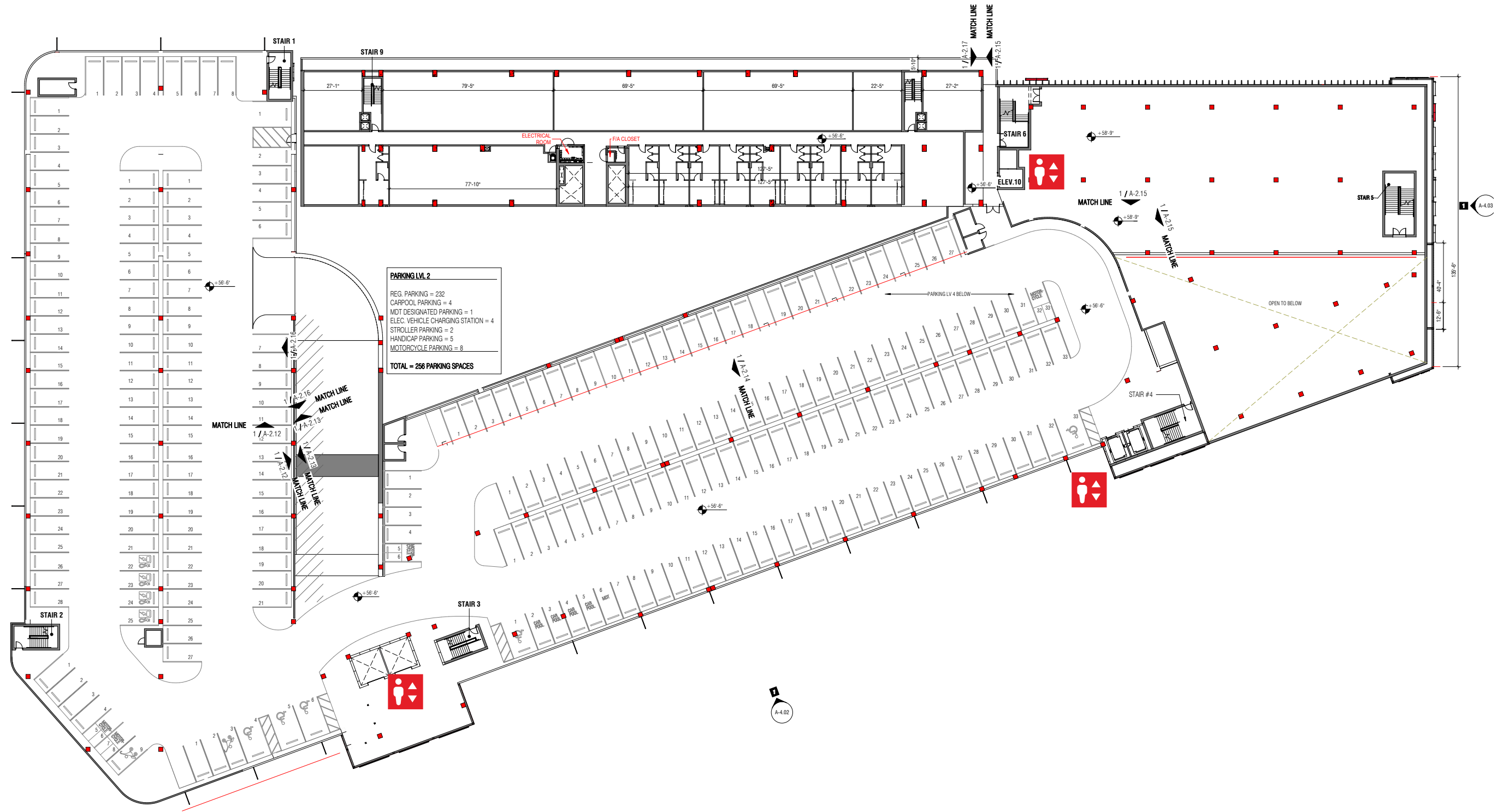
Floor Plan

Level 4



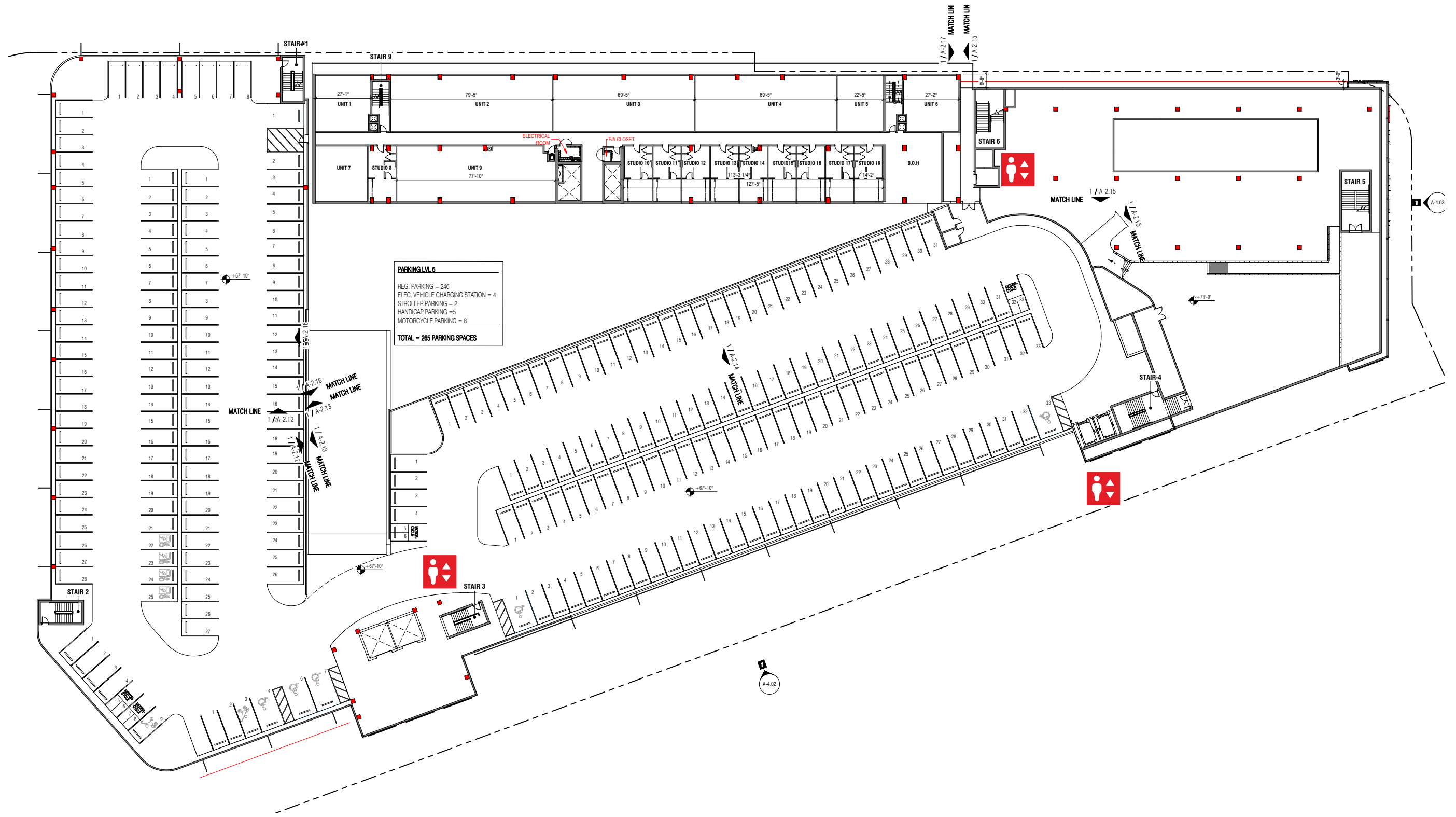
Floor Plan

Level 5



Floor Plan

Level 6



Elevation South



Elevation

North

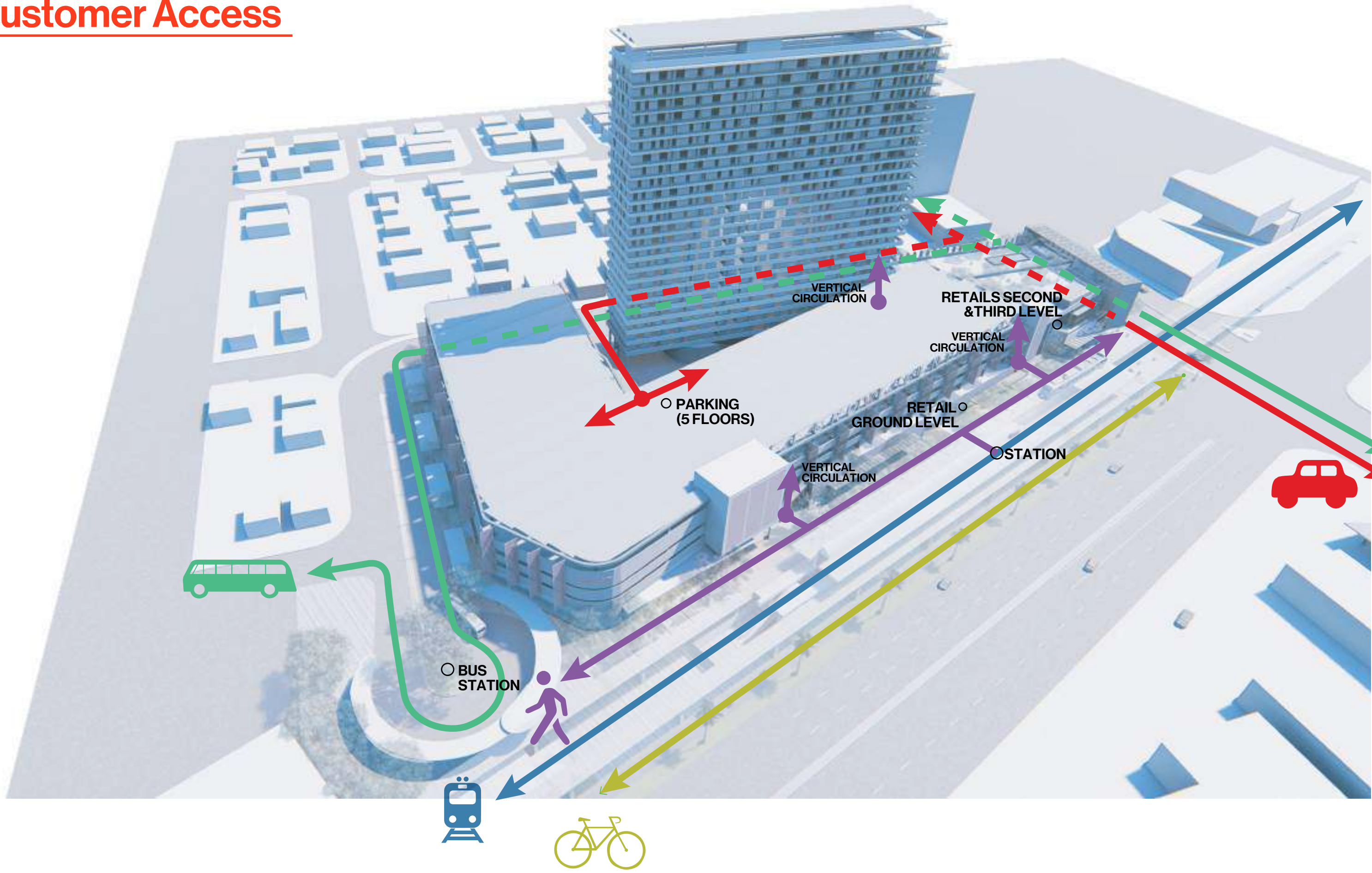


Elevation

North



Customer Access



Competitors Map



Brickell City Centre

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Cocowalk

Miracle Marketplace

Village of
Merrick Park

Miracle Mile

University
of Miami

The Shops
at Sunset Place

Neighborhood



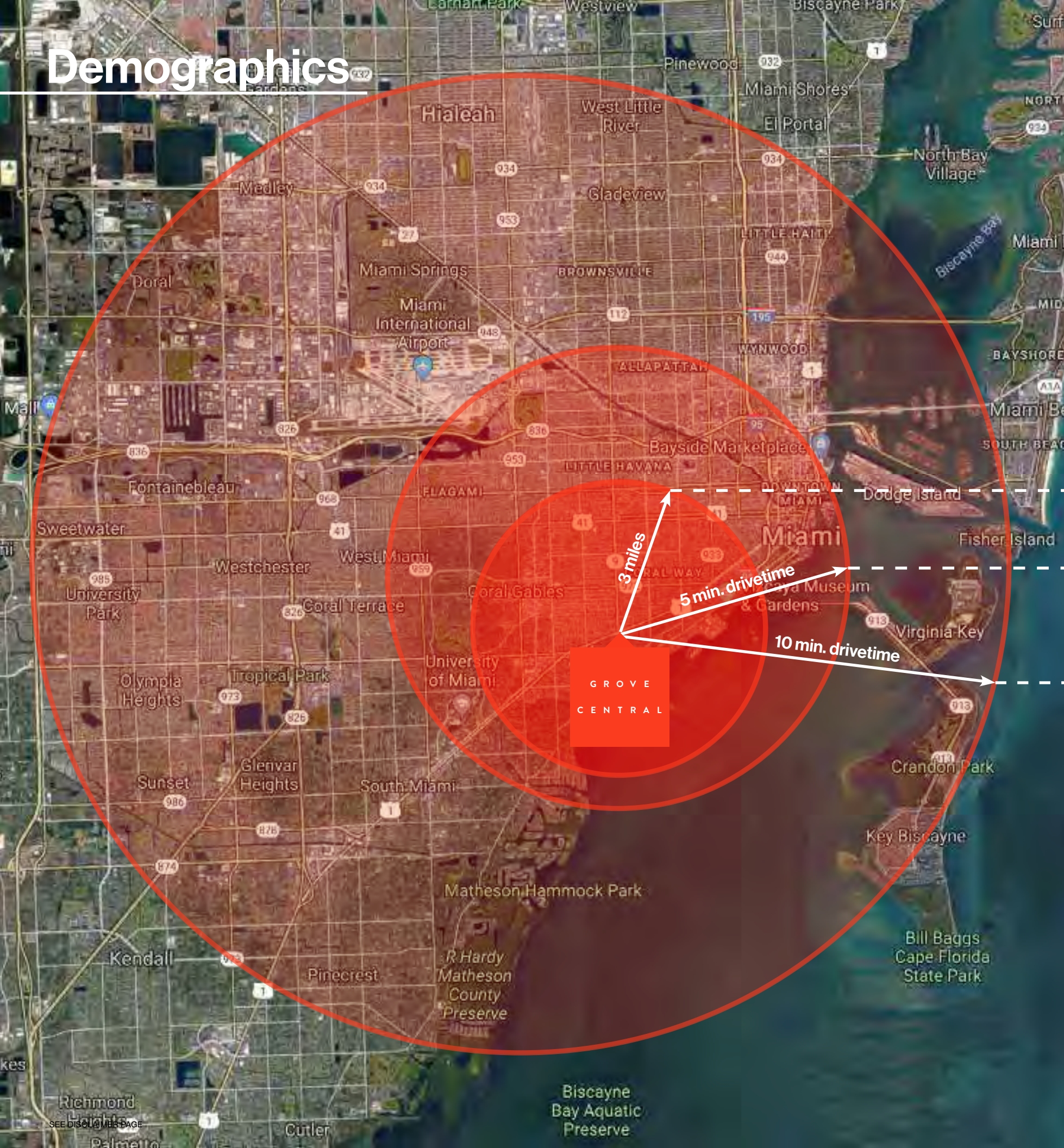
The history of Coconut Grove dates back to 1825, when light-keepers from the Cape Florida Lighthouse began to use the area. As the 19th century passed, settlers put down roots and early visitors included notable writers, thinkers, and naturalists. Since then, the tropical oasis has gained a reputation for being a hub for Bohemia — a home to artists, intellectuals, and adventurers alike.

Today, not only does the neighborhood offer its esteemed laid-back atmosphere and artistic bent, but it also provides an array of alluring destinations. The former

Pan Am Seaport terminal is now home to Miami's City Hall, which sits on Dinner Key. The Barnacle State Historic Park and Vizcaya Museum & Gardens are just two examples of nearby attractions that boast the region's great history. For everyday living, there's no comparison when it comes to the world-class dining, the charming marina, and the multitude of shopping and entertainment institutions. Located in the heart of Miami, yet with all the idyllic charm of an intimate neighborhood, Coconut Grove makes for an unparalleled destination for leisure, pleasure, business, and more.



Demographics



	Estimated Population	Average Household Income	Total Estimated Businesses	Total Estimated Employees
3 miles	223,734	\$78,857	13,801	106,024
5 min. drivetime	290,870	\$74,994	20,190	167,697
10 min. drivetime	789,308	\$72,639	52,059	479,808

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.

DEVELOPER

Grass River Property

Grass River Property is a real estate investment and services company based in Coconut Grove, Florida. With deep Florida roots, Grass River executives have extensive track records across U.S. markets and abroad in virtually every commercial and residential asset class. With experience executing hundreds of complex investment, development and finance transactions, Grass River professionals approach every transaction with creativity, innovation and forethought.

re-use and ground-up development projects, as well as distressed asset transactions. Grass River's proven capabilities and long relationships with local brokers, architects, contractors, lawyers and banks, not only enhance execution, but also provide a consistent flow of unique opportunities in local markets. Grass River's sourcing advantage, differentiated capabilities and hands-on asset management reduce risk and enhance return across the investment life cycle.

Grass River Property targets South Florida infill properties for value-add repositioning, adaptive

ARCHITECT

Touzet Studio

The work of Touzet Studio can be described as richly detailed, sensual modern architecture. Touzet Studio strives to create mindful and very specific design solutions inspired by nature, culture and technology. The work is meticulously crafted, sculptural architecture that celebrates texture and color, light and shadow. The two founding

principals, Carlos Prio-Touzet and Jacqueline Gonzalez Touzet, are recognized by their peers in Miami as 2015 AIA Architects of the Year. The husband-and-wife team brings a wealth of design experience and a broad perspective from their many years in designing a variety of award winning projects in Europe and Asia.

ARCHITECT

Beame 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.

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