



4725 SW 8th Street
Coral Gables, FL 33134



POROSOFF GROUP

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Coral Gables, FL 33134***

Intercredit



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Presented By

**Alessandro M. Lima
(LEAD)**

CRE Advisor
alima@porosoff.com
305.281.4469

**Javier Ubeda
(LEAD)**

CRE Advisor
javier@porosoff.com
305.766.1864

**Arthur Porosoff
(LEAD)**

CRE Advisor
art@porosoff.com
305.733.6066

Barbara Montero
CRE Advisor
barbara@porosoff.com
954.404.2829

Almog Strikowski
CRE Advisor
almog@porosoff.com
818.665.9929

Ross Burch
CRE Advisor
ross@porosoff.com
305.747.4767

Justin Natalizio
CRE Advisor
justin@porosoff.com
917.685.6988

Logan Rice
CRE Advisor
logan@porosoff.com
727.403.0321

Utku Taner
Marketing Director
utku@porosoff.com

Lu Li
Transaction Coordinator
lu@porosoff.com

WWW.POROSOFF.COM



1
PARCEL



T6-8-O
ZONING



4,300
BUILDING SIZE (SF)



7,875
LOT SIZE (SF)



\$50/NNN
ASKING PPSF

Property Overview

4725 SW 8th Street offers a prime opportunity in the heart of Miami. This 4,300 SF freestanding building is positioned on a high-visibility corner, providing excellent exposure and accessibility. Currently occupied as a bank branch, the property features ample parking and flexible zoning, making it ideal for a variety of commercial uses.

Investment Highlights



4,300 SF freestanding building



Corner end-cap space with excellent frontage and visibility on SW 8th Street



Lot size: 7,875 SF



Over 12 dedicated parking spaces



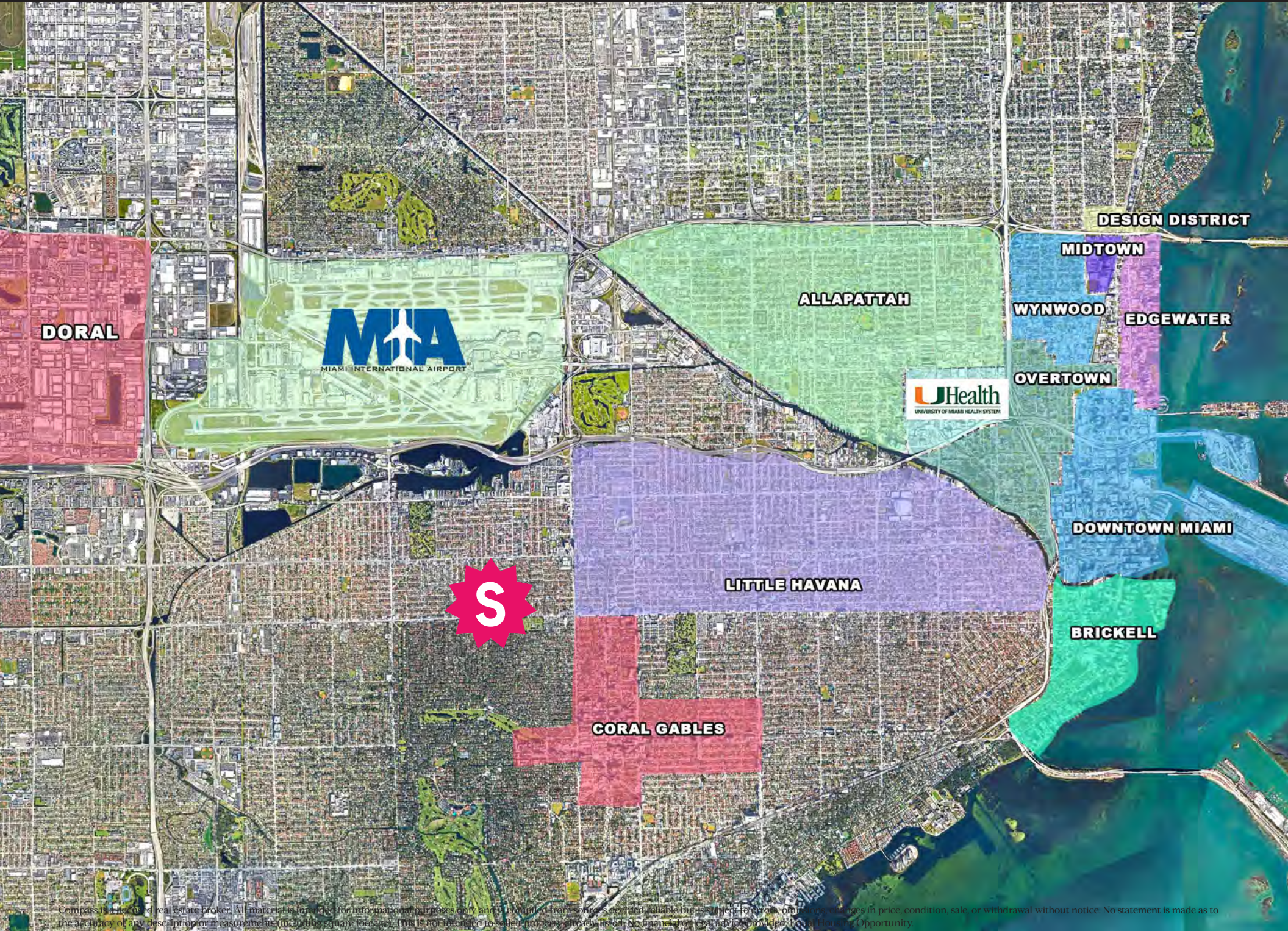
Currently built out as a bank branch with existing infrastructure in place



Suitable for bank, medical center, retail, or professional office



High-traffic corridor with strong demographics and surrounding commercial activity







DOWNTOWN
MIAMI

BRICKELL

SW 47TH AVE

SW 8TH ST





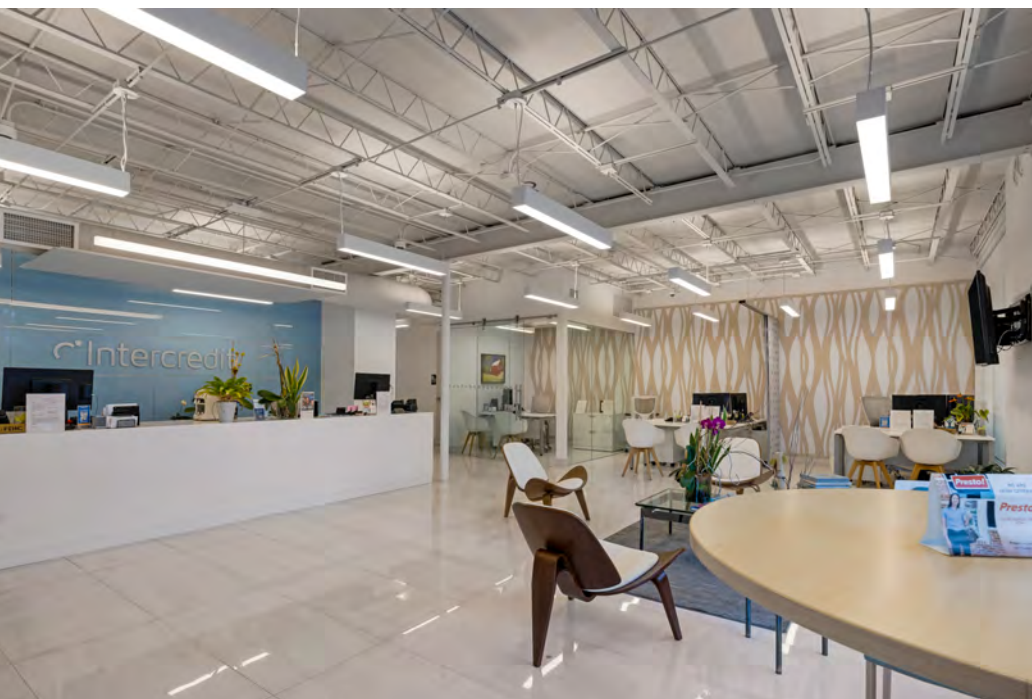


DWNTWN
MIAMI

BRICKELL

Coconut
Grove

SW 8TH ST



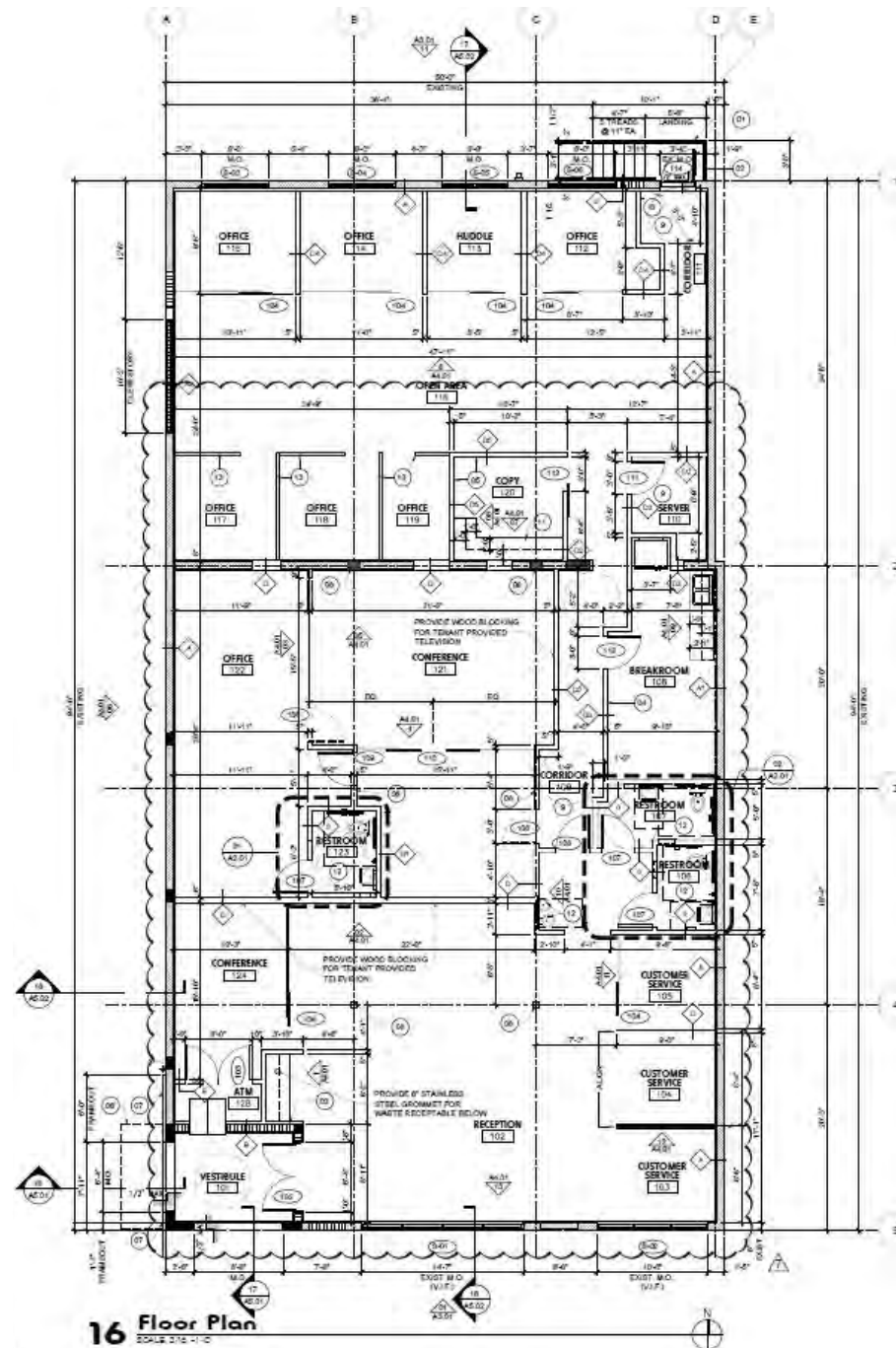




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SIGN DATE	ADDRESS	CITY	FLOOR	SF LEASED	RENT/ SF/YR	SERVICES	RENT TYPE	LEASE TYPE	TERM
Jul 2025	262 Miracle Mile	Coral Gables	1st	2510	\$58.00	NNN	Retail	Direct	5 yrs
Jul 2025	2460 SW 27th Ave	Miami	1st	7400	\$38.00	NNN	Office	Direct	5 yrs
Jun 2025	111-117 Miracle Mile	Miami	1st	2680	\$50.00	NNN	Retail	Direct	5 yrs
Jun 2025	2753-2771 SW 27th Ave	Miami	1st	2500	\$42.00	MG	Retail	Direct	1 yr
May 2025	316-318 Miracle Mile	Coral Gables	1st	2700	\$60.00	NNN	Retail	Direct	10 yrs
Nov-25	5730 SW 8 St	Miami	1st	5349	\$38.00	NNN	Retail	Direct	5 yrs



T6-8-O Zoning

	T3 SUB-URBAN			T4 URBAN GENERAL			T5 URBAN CENTER			T6 URBAN CORE			C CIVIC			D DISTRICTS		
	R	L	O	R	L	O	R	L	O	R	L	O	CS	CI	CI-HD	D1	D2	D3
DENSITY (UNITS PER ACRE)	9	9	18	36	36	36	65	65	65	150*	150*	150*	N/A	AZ**	150*	36	N/A	N/A
RESIDENTIAL																		
SINGLE FAMILY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R						
COMMUNITY RESIDENCE	R	R	R	R	R	R	R	R	R	R	R	R			R			
ANCILLARY UNIT		R		R	R	R												
TWO FAMILY RESIDENCE			R	R	R	R	R	R	R	R	R	R						
MULTI FAMILY HOUSING				R	R	R	R	R	R	R	R	R			R			
DORMITORY				E	E		R	R		R	R	R		E	R			
HOME OFFICE	R	R	R	R	R	R	R	R	R	R	R	R			R			
LIVE - WORK				R	R		R	R		R	R	R			R			
WORK - LIVE															R	R		
LODGING																		
BED & BREAKFAST				W	R	R	E	R	R	E	R	R			R	R		
INN						R	R	R		E	R	R			R	R		
HOTEL							R	R		R	R	R			R			
OFFICE																		
OFFICE					R	R		R	R		R	R		E	R	R	R	W
COMMERCIAL																		
AUTO-RELATED COMMERCIAL ESTAB.								W			W	W				R	R	
ENTERTAINMENT ESTABLISHMENT						R		W	R		R	R				R	R	
ENTERTAINMENT ESTAB. - ADULT																		
FOOD SERVICE ESTABLISHMENT					R	R		R	R		W	R	R	W	E	R	R	W
ALCOHOL BEVERAGE SERVICE ESTAB.					E	E		E	E		E	E			E	E	E	E
GENERAL COMMERCIAL					R	R		R	R		W	R	R	E	E	R	R	W
MARINE RELATED COMMERCIAL ESTAB.								W	W		W	W		E		R	R	R
OPEN AIR RETAIL								W	W		W	W		W	E	R	R	W
PLACE OF ASSEMBLY								R	R		E	R	R		E	E	R	W
RECREATIONAL ESTABLISHMENT								R	R		R	R		E	R	R	R	W
CIVIC																		
COMMUNITY FACILITY					W	W		W	W		W	W	W	E	W	R	R	
RECREATIONAL FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	W	R	R	
RELIGIOUS FACILITY	E	E	E	E	R	R	E	R	R	E	R	R	W	E	R	R	R	W
REGIONAL ACTIVITY COMPLEX												E		E				
CIVIL SUPPORT																		
COMMUNITY SUPPORT FACILITY					W	W		W	W		W	W		E	E	R	R	W
INFRASTRUCTURE AND UTILITIES	W	W	W	W	W	W	W	W	W	W	W	W	W	E	W	W	W	W
MAJOR FACILITY														E	R	E	E	E
MARINA				E	W	W	E	W	W	E	W	W	R	E		R	R	R
PUBLIC PARKING					W	W	E	W	W	E	W	W		E	R	R	R	W
RESCUE MISSION														E	R	E	W	W
TRANSIT FACILITIES					W	W	E	W	W	E	W	W		E	R	R	R	W
EDUCATIONAL																		
CHILDCARE				E	W	W	E	W	W	W	W	W	E	E	R	E		
COLLEGE / UNIVERSITY								W	W		W	W		E	R	E		
ELEMENTARY SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
LEARNING CENTER					E	E		R	R		R	R	E	E	R	E		
MIDDLE / HIGH SCHOOL	E	E	E	E	E	E	E	W	W	E	W	W		E	R	E		
PRE-SCHOOL	E	E	E	E	E	E	E	R	R	E	R	R		E	R	E		
RESEARCH FACILITY					R	R		R	R		R	R		E	R	R	R	W
SPECIAL TRAINING / VOCATIONAL						E		W	W		W	W		E	R	R	R	W
INDUSTRIAL																		
AUTO-RELATED INDUSTRIAL ESTBL.																R	R	W
MANUFACTURING AND PROCESSING																R	R	W
MARINE RELATED INDUSTRIAL ESTBL.																R	R	R
PRODUCTS AND SERVICES																R	R	W
STORAGE/DISTRIBUTION FACILITY																R	R	W

R Allowed By Right

W Allowed By Warrant: Administrative Process - CRC (Coordinated Review Committee)

E Allowed By Exception: Public Hearing - granted by PZAB (Planning, Zoning & Appeals Board)

Boxes with no designation signify Use prohibited.

Uses may be further modified by Supplemental Regulations, State Regulations, or other provisions of this Code. See City Code Chapter 4 for regulations related to Alcohol Beverage Service Estab.

* Additional densities in some T6 zones are illustrated in Diagram 9.

** AZ: Density of lowest Abutting Zone

IV.8

Specific to T6 Zones

BUILDING DISPOSITION

Building disposition describes where the building sits in relation to the lot or parcel. The following are the specific regulations that apply to building disposition in a T6 zone. The diagrams below explain building setback requirements specific to each T6 zone. These regulations ensure that transitions occur between transects—creating a natural separation between buildings of incrementing capacity.

T6-8 ZONE BUILDING DISPOSITION

LOT OCCUPATION

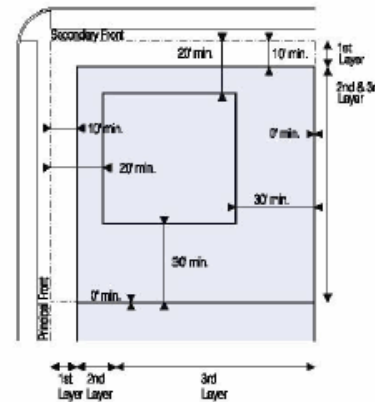
a. Lot Area	5000 sq. ft. min.; 40,000 sq. ft. max
b. Lot Width	50 ft. min
c. Lot Coverage	80% max.
1-8 stories	15,000 sq. ft. max.
Above 8 story	floor plate for Residential & Lodging 30,000 sq. ft. max. floor plate for Office & Commercial
d. Floor Lot Ratio (FLR)	5/ 25% additional Public Benefit
e. Frontage at front setback	70% min.
f. Open space Requirements	10% lot area min.
g. Density	150 du/acre max.

BUILDING SETBACK

a. Principal Front	10 ft. min.
b. Secondary Front	10 ft. min.
c. Side	0 ft. or 30 ft. min. above 8th story
d. Rear	0 ft. or 30 ft. min. above 8th story 0 ft. min. 1st through 5th story
e. Abutting T5	10 ft. min. 6th through 8th story 30 ft. min. above 8th story
Abutting T4	6 ft. min. 1st through 5th story 26 ft. min. above 5th story
Abutting T3	6 ft. min. 1st through 3rd story 26 ft. min. 4th through 5th story 46 ft. min. above 5th story
f. Across street from T3	10 ft. 1st through 3rd story Principal front 20 ft. min. above 3rd Secondary front story

Note: This Building Placement applies to all T6 Zones.

BUILDING PLACEMENT



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