



OFFERING MEMORANDUM

7950 PROFESSIONAL CENTER CONDO PORTFOLIO

7950 NW 53rd St, Miami, FL 33166

Marcus & Millichap

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License: FLBK 3154887
854-245-3400

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7950 NW 53RD ST

EXCLUSIVELY LISTED BY

ALEX D. ZYLBERGLAIT

Executive Managing Director Investments
Miami
Direct: 786.522.7056
Alex.Zylberglait@marcusmillichap.com
FL #BK3015211

MICHAEL CROCCHIOLA


Director Investments
Miami
Direct: 786.522.7005
Michael.Crocchiola@marcusmillichap.com
FL #SL3283127



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01



EXECUTIVE SUMMARY

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OFFERING SUMMARY

7950 NW 53RD ST



Listing Price
\$11,100,000



Cap Rate
9.3%



Price/SF
\$628

FINANCIAL

Listing Price	\$11,100,000
Current NOI	\$1,035,427
Current Cap Rate	9.3%
Price/SF	\$628

OPERATIONAL

Net Rentable Area	17,650 SF
Lot Size	3.64 Acres (158,558 SF)
Year Built	2008



7950 PROFESSIONAL CENTER

7950 NW 53rd St, Miami, FL 33166


INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a rare opportunity to acquire office condominium units within the 7950 Professional Center, a three-story professional complex located in the core of Downtown Doral — one of Miami-Dade County's most active mixed-use development zones. The property consists of 41 individual office suites ranging from ±197 to ±958 square feet, professionally occupied and designed for medical, financial, legal, tech, and back-office corporate uses. The existing tenant, Magaya Corporation — a global logistics software leader with over 400 employees and client reach across 90+ countries — will retain approximately 30% of the units for continued operations. They currently lease the entire portfolio till November 2026 on a NNN basis generating an 9.3% cap rate. The balance of the inventory is being offered for sale and can be acquired individually, in tranches, or as a complete portfolio.

This flexible structure uniquely positions the asset for both private owner-users seeking long-term office stability and investors interested in aggregating institutional-grade, income-producing condos in one of Miami's strongest employment nodes. Downtown Doral has seen substantial economic activity, supported by ongoing mixed-use developments, new residential density, Whole Foods-anchored retail, healthcare expansions from UHealth, and hospitality projects reported by Florida YIMBY and The Real Deal. These developments have significantly increased daytime population and corporate migration into the NW 53rd Street corridor.

According to CoStar and CBRE market reports, sub-50,000-square-foot office assets and condo-format professional suites continue to outperform the broader Miami office market due to limited supply, rising demand from service-based businesses, and a growing trend of Latin American and European firms preferring to purchase rather than lease. The ability to control corporate space in a high-income, high-growth area like Doral appeals strongly to business owners seeking a branded headquarters presence near Miami International Airport, Coral Gables, and Blue Lagoon Corporate Park.

Investors also benefit from multiple exit strategies, including a phased condo sell-off model, block-level disposition to private groups or medical professionals, or long-term hold with diversified rent roll potential once Magaya's retained units re-establish an anchor presence. With strong demographic drivers, professional employment growth, and sustained development pipeline momentum in Doral, 7950 Professional Center presents a strategically located, institutionally positioned office ownership opportunity in one of South Florida's most resilient submarkets.



02



PROPERTY INFORMATION

Marcus & Millichap



7950 PROFESSIONAL CENTER

PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	See Schedule of Units
Zoning	DMU-DOWNTOWN MIXED USE
Floors	3
Year Built	2008
Net Rentable Area	17,650 SF
Units	41
Parking	236
Topography	Grade Level
Intersection/Cross Street	NW 79th/NW 53rd St

SCHEDULE OF UNITS

Suite 133 - (430 ft ²)	35-3022-031-0310
Suite 134 - (430 ft ²)	35-3022-031-0320
Suite 135 - (430 ft ²)	35-3022-031-0330
Suite 137 - (430 ft ²)	35-3022-031-0350
Suite 138 - (430 ft ²)	35-3022-031-0360
Suite 139 - (893 ft ²)	35-3022-031-0370
Suite 300 - (763 ft ²)	35-3022-031-0820
Suite 301 - (900 ft ²)	35-3022-031-0830
Suite 302 - (596 ft ²)	35-3022-031-0840
Suite 303 - (401 ft ²)	35-3022-031-0850
Suite 304 - (402 ft ²)	35-3022-031-0860
Suite 305 - (401 ft ²)	35-3022-031-0870
Suite 306 - (402 ft ²)	35-3022-031-0880
Suite 307 - (401 ft ²)	35-3022-031-0890
Suite 308 - (402 ft ²)	35-3022-031-0900

SCHEDULE OF UNITS

Suite 309 - (402 ft ²)	35-3022-031-0910
Suite 310 - (402 ft ²)	35-3022-031-0920
Suite 311 - (401 ft ²)	35-3022-031-0930
Suite 312 - (402 ft ²)	35-3022-031-0940
Suite 313 - (401 ft ²)	35-3022-031-0950
Suite 314 - (308 ft ²)	35-3022-031-0960
Suite 315 - (403 ft ²)	35-3022-031-0970
Suite 316 - (276 ft ²)	35-3022-031-0980
Suite 317 - (276 ft ²)	35-3022-031-0990
Suite 318 - (368 ft ²)	35-3022-031-1000
Suite 319 - (238 ft ²)	35-3022-031-1010
Suite 320 - (299 ft ²)	35-3022-031-1020
Suite 321 - (197 ft ²)	35-3022-031-1030
Suite 323 - (363 ft ²)	35-3022-031-1050
Suite 325 - (308 ft ²)	35-3022-031-1070
Suite 327 - (199 ft ²)	35-3022-031-1090
Suite 328 - (423 ft ²)	35-3022-031-1100
Suite 330 - (402 ft ²)	35-3022-031-1120
Suite 332 - (402 ft ²)	35-3022-031-1140
Suite 334 - (402 ft ²)	35-3022-031-1160
Suite 336 - (402 ft ²)	35-3022-031-1180
Suite 338 - (402 ft ²)	35-3022-031-1200
Suite 340 - (402 ft ²)	35-3022-031-1220
Suite 343 - (402 ft ²)	35-3022-031-1250
Suite 345 - (402 ft ²)	35-3022-031-1270

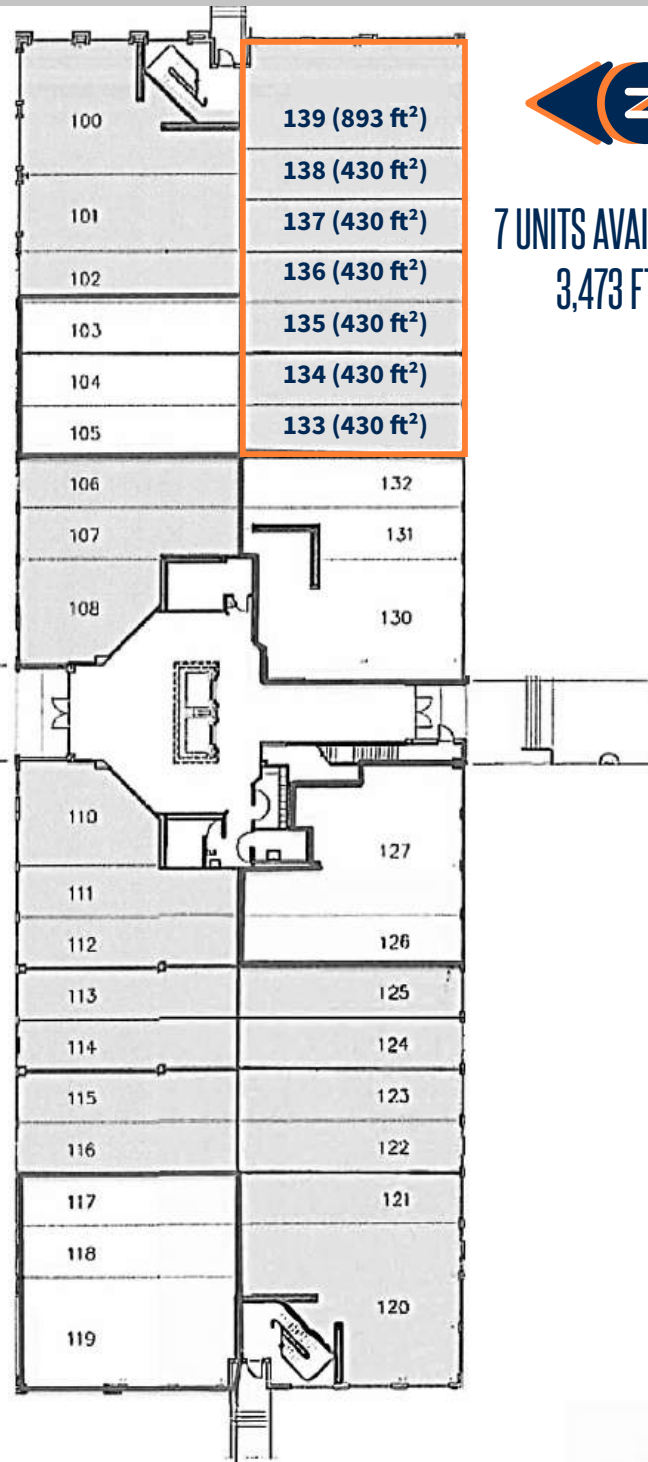
NW 79th

NW 53rd

LAKE DR

1st - FLOOR

ENTRANCE



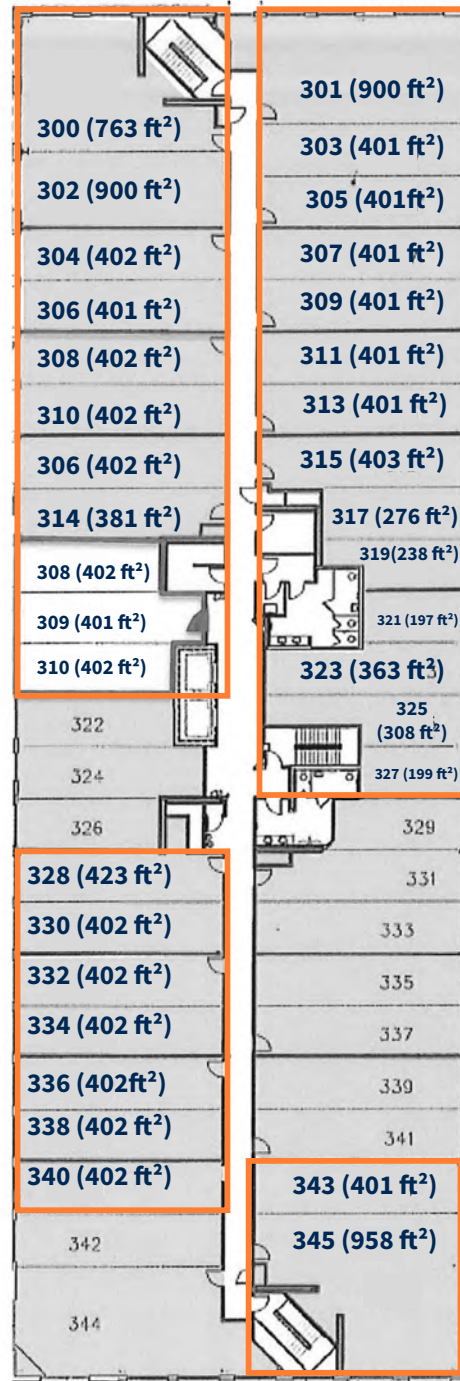
7 UNITS AVAILABLE
3,473 FT²

NW 79th

3rd - FLOOR

NW 53rd

Elevator



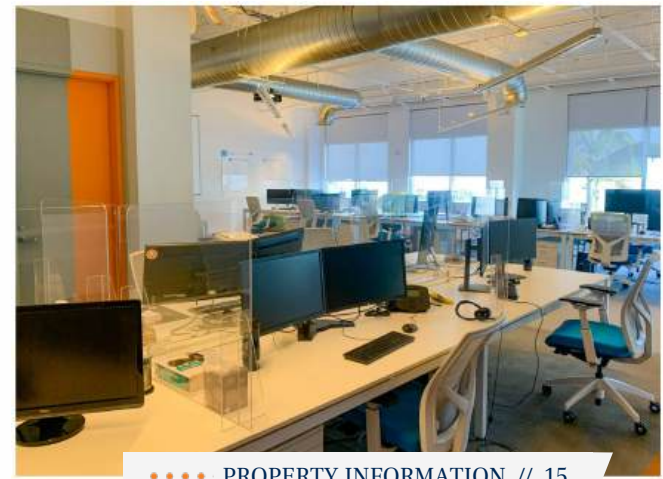
32 UNITS AVAILABLE
14,177 FT²

LAKE DR









7950 PROFESSIONAL CENTER

TENANT PROFILES

Magaya



TENANT HIGHLIGHTS

- Customers in over 90 different countries.
- Over 400 Employees
- Magaya once again being named to the Inbound Logistics Top 100 Logistics IT Provider list.

TENANT OVERVIEW

Company:	Magaya Corporation
Founded:	2001
Headquarters:	Miami, FL
Website:	www.magaya.com
Lease Commencement:	November 2019
Lease Expiration:	November 2026
Area Leased :	17,650 ft ²
Lease Type:	NNN

RENT SCHEDULE

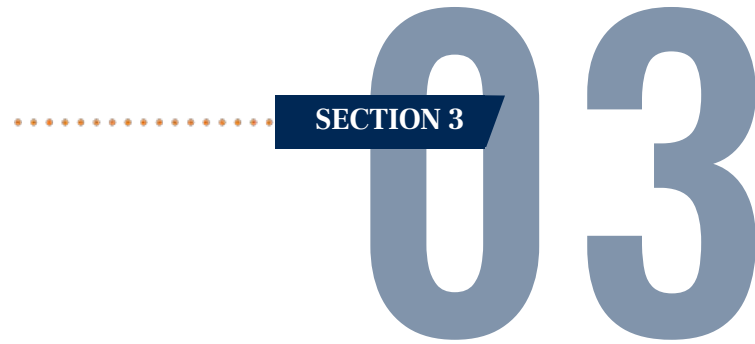
LEASE YEARS	ANNUAL RENT
1 Year	\$1,035,435

ABOUT

Magaya Corporation develops software that automates and improves business operations. Customers include leaders in the fields of logistics, warehousing, wholesaling, and nearly every aspect of the supply chain. The philosophy is to simplify complex and redundant processes to reduce or eliminate inefficiency. The growth of customers is our growth, so they dedicate themselves to helping them succeed. In addition to continuously improving their software offering, they provide a complete range of consulting and implementation services to help a business accomplish their goals. The ripple effect of creating the best products, providing the best customer training and support, is they fulfill our promise to always be ahead. They help innovate, automate, and be more efficient.

7950 NW 53rd St



A decorative graphic consisting of a horizontal dotted line on the left, a dark blue rectangular box containing the text 'SECTION 3', and a large, light blue '03' to the right. Below the '03' is a short, solid orange horizontal bar.

SECTION 3

03

RECENT NEWS & NOTABLE PROJECTS

Marcus & Millichap

A solid dark blue horizontal bar at the bottom of the page.

412-Apartment ‘Sevilla’ Planned For Northwest 53rd Street And Northwest 52nd Terrace In Downtown Doral

<https://floridayimby.com/2024/06/412-apartment-sevilla-planned-for-northwest-53rd-street-and-northwest-52nd-terrace-in-downtown-doral.html>



BY: COLT DODD 7:00 AM ON JUNE 8, 2024

A new residential development is headed for Downtown Doral. Meet Sevilla, a seven-story apartment building offering 412 homes.

Led by Coral Gables-based Codina Partners, the venture would offer one-bedroom to three-bedroom layout plans, with square footage ranging from 720 to 1,708 square feet each. Per *the South Florida Business Journal*, plans also call for 15,800 square feet of amenities, featuring a swimming pool, yoga

Doral Approves Mixed-Use Development With 552 Units And Retail Space At Midtown Doral In Miami

<https://floridayimby.com/2024/08/doral-approves-mixed-use-development-with-552-units-and-retail-space-at-midtown-doral-in-miami.html>



Doral Parc. Credit: Pascual Perez Kiliddjian & Starr.

BY: OSCAR NUNEZ 8:00 AM ON AUGUST 24, 2024

MG Developer has received approval from the **City of Doral** for **Doral Parc: Midtown Doral** Phase IV, V & VI, a mixed-use development that will include 552 units in three 10-story buildings and 22,740 square feet of retail space in two new parking garages. This project is a joint venture between MG Developer and Latin American entrepreneur Ernesto De Lucas.

As Doral continues to grow and attract multinational businesses and residents, MG Developer is investing in the area's future. The city's proximity to Miami International Airport, key transit routes, and recreational spaces make it attractive for families and visitors.

Codina reveals plans for final phase at Downtown Doral complex

Developer will raze aging office buildings, add 25K sf of retail and pickleball courts



Codina Partners is nearing the finish line at Downtown Doral.

The Coral Gables-based firm will develop 25,000 square feet of retail with 13 tenant units and rooftop amenities such as pickleball courts, as well as garages with 929 spaces along Northwest 87th Avenue, according to a Codina news release.

Construction of the retail is expected to start this summer and completion is slated for the second or third quarter of next year, a spokesperson said.

Codina also will raze aging office buildings once part of the Koger Center, freeing up 25 acres along Northwest 52nd Terrace and 53rd Street. The firm preliminarily plans residences on the site, including a gated single-family home complex and multifamily. The spokesperson didn't provide details on the number of units and buildings, only saying the office park redevelopment will start next year.

Codina Partners' Armando Codina and Ana-Marie Codina Barlick with an aerial rendering of the planned retail at Downtown Doral (Codina, Modis Architects)

<https://therealdeal.com/miami/2024/01/31/codina-plans-retail-pickleball-in-downtown-doral>

JAN 31, 2024, 1:37 PM EST

By Lidia Dinkova

DEVELOPMENT SOUTH FLORIDA

SJC, Nuveen drop \$32M for Doral dev site, plan Whole Foods-anchored mixed-use project

Bridge Industrial sold 10-acre vacant property



SJC Ventures' Jeff Garrison, Jeff DeHart and Fain Hicks; Nuveen Real Estate's Mike Sales; rendering of Doral Marketplace project in Doral (Getty, SJC Ventures, Nuveen)

<https://therealdeal.com/miami/2024/07/23/sjc-nuveen-buy-doral-dev-site-for-whole-foods-retail-center/>

JUL 23, 2024, 4:31 PM EDT

By Lidia Dinkova

SJC Ventures and Nuveen Real Estate scooped up a development site in Doral for \$32 million, with plans for a Whole Foods Market-anchored project.

Atlanta-based SJC and New York-based Nuveen bought the 10-acre vacant property on the southwest corner of Northwest 41st Street and Northwest 107th Avenue from Bridge Industrial, according to an SJC and Bridge news release. The release didn't provide the purchase price, but sources disclosed it as \$32 million.

Michael Finkle of Koniver Stern Group represented SJC, and Mark Gilbert of Cushman & Wakefield represented Bridge Industrial.

SJC and Nuveen plan the 89,000-square-foot Doral Marketplace with restaurants, retail and service providers such as salons and veterinarians. Aside from Whole Foods, other tenants on tap include Shake Shack, First Watch, GoodVets, The Spot Barbershop, Encore Nails, VIO MedSpa and Apizza Brooklyn Resto + Vino, according to the release.

Construction is expected to start this fall, the release says. The first openings at Doral Marketplace are expected in the second half of next year.

CityPlace Doral Debuts Three New Retailers

CityPlace Doral is a vibrant center with upscale shopping, dining & cocktails plus bowling, cycling, comedy & movies

Published Date: February 5, 2025, 6:12 AM EST



Written By [Lisa Hay](#)

News Writer



Photo: Official

<https://whatnow.com/miami/retail/cityplace-doral-debuts-three-new-retailers/>



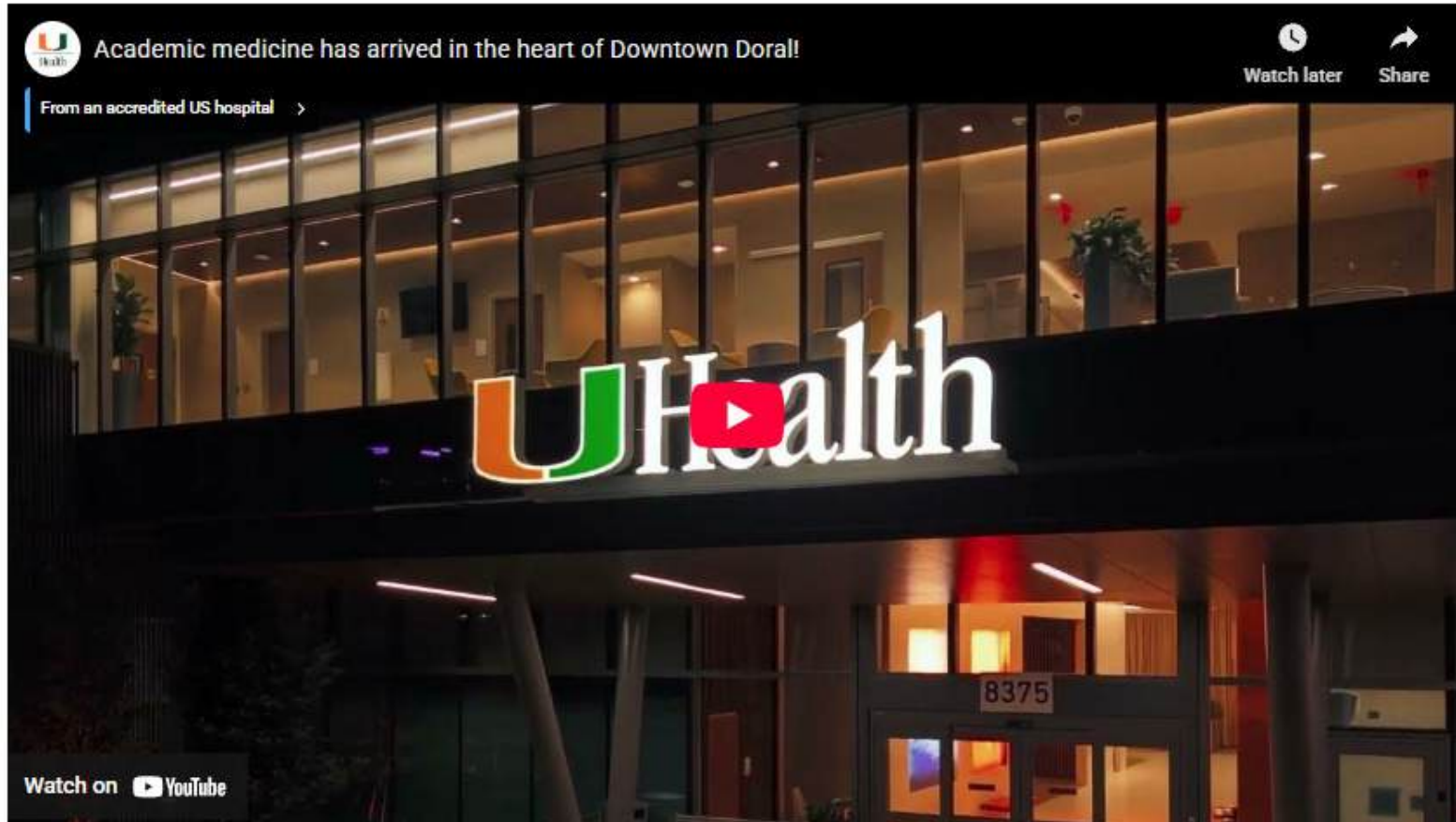
SHARE



CityPlace Doral announced the debut of three new retailers – Escapology, the world's No. 1 rated live escape room; OAKBERRY, the global quick-service superfood brand with always fresh açai bowls and smoothies; and Petricor, a unique experience for fashion lovers – to its collection of dining, shopping, wellness and entertainment experiences.

UHealth Doral Opens, Expanding Academic Medicine in South Florida

By: Staff Writer | November 18, 2024 | 4 min. read | Share ↗



Academic medicine is expanding into the Doral community with the opening of UHealth Doral Medical Center. Building on its promise to increase access to state-of-the-art medicine, UHealth — University of Miami Health System's new facility in Downtown Doral is opening a new gateway of medical care to more than 80,000 residents.

"UHealth Doral is the culmination of years of planning to create more access points for patients to receive top-notch care close to their homes," said Dipen Parekh, M.D., chief operating officer for UHealth. "It's inspiring to see how this project has come together, knowing that we are satisfying a true need for South Florida communities as the only academic medical center in our region. It's really just the beginning of where we are headed as a health system."

DEVELOPMENT SOUTH FLORIDA

Baywood scores approval for 124-key Hyatt House in Doral, amid uptick in hospitality project proposals

Six-story building will rise next to Residence Inn by Marriott



Baywood Hotels president Al Patel and a rendering of 10234 Northwest 19th Street (RBA Group, Baywood Hotels/Instagram)

SEP 13, 2024, 9:00 AM EDT

By Lidia Dinkova

Baywood Hotels scored approval for a 124-key Hyatt House hotel in Doral, amid an uptick in hospitality project proposals across South Florida.

The six-story building will rise on the vacant portion of the 3.3-acre site at 10234 Northwest 19th Street, adjacent to an existing 135-key Residence Inn by Marriott. On Wednesday, the town council unanimously approved the project.

Doral-based Easton Group owns the property and will lease the Hyatt House development site to Baywood, also based in Doral, city records show.



Doral approves Trump's luxury condo development, with units starting at \$2 million

By Verónica Egui Brito

Updated January 16, 2025 11:41 AM Gift Article



A rendering by PPKS of Doral of the proposed Doral International Towers, a residential and commercial complex on the grounds of President Donald Trump's Doral resort.

Listen to this article

Donald Trump's Doral resort has received final approval for his latest real estate venture in South Florida—an ambitious luxury condominium project. On Wednesday evening, the Doral City Council gave the green light to the plan, allowing the development of a massive residential and commercial complex at the edge of Trump National Doral.



Take a look inside Inter Miami's Miami Freedom Park Stadium, set to open early 2026 By Michelle Kaufman Updated June 25, 2025 12:51 PM



If you've driven near Miami International Airport lately, surely you have seen Miami Freedom Park Stadium rising and taking shape.


Inter Miami's 25,000-seat new home is due to open in Spring 2026 and stadium officials said Tuesday that construction is accelerating and on schedule.

There is a chance MLS will give the club a cushion and have Inter Miami play its first few games on the road next season, as is customary with stadium construction projects, but the plan is to play all home games at the new stadium.

"We've seen a precedent for that in the league, we're actively working with the league as they set the schedule," Graham Oxley, Vice President of Miami Freedom Park, told members of the media during a stadium tour Tuesday. "We want to make sure that when we open, we're ready and it's not rushed. The goal and what we're aiming for is for all of our home matches to be here."



General superintendent on site for Lemartec, walks by as construction progresses at Miami Freedom Park stadium on Tuesday, June 24, 2025, in Miami, Fla. Photo by Matias J. Ochner mocner@miamiherald.com



SECTION 4

04



FINANCIAL ANALYSIS

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7950 PROFESSIONAL CENTER

FINANCIAL DETAILS

SUITE NUMBER	UNIT SIZE (ft ²)	MONTHLY RENT	ANNUAL RENT
133	430	\$1,826	\$21,917
134	430	\$1,826	\$21,917
135	430	\$1,826	\$21,917
136	430	\$1,826	\$21,917
137	430	\$1,826	\$21,917
138	430	\$1,826	\$21,917
139	893	\$3,793	\$45,516
300	763	\$3,691	\$44,292
301	900	\$4,353	\$52,245
302	596	\$2,883	\$34,597
303	401	\$1,940	\$23,278
304	402	\$1,945	\$23,336
305	401	\$1,940	\$23,278
306	402	\$1,945	\$23,336
307	401	\$1,940	\$23,278
308	402	\$2,031	\$24,369
309	401	\$1,9340	\$23,278
310	402	\$2,031	\$24,369
311	401	\$1,940	\$23,278
312	402	\$2,031	\$24,369
313	401	\$1,940	\$23,278
314	381	\$1,925	\$23,096
315	403	\$1,950	\$23,394
316	276	\$1,394	\$16,022

7950 PROFESSIONAL CENTER

FINANCIAL DETAILS

SUITE NUMBER	UNIT SIZE (ft ²)	MONTHLY RENT	ANNUAL RENT
317	276	\$1,335	\$16,022
318	368	\$1,859	\$22,308
319	238	\$1,151	\$13,816
320	299	\$1,510	\$18,125
321	197	\$953	\$11,436
323	363	\$1,756	\$21,072
325	308	\$1,490	\$17,879
327	199	\$963	\$11,552
328	423	\$2,059	\$24,707
330	402	\$1,957	\$23,481
332	402	\$1,957	\$23,481
334	402	\$1,957	\$23,481
336	402	\$1,957	\$23,481
338	402	\$2,916	\$34,990
340	402	\$2,916	\$34,990
343	401	\$2,060	\$24,722
345	958	\$4,922.73	\$59,061
		\$86,227	\$1,034,718



SECTION 6

05



MARKET OVERVIEW

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7950 PROFESSIONAL CENTER

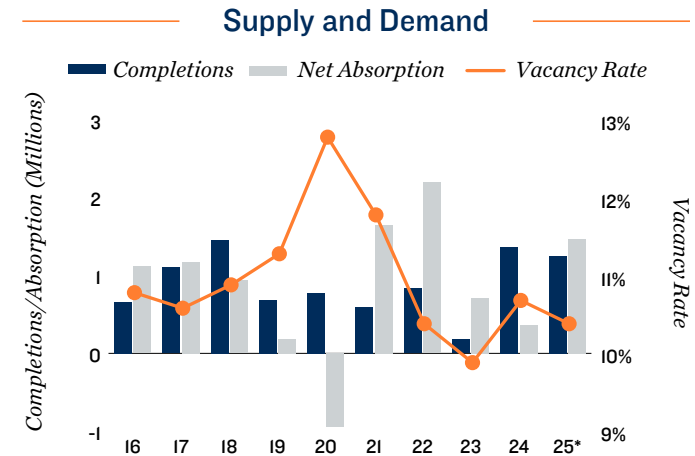
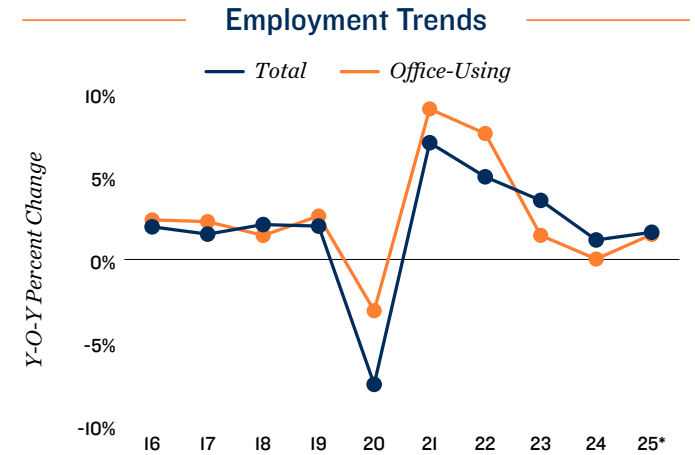
MARKET OVERVIEW

MIAMI-DADE

Nationally Low CBD Vacancy Continues to Propel Memphis Office Sector Amid Class B Investment Focus

Interest rising in urban developments, while suburbs draw cost-conscious tenants. Miami's office vacancy is forecast to sit just above 10 percent this year and remain below its 2019 mark. Despite rightsizing trends driving space givebacks downtown, new urban projects are aligning with institutional demand for premium floorplans. Nearly 70 percent of the 1.5 million square feet delivered last year was occupied entering 2025, while 90 percent of the 1 million square feet set to open this year is already pre-leased. This momentum is set to continue into 2025, as return-to-office plans from firms like J.P. Morgan contribute to rising space needs. Price-sensitive occupiers are likely to favor lower-cost submarkets like the area around Miami International Airport, which saw near-record Class A net absorption last year. Companies such as Assurant, taking 75,000 square feet in mid-2025, will further reinforce local absorption. Well-educated residents and proximity to downtown should also sustain lower-tier space demand here and in nearby areas like Coral Gables, where segment vacancy fell by 50 basis points in 2024.

Investors seek stabilized assets in core locations. Miami sustaining the fifth-lowest office vacancy rate in the country last year helped transaction velocity accelerate compared with 2023, propelling aggregate deal volume into the top five major U.S. markets. Trading activity was focused in dense suburbs like the Miami International Airport area and Coral Gables, which may continue after these areas led the metro in vacancy compression last year. Buyers in these submarkets have found sub-50,000-square-foot Class B offices priced around \$200 per square foot. Meanwhile, institutional investors deploying larger capital allocations are likely to focus on the metro's urban core, where Class A vacancy fell below pre-pandemic levels in 2024 despite elevated supply additions.



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

7950 PROFESSIONAL CENTER

MARKET OVERVIEW

2025 MARKET FORECAST

+1.6% 

EMPLOYMENT: Miami employers add 22,000 roles this year, roughly in line with 2024. Hiring in the traditionally office-using sector is forecast to improve with an expected net gain of 5,000 jobs.

1,250,000 sq. ft. 

CONSTRUCTION: Still elevated from 2023's record low, deliveries here lead all major Florida metros. Regardless, supply additions will align with the metro's historic annual average of 1 million square feet.

-30 bps 

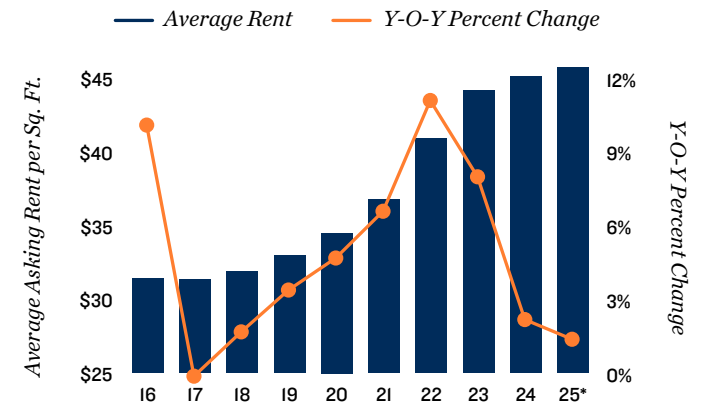
VACANCY: Strong pre-leasing activity and stable space needs for recent hires will reduce Miami's vacancy to 10.4 percent, trailing only the Inland Empire for the lowest among primary U.S. markets.

+1.4% 

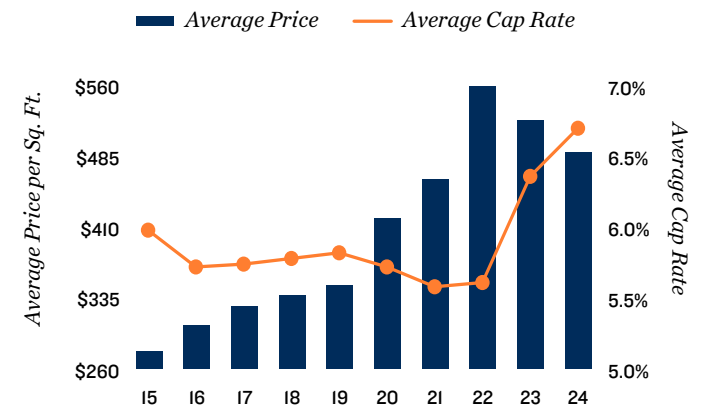
RENT: Flight-to-quality trends will limit rent growth as they leave an outsized share of lower-tier space on the market. The metro's average asking rate will reach \$45.70 per square foot by year-end.

INVESTMENT: *More investors may target Northeast Dade, where vacancy remains below 10 percent. Planned move-ins, such as by travel company RCI, highlight the area's corporate appeal, driven by competitive rental rates.*

Rent Trends



Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

7950 PROFESSIONAL CENTER

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	11,807	113,498	467,679
2024 Estimate			
Total Population	10,647	110,115	461,322
2020 Census			
Total Population	9,153	107,391	464,886
2010 Census			
Total Population	4,081	90,356	436,720
Daytime Population			
2024 Estimate	36,382	252,024	591,975
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,677	42,248	167,881
2024 Estimate			
Total Households	4,250	40,821	164,876
Average (Mean) Household Size	2.5	2.7	2.8
2020 Census			
Total Households	3,665	38,866	160,767
2010 Census			
Total Households	1,677	31,332	144,490
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	9.3%	8.2%	5.6%
\$150,000-\$199,999	10.0%	6.7%	6.4%
\$100,000-\$149,999	16.5%	14.8%	14.6%
\$75,000-\$99,999	12.4%	12.7%	14.7%
\$50,000-\$74,999	20.8%	16.5%	17.3%
\$35,000-\$49,999	9.4%	10.6%	11.4%
\$25,000-\$34,999	8.2%	8.7%	9.1%
\$15,000-\$24,999	6.3%	9.1%	9.3%
Under \$15,000	7.0%	12.6%	11.8%
Average Household Income	\$102,321	\$90,054	\$83,290
Median Household Income	\$96,842	\$61,912	\$55,139
Per Capita Income	\$40,149	\$32,918	\$29,176

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	10,647	110,115	461,322
Under 20	23.6%	20.9%	20.0%
20 to 34 Years	25.4%	18.8%	18.1%
35 to 49 Years	28.7%	22.0%	20.7%
50 to 59 Years	12.1%	15.3%	15.7%
60 to 64 Years	3.9%	5.7%	6.0%
65 to 69 Years	2.5%	4.7%	5.2%
70 to 74 Years	1.6%	4.0%	4.5%
Age 75+	2.2%	8.6%	9.9%
Median Age	35.0	43.0	44.0
Population by Gender			
2024 Estimate Total Population	10,647	110,115	461,322
Male Population	50.8%	51.0%	51.5%
Female Population	49.2%	49.0%	48.5%
Travel Time to Work			
Average Travel Time to Work in Minutes	26.0	29.0	31.0

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DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 461,322. The population has changed by 5.63 percent since 2010. It is estimated that the population in your area will be 467,679 five years from now, which represents a change of 1.4 percent from the current year. The current population is 51.5 percent male and 48.5 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 39.0. The population density in your area is 5,883 people per square mile.



HOUSEHOLDS

There are currently 164,876 households in your selected geography. The number of households has changed by 14.11 percent since 2010. It is estimated that the number of households in your area will be 167,881 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2024, the median household income for your selected geography is \$67,393, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 78.53 percent since 2010. It is estimated that the median household income in your area will be \$76,836 five years from now, which represents a change of 14.0 percent from the current year.

The current year per capita income in your area is \$29,176, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$83,290, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 236,954 people in your selected area were employed. The 2010 Census revealed that 52.4 percent of employees are in white-collar occupations in this geography, and 27.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 1.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$413,345 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 75,301.00 owner-occupied housing units and 69,188.00 renter-occupied housing units in your area.



EDUCATION

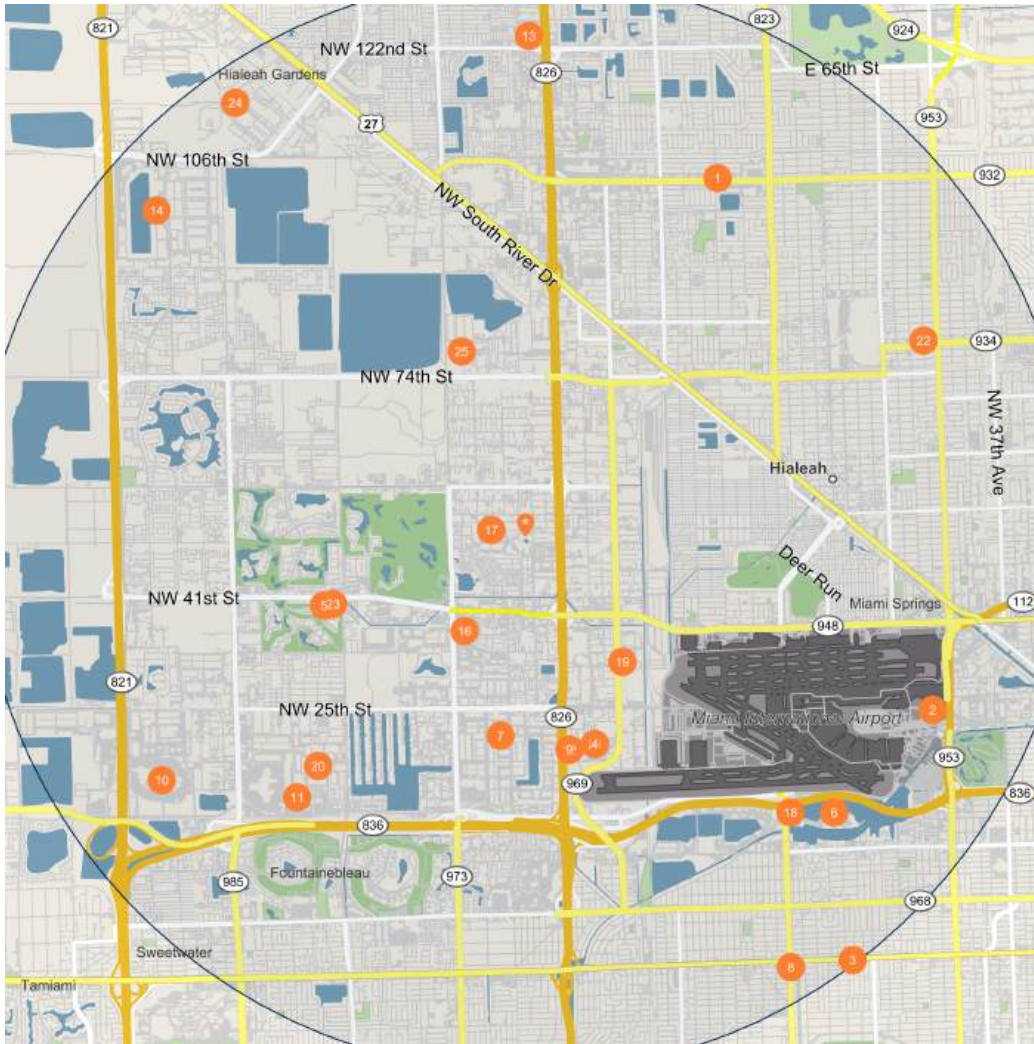
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 8.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 7.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 31.5 percent in the selected area compared with the 19.7 percent in the U.S.

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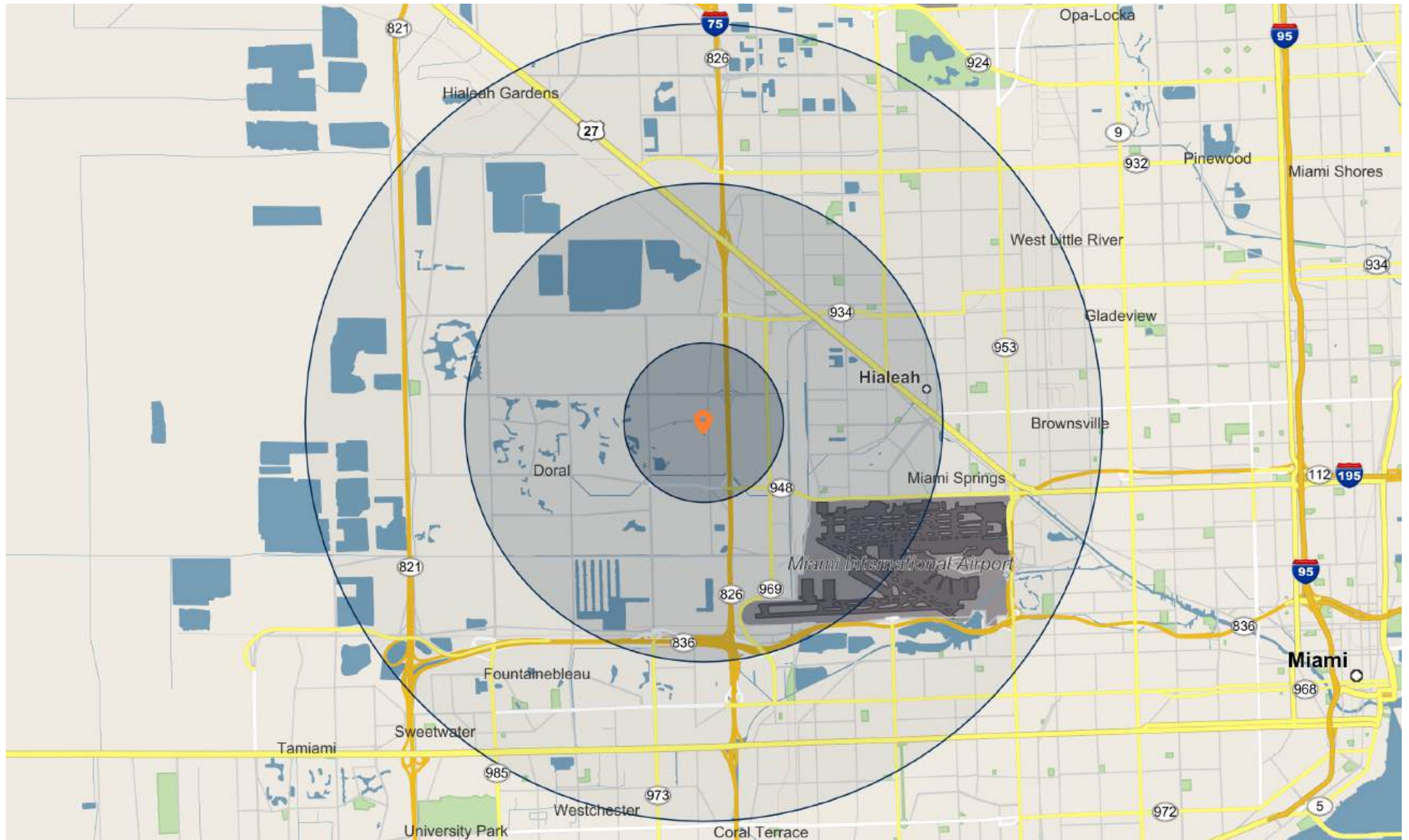
DEMOGRAPHICS



Major Employers		Employees
1	Banesco USA	5,028
2	County Miami Dade AVI Dept	4,000
3	Kindred Hospitals East LLC-Kindred Hosp - S Fla - Cral Gb	3,706
4	Pollo Tropical Inc	3,649
5	Medtronic Usa Inc	3,250
6	Celebrity Cruises Inc	2,781
7	Tng GP	2,590
8	American Sls MGT Orgnzion LLC-Eulen America	2,005
9	Ncl (bahamas Ltd A Bermuda Co-Norwegian Cruise Line	1,800
10	Carlson Restaurants Inc	1,515
11	Gold Coast Beverage LLC	1,500
12	Norwegian Crise Line Hldngs Lt-NORWEGIAN CRUISE LINE	1,441
13	Lifemark Hospitals Florida Inc-Palmetto General Hospital	1,400
14	Safelink Wireless	1,311
15	Ncl Corporation Ltd-NORWEGIAN CRUISE LINE	1,200
16	Carnival Corporation-CARNIVAL	1,200
17	Dentaquest of Florida Inc-Dentaquest	1,111
18	Lennar Corporation-LENNAR	1,034
19	C C 1 Limited Partnership-Coca-Cola	1,000
20	Aeropost Inc	1,000
21	Pollo Franchise Inc	985
22	Hc Hialeah Holdings Inc-Hialeah Hospital	799
23	World Kinect Corporation	789
24	Titan Florida LLC	774
25	Eco Window Systems LLC	717

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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

7950 NW 53rd St, Miami, Florida, 33166

Ring of 1 mile

KEY FACTS

13,848

Population



5,514

Households

36.6

Median Age

\$74,582

Median Disposable Income

EDUCATION

13.2%

No High School Diploma



8.4%

High School Graduate



19.3%

Some College/
Associate's Degree



59.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$89,299

Median Household Income



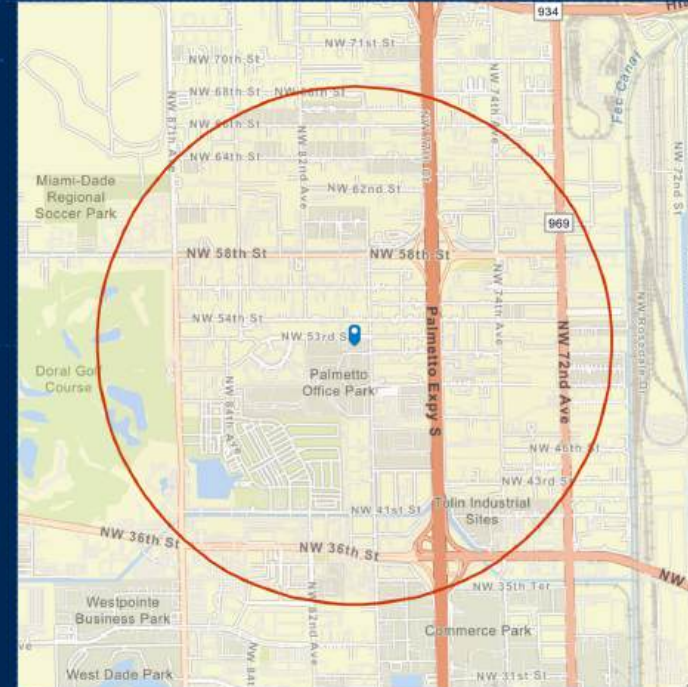
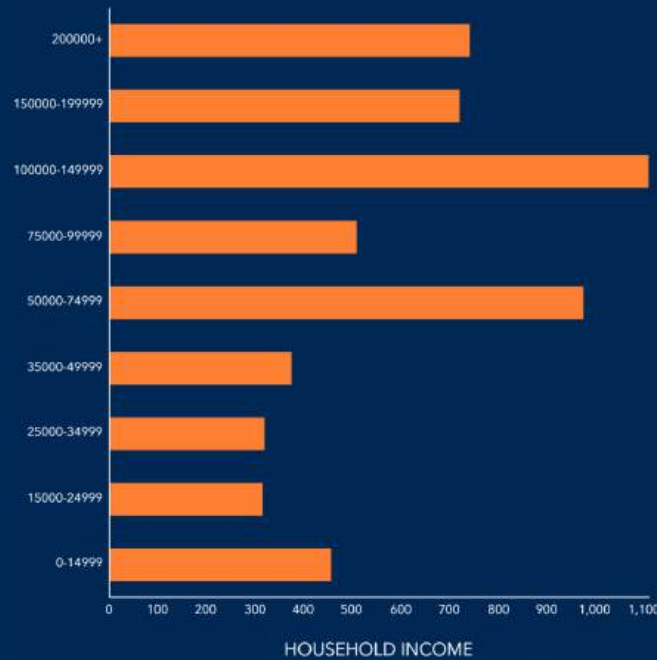
\$45,915

Per Capita Income



\$76,649

Median Net Worth



EMPLOYMENT

67.6%

White Collar

16.0%

Blue Collar

19.0%

Services

1.3%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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DEMOGRAPHICS

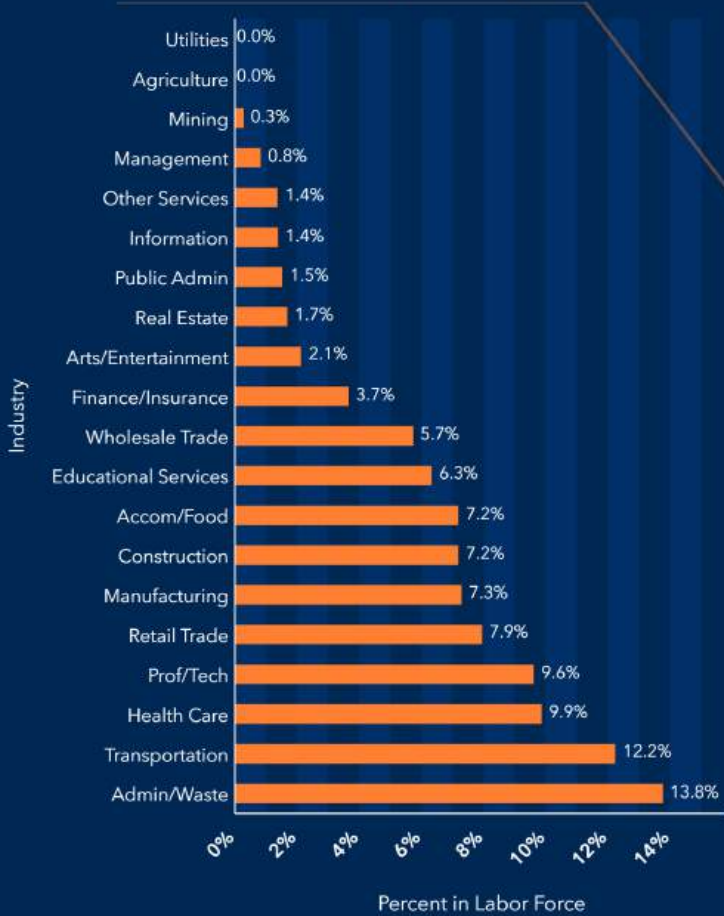
Economic Development Profile

7950 NW 53rd St, Miami, Florida, 33166

Ring of 1 mile



Labor Force by Industry



Employment

Workforce Overview

Businesses



Commute Time: Minutes



Transportation to Work

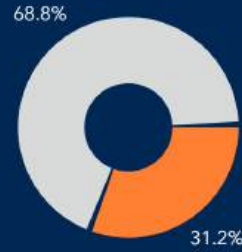


Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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DEMOGRAPHICS

Home Ownership



Home Value



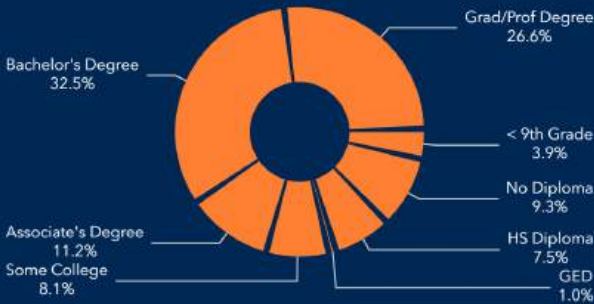
Household Income



Community Overview

Educational Attainment

Key Facts



No segments found

6,341 Total Housing Units	66 Housing Affordability Index	653 Households Below the Poverty Level
36.6 Median Age	\$74,582 Median Disposable Income	13,848 Total Population
69 Wealth Index	72 Diversity Index	124 Total Crime Index

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), AGS (2024).

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ALEX D. ZYLBERGLAIT

Executive Managing Director Investments
Miami
Direct: 786.522.7056
Alex.Zylberglait@marcusmillichap.com
FL #BK3015211

MICHAEL CROCCHIOLA

Director Investments
Miami
Direct: 786.522.7005
Michael.Crocchiola@marcusmillichap.com
FL #SL3283127



Marcus & Millichap