

OFFERING MEMORANDUM

945 SW 4TH ST

Miami, FL 33130

Marcus & Millichap

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945 SW 4TH ST

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01



EXECUTIVE SUMMARY

Marcus & Millichap



OFFERING SUMMARY

945 SW 4TH ST



Listing Price
\$1,450,000



Cap Rate
6.6%



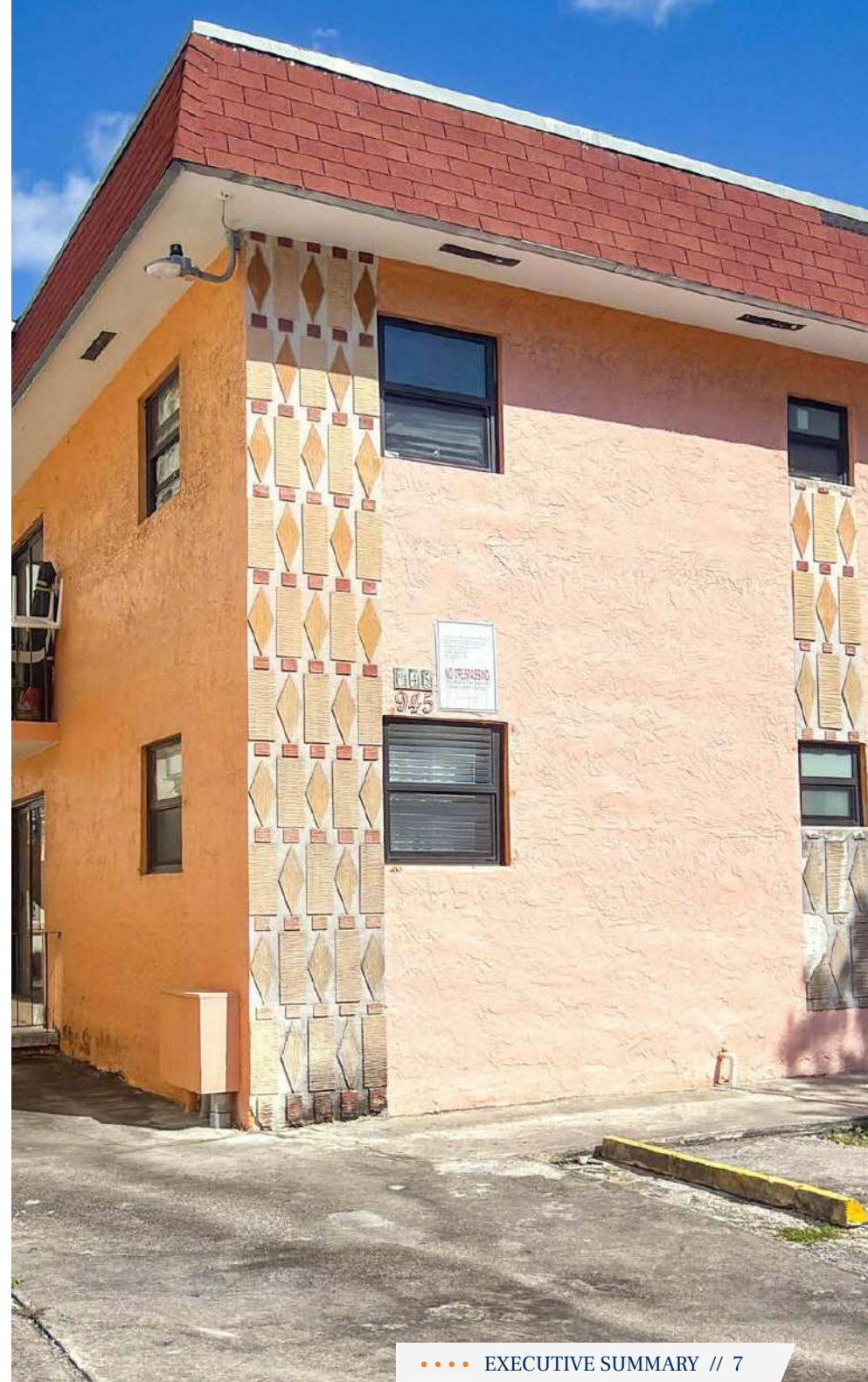
of Units
6

FINANCIAL

Listing Price	\$1,450,000
Current NOI	\$95,179
Current Cap Rate	6.6%
Pro Forma Cap Rate	7.2%
Price/SF	\$390.41
Rent/SF (Monthly)	\$3.42
Price/Unit	\$242,000

OPERATIONAL

Rentable SF	3,712 SF
# of Units	6
Lot Size	0.17 Acres (7,500 SF)
Occupancy	100%
Year Built/Renovated	1973/2024



945 SW 4TH ST

Miami, FL 33130

INVESTMENT OVERVIEW


Marcus & Millichap is pleased to present for sale 945 SW 4th Street, a fully leased, recently renovated six-unit multifamily property located in the heart of Little Havana, one of Miami's most culturally dynamic and historically resilient rental markets. The asset offers investors a rare opportunity to acquire a stabilized, cash-flowing property with immediate yield and additional upside through market-rate rent growth.

Built in 1973 and fully renovated in 2024, the two-story concrete block building comprises six 2-bedroom/1-bath units totaling 3,712 rentable square feet on a 7,500 square-foot lot. Recent upgrades include a new roof, impact-resistant windows, refreshed unit interiors, and modernized common areas, allowing for minimal near-term capital expenditure. The property has passed both its 40- and 50-year recertifications, underscoring its excellent structural condition. On-site amenities include laundry facilities and seven dedicated parking spaces. Current occupancy is 100 percent.

Nestled between Downtown Miami and Brickell, Little Havana continues to attract strong renter demand from working professionals seeking proximity to Miami's employment centers and transit corridors at a discount to Brickell and Coral Gables pricing. The submarket benefits from limited new supply and stable Class B/C occupancy exceeding 95 percent. According to Marcus & Millichap's 2025 Market Report, Miami-Dade's metro vacancy fell to 4.3 percent, while effective rents rose 3.1 percent year-over-year, reflecting sustained migration and employment growth in knowledge and service sectors.

Comparable assets in the immediate vicinity—such as 1518 SW 4th St, 747 SW 5th St, and 828 SW 2nd St—have recently sold between \$291,000 and \$297,000 per unit, demonstrating the compelling pricing advantage of 945 SW 4th Street at \$275,000 per unit. The property's turnkey condition, full occupancy, and strategic position within Miami's make it a strong candidate for both local and out-of-state private investors seeking stable yield and appreciation potential in a supply-constrained market.

945 SW 4th Street represents an exceptional opportunity to acquire a well-maintained, cash-flowing apartment building in one of Miami's most authentic and high-demand neighborhoods. With strong in-place income, further rent-upside potential, and Little Havana's enduring cultural appeal, this asset aligns with investor demand for secure, inflation-resistant multifamily holdings in South Florida's core urban corridor.



02



PROPERTY INFORMATION

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945 SW 4TH ST

PROPERTY DETAILS

SITE DESCRIPTION

Number of Units	6
Unit Type	2Bed/1Bath
Laundry Facility	On-Stie
Number of Buildings	1
Floors	2
Year Built/Renovated	1973/2024
Rentable SF	3,712 SF
Lot Size	7,500 SF
Topography	Grade Level

PARKING

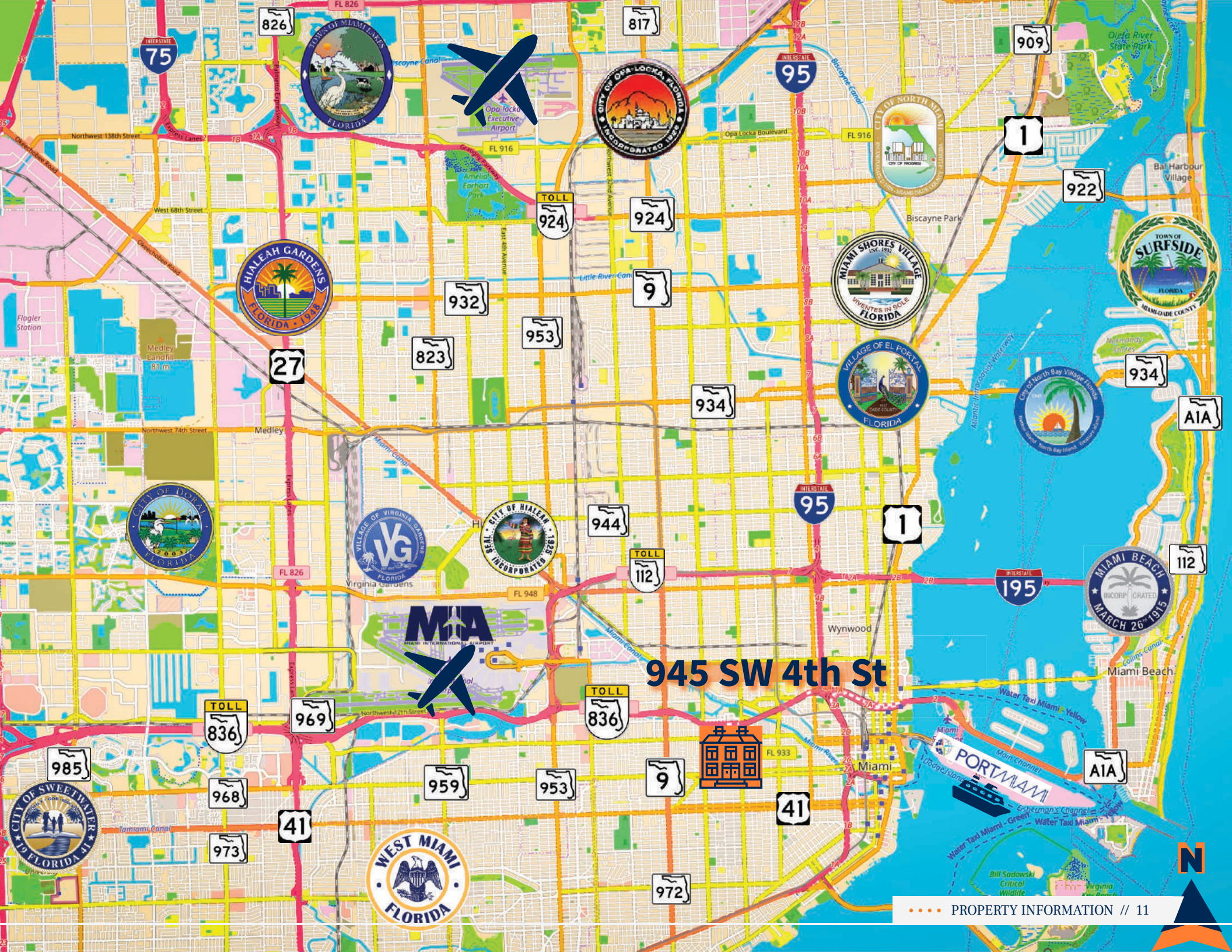
Number of Parking Spaces	7
Parking	Surface

CONSTRUCTION

Framing	Concrete Block Stucco
Exterior	Concrete Stucco
Roof	New (2024)
Windows	Impact/Hurricane Proof New (2024)
Private Balcony	4-Units

CERTIFICATION

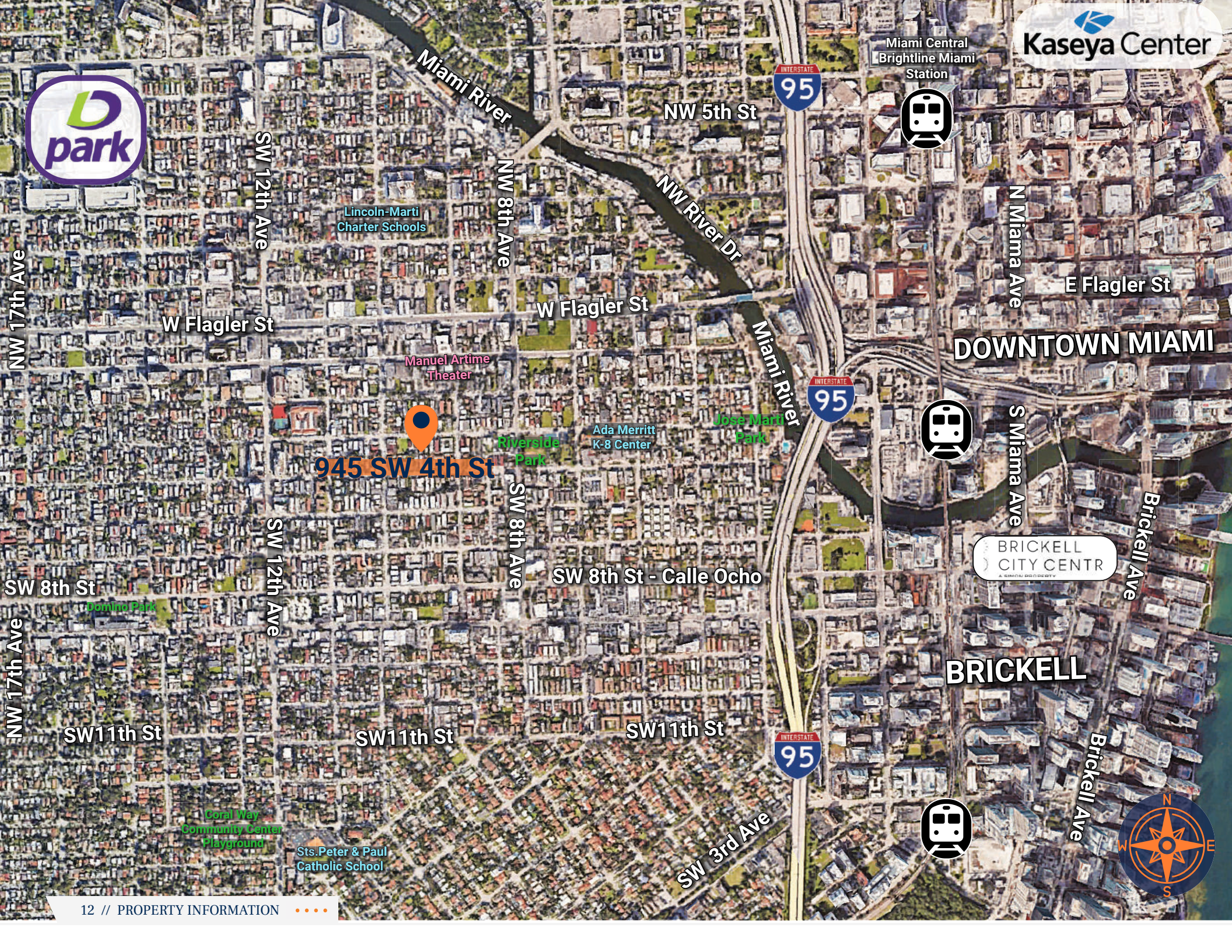
Forty (40) Year	Certified/Passed
Fifty (50) Year	Certified/Passed



945 SW 4th St



Miami Central
Brightline Miami
Station



945 SW 4th St

DOWNTOWN MIAMI

BRICKELL

BRICKELL CITY CENTR
A GENSLER BUILDING



Lincoln-Marti
Charter Schools

Manuel Artime
Theater

Riverside
Park

Ada Merritt
K-8 Center

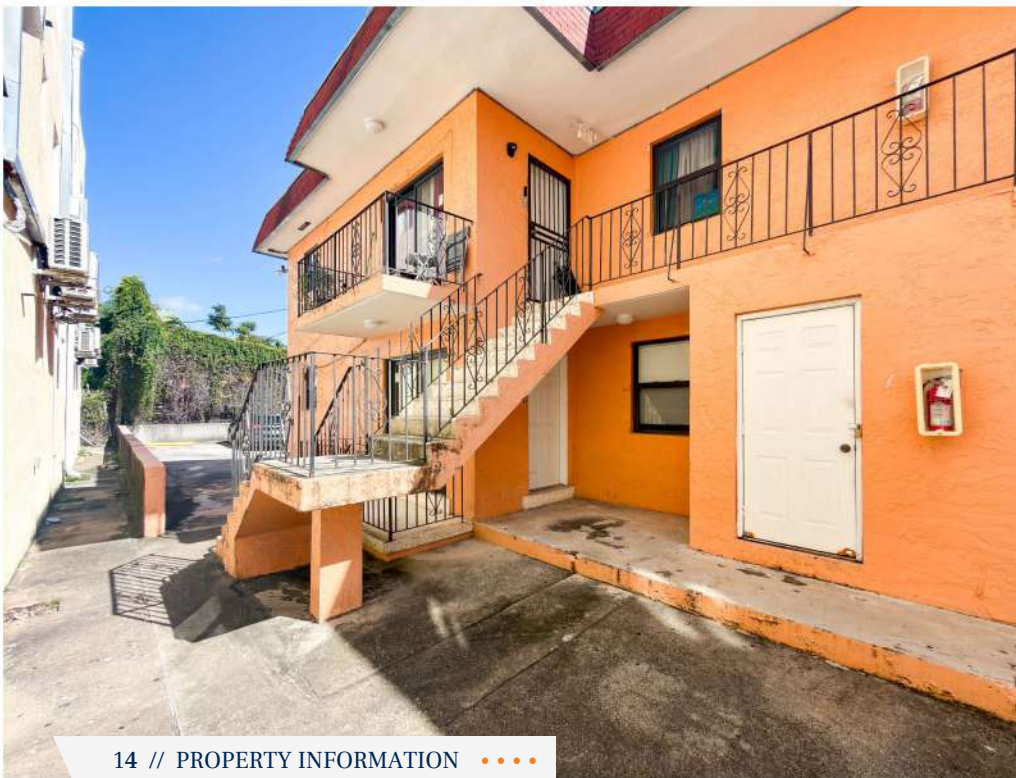
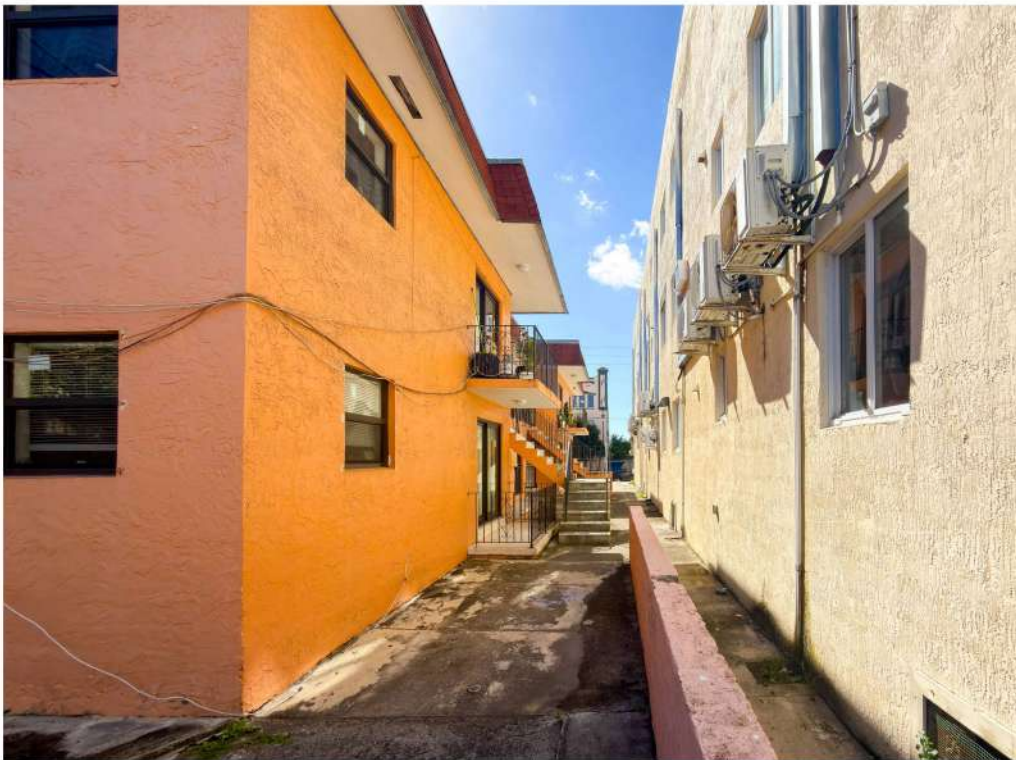
Jose Marti
Park

Domino Park

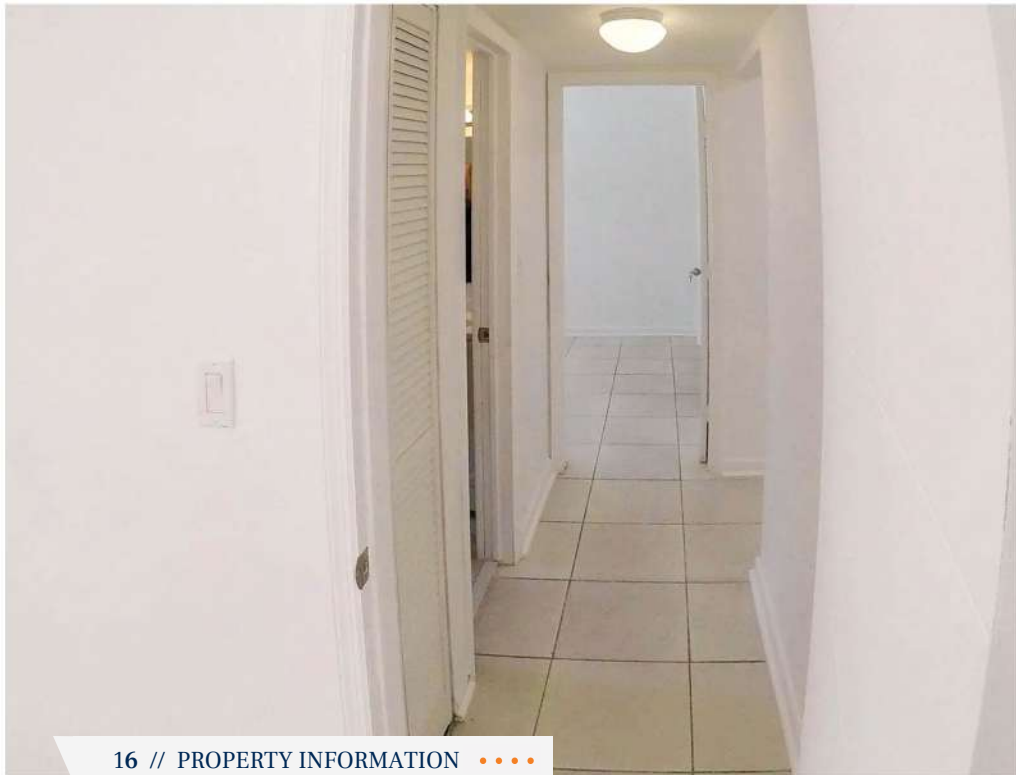
Coral Way
Community Center
Playground

Sts. Peter & Paul
Catholic School









SECTION 3

03

FINANCIAL ANALYSIS

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945 SW 4TH ST

FINANCIAL DETAILS

RENT ROLL SUMMARY

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
2B/1BA	6	619	\$2,000 - \$2,250	\$2,117	\$3.42	\$12,700	\$2,250	\$3.63	\$13,500
Totals/Weighted Averages	6	619		\$2,117	\$3.42	\$12,700	\$2,250	\$3.63	\$13,500
Gross Annualized Rents				\$152,400			\$162,000		

RENT ROLL DETAILS

Unit	Unit Type	Square Feet	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2B/1BA	619	\$2,250	\$3.63	\$2,250	\$3.63
2	2B/1BA	619	\$2,250	\$3.63	\$2,250	\$3.63
3	2B/1BA	619	\$2,150	\$3.47	\$2,250	\$3.63
4	2B/1BA	619	\$2,050	\$3.31	\$2,250	\$3.63
5	2B/1BA	619	\$2,000	\$3.23	\$2,250	\$3.63
6	2B/1BA	619	\$2,000	\$3.23	\$2,250	\$3.63
Total		3,714	\$12,700	\$3.42	\$13,500	\$3.63

945 SW 4TH ST

FINANCIAL DETAILS

Income	Current	Pro Forma	Pro Forma Per Unit	Pro Forma Per SF
Gross Potential Rent		162,000	27,000	43.62
Gross Current Rent	152,400			
Effective Rental Income	152,400	162,000	27,000	43.62
Laundry Income	1,000	1,000	167	0.27
Effective Gross Income	\$153,400	\$163,000	\$27,167	\$43.89

Expenses	Current	Pro Forma	Pro Forma Per Unit	Pro Forma Per SF
Real Estate Taxes	23,221	23,221	3,870	6.25
Insurance	22,000	22,000	3,667	5.92
Utilities	900	900	150	0.24
Trash	2,600	2,600	433	0.70
Water	4,100	4,100	683	1.10
Management Fee	5,400	5,400	900	1.45
Total Expenses	\$58,221	\$58,221	\$9,703	\$15.68
Expenses as % of EGI	38%	35.7%		
Net Operating Income	\$95,179	\$104,779	\$17,463	\$28.21

Notes:

- Taxes are based on offering price

945 SW 4TH ST

FINANCIAL DETAILS

Summary	
Price	\$1,450,000
Number of Units	6
Price Per Unit	\$242,000
Price Per SqFt	\$390.41
Rentable SqFt	3,714
Lot Size	0.17 Acres


Returns	Current	Pro Forma
CAP Rate	6.6%	7.2%

Notes:

- Taxes are based on offering price

Operating Data		
Income	Current	Pro Forma
Gross Scheduled Rent	\$152,400	\$162,000
Total Effective Rental Income	\$152,400	\$162,000
Laundry Income	\$1,000	\$1,000
Effective Gross Income	\$153,400	\$163,000
Less: Expenses	\$58,221	\$58,221
Net Operating Income	\$95,179	\$104,779

Expenses	Current	Pro Forma
Real Estate Taxes	\$23,221	\$23,221
Insurance	\$22,000	\$22,000
Utilities	\$900	\$900
Trash	\$2,600	\$2,600
Water	\$4,100	\$4,100
Management Fee	\$5,400	\$5,400
Total Expenses	\$58,221	\$58,221
Expenses/Unit	\$9,703	\$9,703
Expenses/SF	\$15.68	\$15.68



04









SALE COMPARABLES

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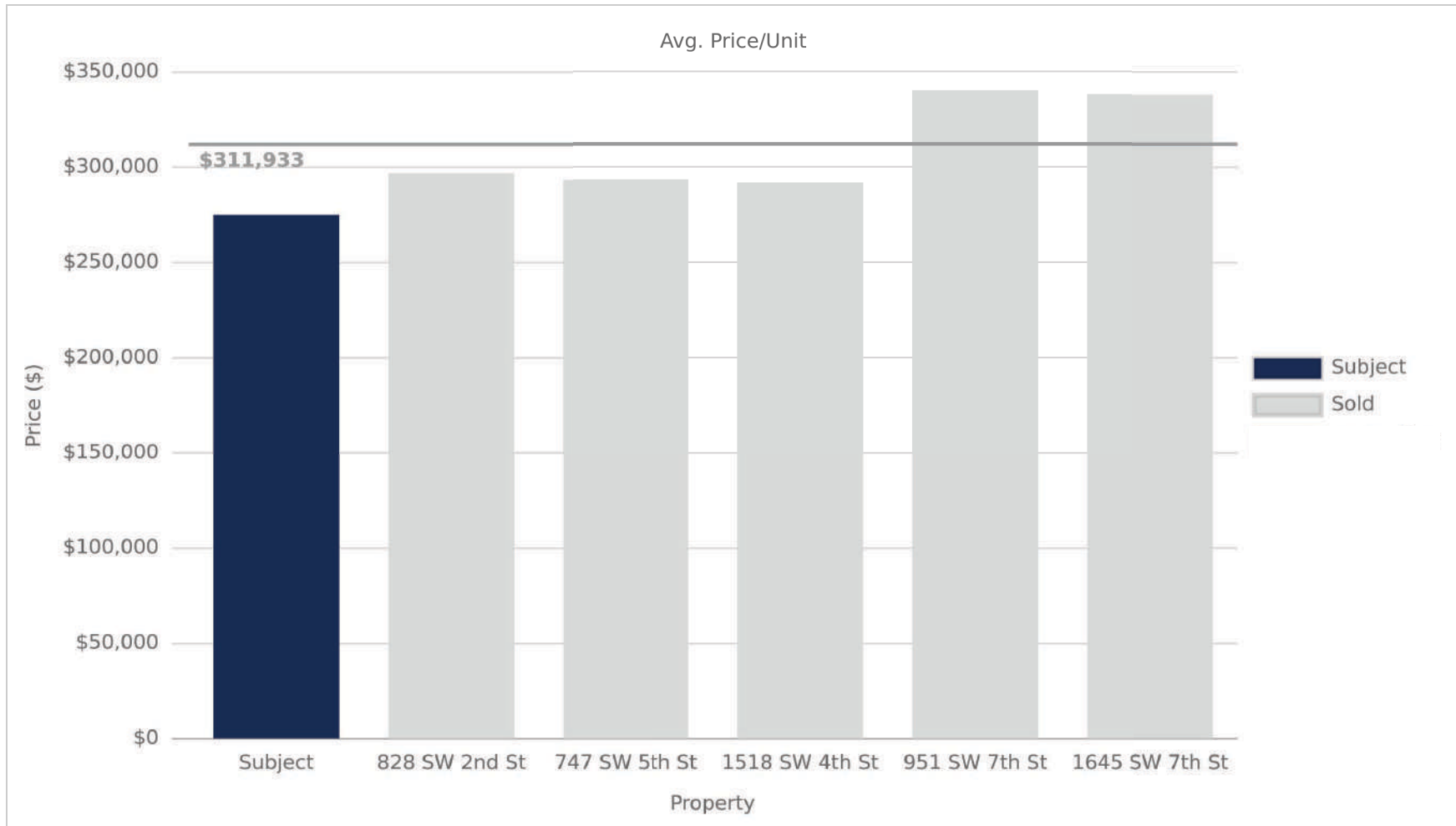
945 SW 4TH ST

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	945 SW 4th St Miami, FL 33130	\$1,450,000	3,712 SF	0.17 AC	\$2742,000	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	1645 SW 7th St Miami, FL 33135	\$1,690,000	5,176 SF	0.17 AC	\$338,000	5	08/06/2025
	1518 SW 4th St Miami, FL 33135	\$1,750,000	4,618 SF	0.17 AC	\$291,666	6	06/17/2024
	951 SW 7th St Miami, FL 33130	\$1,700,000	5,024 SF	0.17 AC	\$340,000	5	07/03/2024
	747 SW 5th St Miami, FL 33130	\$1,760,000	5,824 SF	0.17 AC	\$293,333	6	03/04/2024
	828 SW 2nd St Miami, FL 33130	\$1,780,000	4,087 SF	0.17 AC	\$296,666	6	02/26/2024

945 SW 4TH ST

PRICE PER UNIT CHART



945 SW 4TH ST

SALE COMPS



★ **945 SW 4th St**
Miami, FL 33130

Listing Price:	\$1,450,000	Price/SF:	\$390.41
Property Type:	Multifamily	NOI:	\$95,179
Cap Rate:	6.6%	Occupancy:	100%
COE:	On Market	Year Built/Renovated:	1973/2024
Number Of Units:	6	Lot Size:	0.17 Acres
Price/Unit:	\$242,000	Total SF:	3,712 SF



▲ **1645 SW 7th St**
Miami, FL 33135

Sale Price:	\$1,690,000	Property Type:	Multifamily
Occupancy:	100%	Year Built:	1981
COE:	08/06/2025	Number Of Units:	5
Lot Size:	0.17 Acres	Price/Unit:	\$338,000
Total SF:	5,176 SF		

945 SW 4TH ST

SALE COMPS



B 1518 SW 4th St
Miami, FL 33135

Sale Price:	\$1,750,000	Property Type:	Multifamily
Occupancy:	100%	Year Built:	1970
COE:	06/17/2024	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$291,666
Total SF:	4,618 SF		



C 951 SW 7th St
Miami, FL 33130

Sale Price:	\$1,700,000	Property Type:	Multifamily
Occupancy:	1000%	Year Built:	1981
COE:	07/03/2024	Number Of Units:	5
Lot Size:	0.17 Acres	Price/Unit:	\$340,000
Total SF:	5,024 SF		

945 SW 4TH ST

SALE COMPS



D 747 SW 5th St
Miami, FL 33130

Sale Price:	\$1,760,000	Property Type:	Multifamily
Occupancy:	100%	Year Built:	1987
COE:	03/04/2024	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$293,333
Total SF:	5,824 SF		



E 828 SW 2nd St
Miami, FL 33130

Sale Price:	\$1,780,000	Property Type:	Multifamily
Occupancy:	100%	Year Built:	1966
COE:	02/26/2024	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$296,666
Total SF:	4,087 SF		

SECTION 5

05

LITTLE HAVANA

Why Little Havana

Marcus & Millichap

Little Havana, Miami, Florida



Nearly a million Cubans live in Miami-Dade County, but the highest concentration of Cuban culture is, of course, in Miami's Little Havana neighborhood – officially a national treasure, per the National Trust for Historic Preservation.

The corazón of the district is easily Calle Ocho, a walkable stretch of cuisine, coffee, shopping and entertainment. Grab a steaming colada – the Cuban version of espresso – at one of the multiple ventanitas (street-facing serving windows). Cigar aficionados can kick back in the lounge at the Cigar Boutique, housed in a former cigar factory. For lunch, try Sanguich de Miami, with its menu of staples, like the classic Cubano, pan con bistec and the medianoche. <https://money.com/collection-post/bpt-2023-little-havana-miami-florida>



Grab a coco frío to go from the open-air fruit market Los Pinareños Frutería before heading to Maximo Gómez Park, AKA Domino Park. Domino lovers play from morning to sundown and, at the park entrance, there's a Hollywood Walk of Fame-style grouping of tributes to Cuban-born superstars like Celia Cruz, Sammy Sosa, Julio Iglesias and Gloria Estefan. Across the street is the Azucar Ice Cream Company; try the Abuela María (made with the iconic cookie beloved by Cubans) or sweet plantain, two flavors unique to the shop.

Little Havana

Little Havana – the heart of Miami’s Cuban diaspora – is part of what makes Miami such a dynamic cultural destination. The neighborhood is centered around Calle Ocho (Southwest Eighth Street), a vibrant thoroughfare lined with Latin-inspired restaurants, bakeries, fruit stands, cigar shops, rum bars, art galleries and music venues. It’s also where you’ll find the famed Máximo Gómez Park (known as Domino Park), where locals gather to talk politics over heated games of dominoes. The street is lined with murals and other artwork, from the mosaic tiles near Domino Park depicting classic symbols of Cuban heritage – cigars, musical instruments and tropical fruit – to walls covered with portraits of Cuban legends, including revolutionary poet José Martí and beloved singer Celia Cruz.

One of the best ways to dig into Cuban culture is through its food. Whether you make a pilgrimage to the classic, family-owned Versailles or pay a visit to one of Little Havana’s other top Cuban restaurants, you’re going to want to sample everything from strong, sweet Cuban coffee to the savory Cuban sandwich (made with roast pork, ham, Swiss cheese, pickles and yellow mustard pressed into crusty bread). These restaurants, which have a casual, convivial atmosphere, sport *ventanitas* (little windows), where you can order delectable treats on the go – try an *empanada* or a *guava and cheese pastelito* (pastry).



Head to Azucar Ice Cream Company for artisanal ice cream and sorbet with tropical flavors.

Little Havana’s arts and cultural scene is equally vibrant. The neighborhood plays host to the Calle Ocho Music Festival every March to celebrate Carnaval Miami, with big-name entertainers headlining the festivities. No matter when you visit Little Havana, you can always soak up the local art and culture at galleries and studios such as the Futurama 1637 Art Building and Molina Fine Art Gallery, or with an indie flick at the Tower Theater, which dates to 1926. One of the area’s best live music venues is the Cubaocho Museum & Performing Arts Center, which happens to be an excellent place to savor a mojito.

Little Havana Guide

By Kristina Puga - June 22, 2025



A visit to Greater Miami & Miami Beach isn't complete without exploring Little Havana, located just west of Downtown Miami. This lively, culturally important neighborhood received its name when Cuban immigrants came to Miami in the 1960s. Today, Little Havana, declared a National Treasure by the National Trust for Historic Preservation, is one of the most colorful, vibrant areas in the destination.

Calle Ocho (Southwest 8th Street), which runs between SW 21st and SW 10th avenues, is the center of the action, with enough coffee shops, restaurants, bars, cultural attractions and more to keep you entertained for days. Here are some of the best things to do in Little Havana.

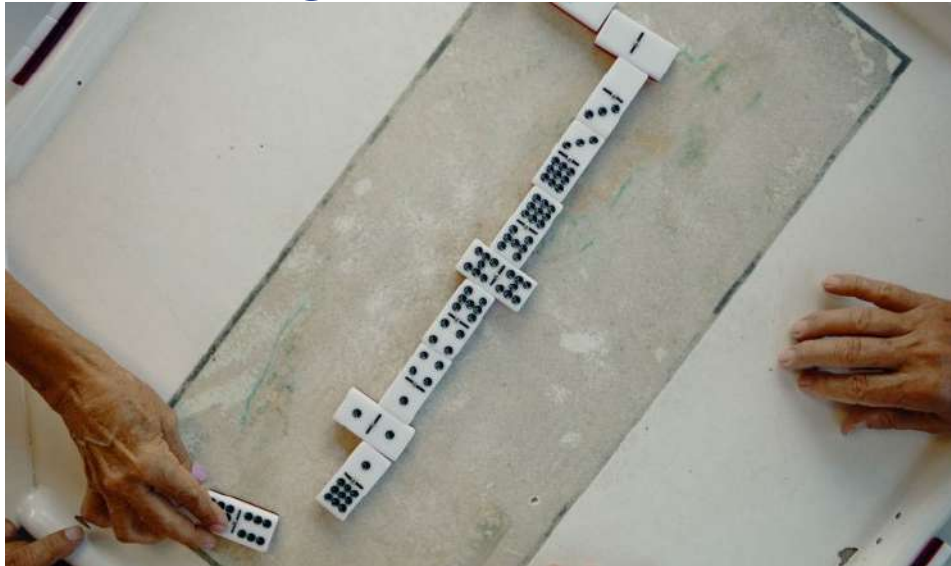
Visit the Walk of Fame and Explore Street Art



The Calle Ocho Walk of Fame, spanning 12th to 17th avenues, is basically like the Hollywood Walk of Fame but for celebrities of Latin heritage. Some of the famous figures honored with stars embedded in the sidewalk are actor Andy Garcia and Grammy Award-winning musicians Celia Cruz and Gloria Estefan.

Calle Ocho is also home to vibrant murals of Cuban celebrities, such as the famous one of Cruz on the corner of 13th Avenue overlooking the Walk of Fame. In addition to the colorfully painted large roosters you'll find along Calle Ocho, there are also many art galleries and gift shops selling art and trinkets, and you might even have the chance to talk to the artists.

Watch the Locals Play Dominoes



Maximo Gómez Park, named after a Cuban revolutionary, is better known as Domino Park because it's where locals gather to play dominoes, a beloved Cuban pastime. You'll mostly find older Cubans playing, smoking a cigar or drinking a cafecito and discussing politics. Games are taken seriously and are typically played by members only, but you are welcome to watch. There are benches in the park, and just maybe you will be invited to play a game or two.

Have a Cup of Cafecito and a Pastry



You'll find places to enjoy coffee and pastries all along Calle Ocho. World-famous Versailles restaurant also has an on-site bakery where you can try authentic Cuban croquetas and pastelitos. Versailles is such an important part of the community that it's where news outlets go to gauge the local Cuban perspective on important events.

La Colada Gourmet, known as "The House of Cuban Coffee," has a more-modern vibe, with cheerful music playing and a huge, red coffee roaster mixing coffee beans on the spot. You can take home a bag of coffee or stay and savor one of the many expertly crafted Cuban coffee drinks. Accompany it with their croqueta trio or guava and cheese pastries.

Feast on Traditional Cuban Cuisine



Old's Havana on Calle Ocho is known for its extensive menu, top-tier service and beautiful vintage decor evoking 1950s Cuba. Dine indoors in a cozy, quaint setting or enjoy the fresh air on the spacious outdoor patio, complete with live music every Monday through Thursday evenings. Try the authentic ropa vieja or fricasé de pollo, accompanied by a mojito.

Little Havana is home to the original Sanguich de Miami. The traditional Cuban sandwiches and other pressed sandwiches made at this MICHELIN Bib Gourmand-rated restaurant are always in high demand.



Cafe La Trova is well-known for its bar, which features handcrafted cocktails, and live music, but don't miss the MICHELIN-recommended cuisine by James Beard Award-winning chef Michelle Bernstein. Must-try dishes include lechón with steamed yuca and tangerine mojo and skirt steak ropa vieja. Make sure to reserve a table ahead of time.



Azucar Ice Cream Company creates ice cream flavors using tropical fruits like mango and passion fruit and locally grown fruits from South Florida farmers markets.

Enjoy Little Havana's Vibrant Nightlife



Ball & Chain opened in 1935, and 90 years later, it is still known by locals as the place to go for salsa dancing. Check the online calendar; you'll find everything from a DJ spinning salsa and mambo music to free dance classes and live jazz bands.

Cubaocho Museum & Performing Arts Center features art (some for sale) by Cuban artists on the walls and tables and a bar with Tiffany lamps hanging above it. Cubaocho is known for its extensive rum collection and great mojitos, but the highlight is the nightly live music and dancing that will transport you to pre-revolutionary Cuba.

Hoy Como Ayer cocktail lounge has been a Little Havana staple since 1999. There are three rooms you can choose from depending on your mood, from a cozy hallway for happy hour to an elegant living room for listening to music. Enjoy salsa dancing every Saturday night, and check the calendar for special performances.

Immerse Yourself in Cuban Culture



Viernes Culturales (Cultural Fridays) is a free community event that has been taking place since 2000. From noon until evening on the third Friday of each month, Calle Ocho becomes pedestrian-only between 14th and 17th avenues, and you can enjoy food, art and music alfresco.

Every year in March, thousands come to Little Havana for the annual Calle Ocho Music Festival, the largest free Latin music festival in the U.S. Stages along 15 blocks feature top Latin performers and folkloric dances, and there's great food too.

<https://www.miamiandbeaches.com/plan-your-trip/insider-guides/little-havana-guide>



SECTION 6

06



MARKET OVERVIEW

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945 SW 4TH ST

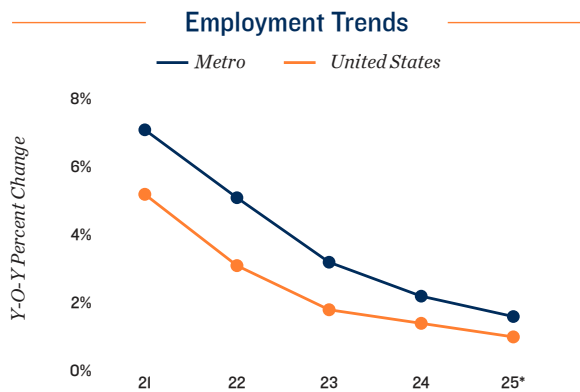
MARKET OVERVIEW

MIAMI-DADE

Higher-Tier Leasing Holds Firm as Suburban Development Pullback Strengthens Fundamentals

Office sector hiring fuels urban leasing. Miami’s multifamily market continued to tighten in the first quarter of 2025. Metrowide vacancy fell to 4.3 percent in March — the lowest level since early 2023. Easing supply pressures and steady renter demand, bolstered by resilient office-using job growth, drove notable compression in Class A and B vacancy rates. Downtown Miami and the metro’s northern suburbs, where development has been concentrated, sustained strong lease-up of new units. In contrast, vacancy rose slightly in the Class C segment, reflecting financial strain among lower-income households likely tied to recent job losses in the hospitality sector. Although rent growth in this tier remained elevated amid limited availability, softening demand may temper future gains.

Supply slowdown benefits the suburbs. After 2024’s record delivery total, completions are set to decline this year, roughly aligning with the metro’s 10-year average of annual additions. Suburban areas will lead the slowdown, while the urban core is still expected to face an elevated delivery pipeline. In South Dade County, new supply will fall by 1,000 units compared with 2024. Completions will also ease near Westchester and northern areas like Aventura, aiding a gradual improvement in property fundamentals. In cost-accessible submarkets such as Kendall and Hialeah, Class B assets are well-positioned to outperform, offering relative affordability alongside modern amenities that remain attractive to value-driven renters.



Multifamily 2025 Outlook



20,000
JOBS
will be created

EMPLOYMENT:

Hiring in knowledge and service sectors will keep Miami’s job growth among the top 10 major markets at 1.5 percent. This pace trails only Orlando in Florida and sits just below the metro’s 10-year average of 1.9 percent.



7,600
UNITS
will be completed

CONSTRUCTION:

Deliveries will ease from 2024’s record, bringing inventory growth down to 2.3 percent. Downtown Miami will receive nearly 30 percent of new units, with northern suburbs also capturing a sizable share.



20
BASIS POINT
decrease in vacancy

VACANCY:

Falling completions will support continued vacancy compression, bringing the metro’s rate down to 4.2 percent by year-end — the 10th lowest nationally and just above the prior decade’s average of 4.0 percent.



3.1%
INCREASE
in effective rent

RENT:

Annual rent growth will reach a two-year high, upheld by improving upper-tier fundamentals. The metro’s average effective rent is expected to reach \$2,670 per month, rising at the ninth-fastest pace in the country.

945 SW 4TH ST

MARKET OVERVIEW

1Q 2025 — 12-Month Period

CONSTRUCTION

11,314 units completed

- The metro's inventory grew at a two-decade high of 3.5 percent over the 12 months ended in March, though first-quarter deliveries slowed sharply.
- Downtown Miami led with over 2,600 units delivered, lifting local inventory by 3.7 percent. South Dade and North Central Miami followed, each receiving over 1,600 units and growing their inventories by about 10 percent.

VACANCY

50 basis point decrease in vacancy Y-O-Y

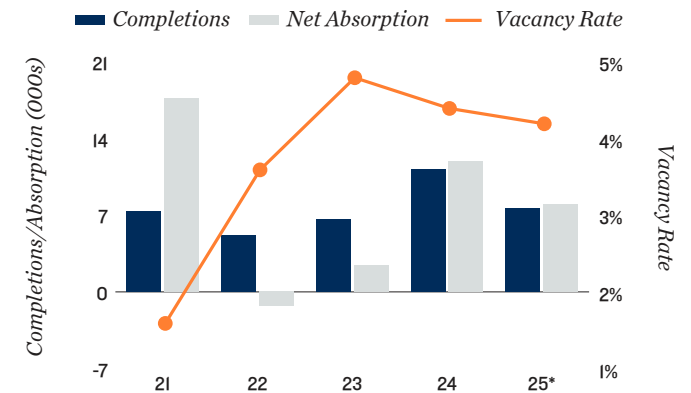
- Vacancy hit 4.3 percent in March, driven by annual declines of at least 50 basis points in Class A and B rates, while the Class C mark edged higher.
- The CBD saw one of the steepest vacancy declines metrowide last year, falling nearly 100 basis points. Meanwhile, rapid supply growth in North Central Miami and South Dade kept rates flat or pushed them higher.

RENT

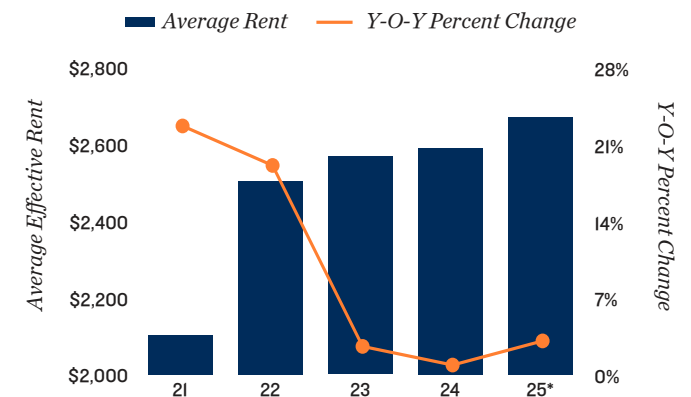
0.6% increase in the average effective rent Y-O-Y

- Class A and B rent growth under 1 percent offset gains above 5 percent in Class C units, bringing the metro's mean rent to \$2,603 per month.
- Most submarkets posted year-over-year rent growth between 1 percent and 2 percent as of March. In contrast, an influx of premium new supply in North Central Miami pushed the effective rate up more than 15 percent.

Supply and Demand



Rent Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

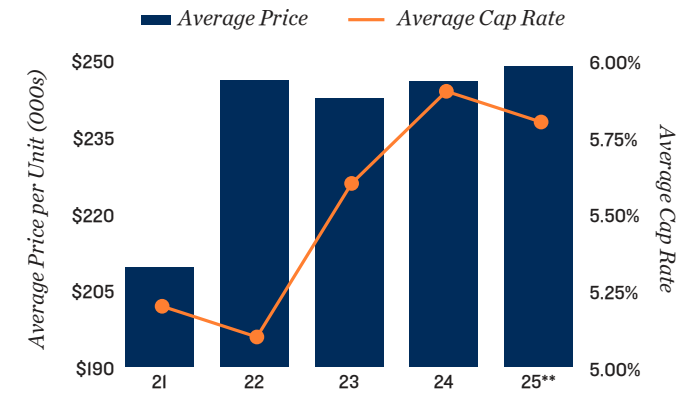
945 SW 4TH ST

MARKET OVERVIEW

Investment Highlights

- Sales activity remained modest in early 2025, as private buyers faced continued interest rate pressure. At the same time, well-capitalized institutions showed greater momentum. Mid-tier assets in suburbs like Kendall attracted increased interest, aided by lower entry costs and steady renter demand. Class B vacancy declined across all submarkets during the first quarter, underscoring the resilience of moderately priced housing.
- While Little Havana stayed a top target for private buyers, rising activity in North Beach and around Coconut Grove signals a shift in acquisition strategies. These areas offer more affluent renter bases, supporting income stability amid softening lower-tier fundamentals. Although Class C vacancy rose in early 2025, it remains well below Class A and B levels, sustaining strong rent growth for well-managed, strategically located assets.
- Institutional activity in Downtown Miami has strengthened. Buyers are targeting assets built or renovated within the past 10 years, often through portfolio deals. As of April, vacancy in the urban core sits below suburban levels. The Class A rate declined 110 basis points year over year to 4.3 percent, further solidifying investor confidence in the metro's CBD.

Sales Trends



** Through 1Q

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	68,427	309,515	527,767
2024 Estimate			
Total Population	67,160	304,515	519,913
2020 Census			
Total Population	65,575	300,873	512,722
2010 Census			
Total Population	61,425	262,176	467,326
Daytime Population			
2024 Estimate	93,389	463,470	702,799
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	30,741	138,464	230,966
2024 Estimate			
Total Households	30,024	135,599	226,643
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	29,039	131,664	220,694
2010 Census			
Total Households	25,808	106,635	191,770
Growth 2024-2029	2.4%	2.1%	1.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	33,872	159,450	269,142
2024 Estimate	32,855	155,504	263,332
Owner Occupied	4,230	34,606	69,053
Renter Occupied	25,797	101,025	157,594
Vacant	2,831	19,904	36,689
Persons in Units			
2024 Estimate Total Occupied Units	30,024	135,599	226,643
1 Person Units	39.3%	38.9%	37.5%
2 Person Units	28.6%	30.9%	30.6%
3 Person Units	15.7%	14.7%	14.9%
4 Person Units	10.9%	9.8%	10.2%
5 Person Units	3.6%	3.5%	4.0%
6+ Person Units	2.0%	2.2%	2.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	5.6%	11.6%	12.0%
\$150,000-\$199,999	4.8%	7.1%	7.0%
\$100,000-\$149,999	8.9%	13.6%	12.9%
\$75,000-\$99,999	10.4%	11.6%	11.5%
\$50,000-\$74,999	16.6%	15.2%	14.7%
\$35,000-\$49,999	10.0%	9.3%	9.8%
\$25,000-\$34,999	9.4%	8.0%	8.0%
\$15,000-\$24,999	13.6%	9.0%	9.4%
Under \$15,000	20.7%	14.8%	14.6%
Average Household Income	\$66,660	\$90,050	\$92,085
Median Household Income	\$47,491	\$68,950	\$72,123
Per Capita Income	\$30,711	\$42,847	\$42,151
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	67,160	304,515	519,913
Under 20	18.8%	17.7%	18.6%
20 to 34 Years	22.6%	24.8%	22.9%
35 to 39 Years	8.0%	8.7%	8.3%
40 to 49 Years	13.4%	13.9%	13.9%
50 to 64 Years	18.9%	18.7%	19.4%
Age 65+	18.3%	16.2%	16.9%
Median Age	42.0	41.0	41.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	50,753	233,233	393,858
Elementary (0-8)	17.1%	11.4%	10.2%
Some High School (9-11)	9.8%	8.2%	8.2%
High School Graduate (12)	27.7%	22.9%	23.3%
Some College (13-15)	10.6%	11.3%	11.8%
Associate Degree Only	7.5%	7.2%	7.4%
Bachelor's Degree Only	17.2%	22.2%	22.3%
Graduate Degree	10.1%	16.8%	16.8%
Population by Gender			
2024 Estimate Total Population	67,160	304,515	519,913
Male Population	49.1%	48.9%	49.4%
Female Population	50.9%	51.1%	50.6%

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DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 519,913. The population has changed by 11.25 percent since 2010. It is estimated that the population in your area will be 527,767 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 6,630 people per square mile.



HOUSEHOLDS

There are currently 226,643 households in your selected geography. The number of households has changed by 18.18 percent since 2010. It is estimated that the number of households in your area will be 230,966 five years from now, which represents a change of 1.9 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$72,123, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 125.54 percent since 2010. It is estimated that the median household income in your area will be \$82,467 five years from now, which represents a change of 14.3 percent from the current year.

The current year per capita income in your area is \$42,151, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$92,085, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 275,489 people in your selected area were employed. The 2010 Census revealed that 53.5 of employees are in white-collar occupations in this geography, and 21.8 are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$639,743 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 65,308.00 owner-occupied housing units and 126,462.00 renter-occupied housing units in your area.



EDUCATION

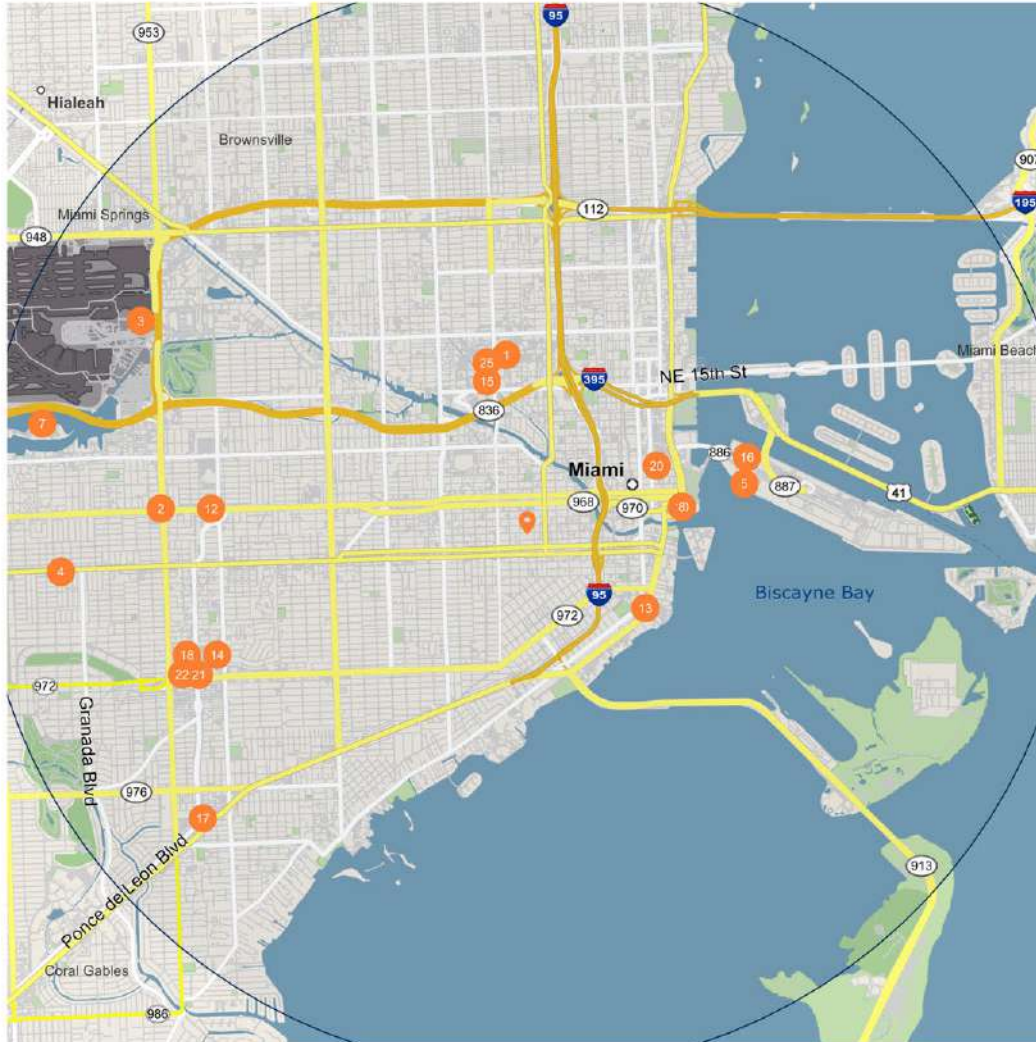
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 37.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.4 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 8.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.8 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 26.8 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



Major Employers

Employees

1	Jackson North Medical Center	10,973
2	Keystone Holdings Group LLC-Keystone Holdings	6,102
3	County Miami Dade AVI Dept	4,000
4	Kindred Hospitals East LLC-Kindred Hosp - S Fla - Cral Gb	3,706
5	Royal Caribbean Cruises Ltd-ROYAL CARIBBEAN	3,400
6	Holtz Childrens Hospital	3,061
7	Celebrity Cruises Inc	2,781
8	Citadel Southwest Energy Ltd	2,500
9	Citadel Midwest Energy II Ltd	2,500
10	Citadel Texas Energy Ltd	2,500
11	American SIs MGT Orgnztion LLC-Eulen America	2,005
12	3801 Flagler Supermarket LLC-SedanOs Supermarket 42	2,004
13	HIG Capital LLC	1,813
14	Renuity LLC	1,800
15	University of Miami-University of Miami Hospital	1,800
16	Eller-Ito Stevedoring Co LLC	1,500
17	Bayview Lnding Group Hldngs LL	1,500
18	Bankunited Statutory Trust Xi	1,470
19	Anaplan Inc-Anaplan	1,445
20	Miami Dade College	1,382
21	Ryder System Inc-RYDER	1,313
22	Wheels Up Private Jets LLC	1,299
23	McRoberts Protective Agcy Inc	1,239
24	Ryder Truck Rental Inc-Ryder	1,230
25	Veterans Health Administration-Miami Vamc	1,113

945 SW 4TH ST

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

945 SW 4th St, Miami, Florida, 33130

Ring of 1 mile

KEY FACTS

68,300

Population

41.6

Median Age



31,582

Households

\$41,568

Median Disposable Income

EDUCATION

23.8%

No High School Diploma



27.6%

High School Graduate



18.3%

Some College/
Associate's Degree



30.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$50,011

Median Household Income



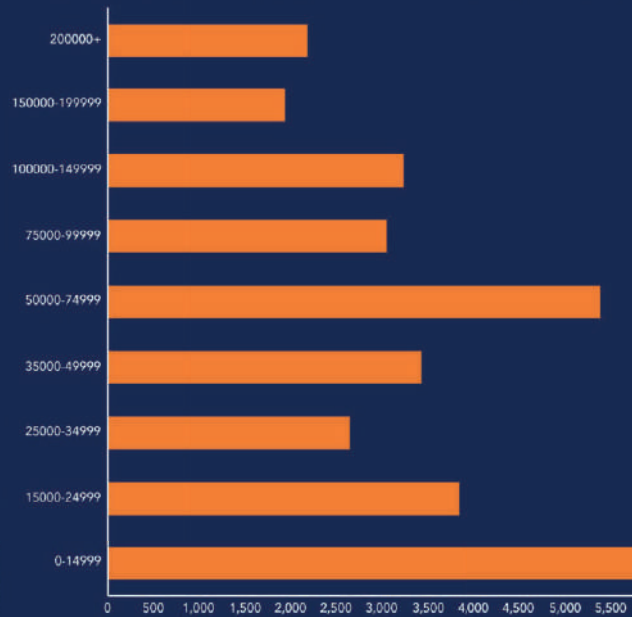
\$37,197

Per Capita Income

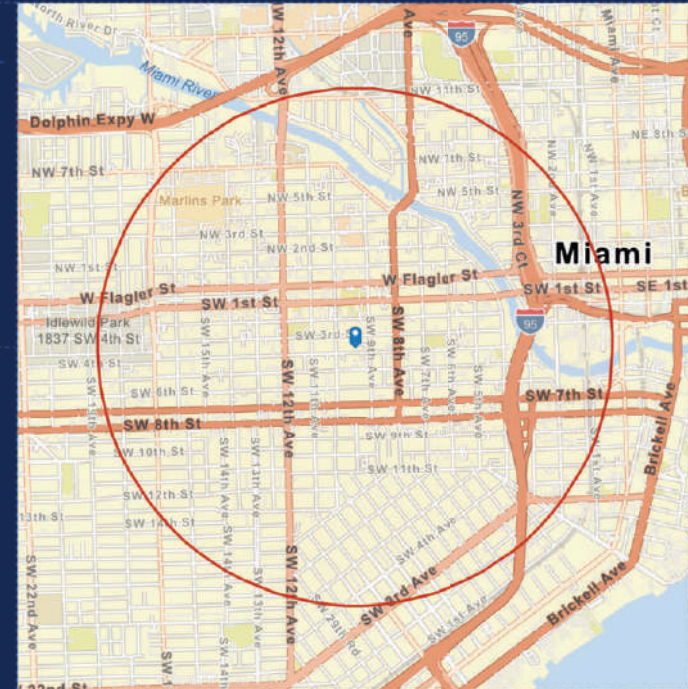


\$17,279

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

49.2%

White Collar

28.0%

Blue Collar

24.9%

Services

2.1%

Unemployment Rate

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

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DEMOGRAPHICS

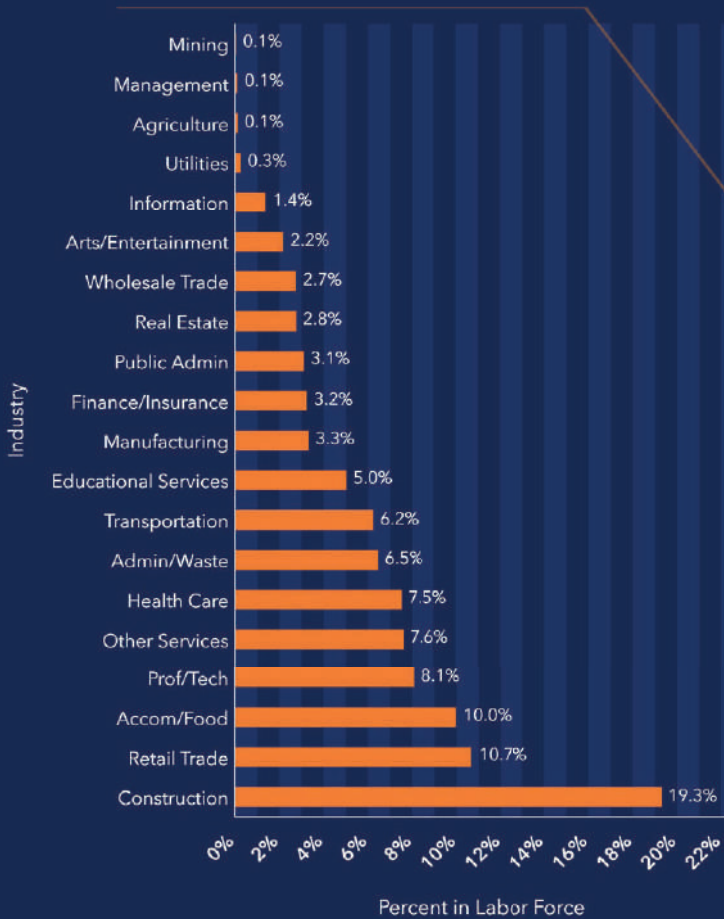
Economic Development Profile

945 SW 4th St, Miami, Florida, 33130

Ring of 1 mile

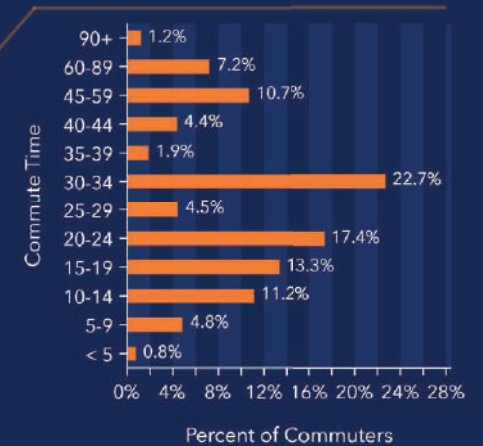


Labor Force by Industry



Employment

Commute Time: Minutes



Workforce Overview

Transportation to Work



Businesses



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



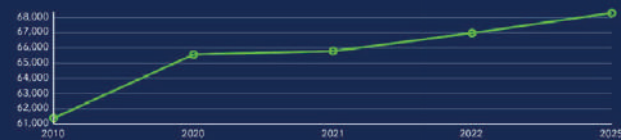
Key Site Information

945 SW 4th St, Miami, Florida, 33130

945 SW 4th St, Miami, Florida, 33130

Population Growth
1.35%, the population is expected to reach **73,040** by 2030. In 2010 the population was **61,391**.

Total Population Trend (2010-2025)



Household Income
Household expenditure is **\$71,287** per year, with **\$3,127** spent eating out, **\$8,264** on transport and **\$22,025** on retail.

Home Value
2.8% of homes are valued under \$100,000 and 13.0% are valued over \$1,000,000. The median year homes were built is **1974**.



Age Profile
57,346 people aged over 18. Of the total population **16.0%** are under 18, **65.2%** 18-65 and **18.7%** 65 or older.

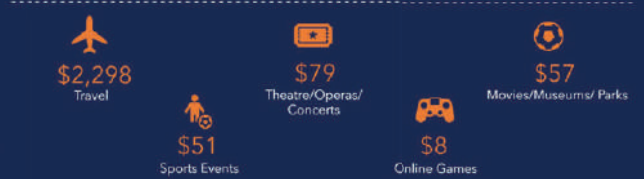
Home Ownership
Renters account for **82.4%** homes compared to **17.6%** that are owner occupied. A total of **7.6%** are vacant.

Households and Housing Unit Trend (2010-2025)



Household Growth
34,195 housing units giving a HH to HU ratio of **1.08**. In 2010 there were **25,849** households and **28,690** housing units.

ANNUAL LIFESTYLE SPENDING



Source: This infographic contains data provided by Esri (2025, 2030), ACS (2019-2023), U.S. Census (2010, 2020), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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DEMOGRAPHICS



What's in My Community?

Places that make your life richer and community better

945 SW 4th St, Miami, Florida, 33130
1 mile



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighborhood concept, which is broken down into civic themes which contribute to livability and economic vitality.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

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