

Marcus & Millichap

OFFERING MEMORANDUM



Hotel Development at Miami International Airport

6595 NW 36th St Virginia Gardens, FL 33166

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SECTION 1

Executive Summary

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OFFERING SUMMARY



Listing Price
\$16,750,000



Lot Size
3.91 Acres



Allowable Buildable ft²
171,586

FINANCIAL

Listing Price	\$16,750,000
Price/ft ² Land	\$97

OPERATIONAL

Zoning	Restricted Commercial (RCU)
Project Type	One (1) Seven-Story Hotel Tower
Lot Size	3.91 Acres (170,319 ft ²)



Hotel Development At Miami International Airport

6595 NW 36th St, Virginia Gardens, FL 33166

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale a premier 3.91-acre fee simple development site located at 6595 NW 36th Street, Virginia Gardens, Florida, strategically positioned at the entrance to Miami International Airport, one of the most active aviation gateways in the world. The site is fully zoned under RCU – Restricted Commercial, allowing for a 261-key, seven-story hotel with 171,586 SF of proposed building area, 291 parking spaces, and frontage along a high-visibility hospitality corridor already anchored by brand-name hotel operators. With ~335 feet of frontage on NW 36th Street, the site offers brand exposure, direct arterial access, and development-ready positioning with no change-of-use entitlement risk.

This site represents one of the last remaining large hotel development parcels adjacent to MIA with both scale and correct zoning already in place, reducing entitlement uncertainty and shortening development lead time—a critical advantage in today’s cost-sensitive construction environment.

Miami’s lodging market fundamentals are among the strongest in the nation. In 2024, Miami-Dade welcomed a record 28 million visitors, driving \$22 billion in visitor spending, with hotel occupancy and ADR ranking in the Top 3 U.S. markets nationally. Miami International Airport is undergoing a \$9 billion expansion, including the new Concourse K terminal and transportation and infrastructure upgrades to accommodate 77 million projected annual passengers by 2040.

The site also captures non-leisure demand from the largest aviation and flight simulator training complex in the United States, which generates an estimated 72,000 hotel night stays—a highly attractive stabilizing factor for developers underwriting hospitality performance..

Additionally, PortMiami, just minutes away, serves over 8 million cruise passengers annually, reinforcing pre- and post-cruise hotel bookings. With Miami designated as a FIFA World Cup 2026 host city, major convention bookings increasing, and wealth migration boosting executive travel, this hotel site sits at the convergence of tourism, aviation, cruise, and corporate lodging demand—a rare multi-channel revenue opportunity.

This is a front-of-runway hospitality development play backed by infrastructure investment, structural demand drivers, and immediate hotel flag branding potential.

SECTION 2

Property Information

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Hotel Development At Miami International Airport // PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	26-3025-001-0291/26-3025-001-0188
Zoning	Restricted Commercial (RCU)
Frontage	~335 NW 36th/~230 NW 66th Ave

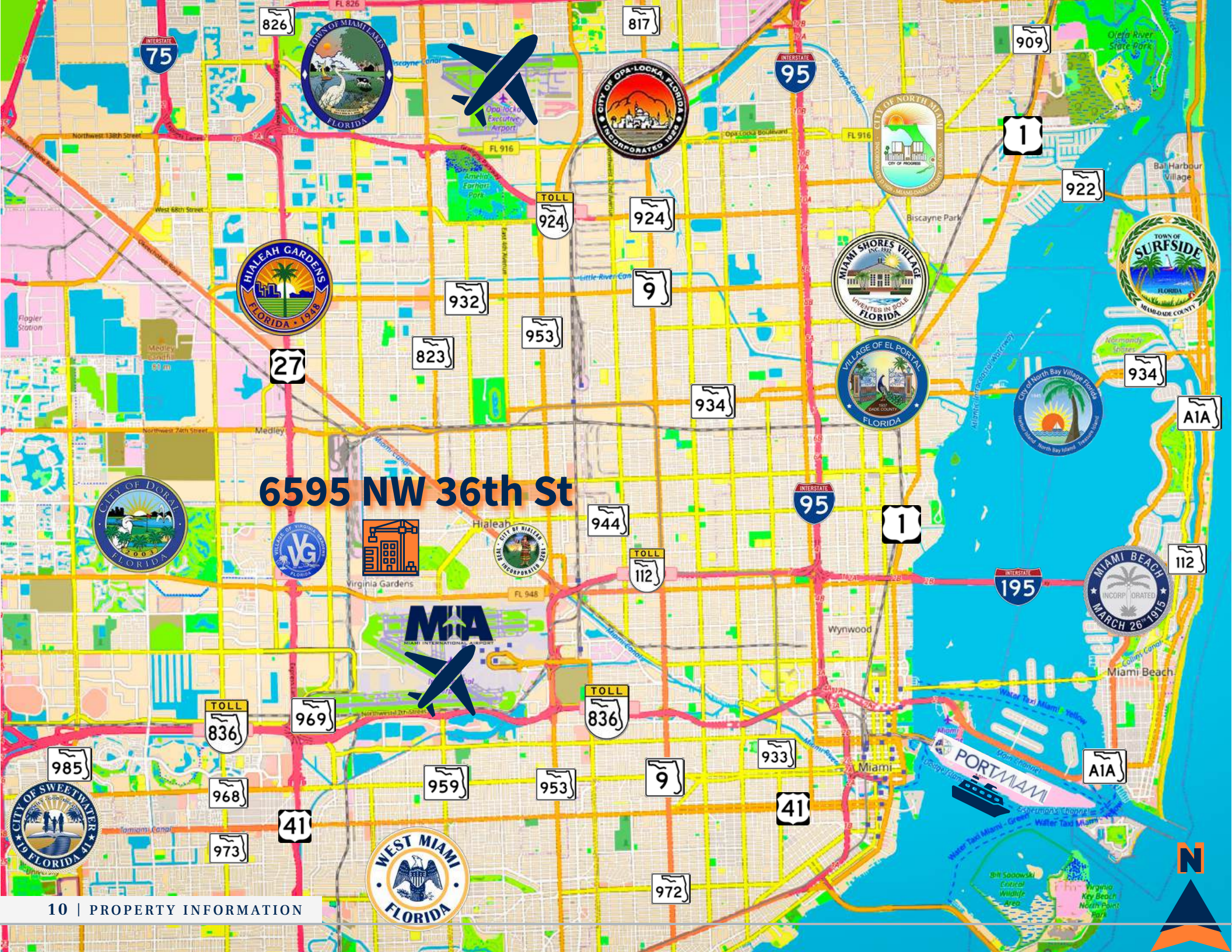
SITE DESCRIPTION

Lot Size ft ²	170,320
Price/ft ²	\$97
Lot Size Acres	3.91
Number of Lots	2
Type of Ownership	Fee Simple

PROPOSED HOTEL SITE DATA

Project Type	One (1) Seven-Story Hotel Tower
Total Height	89 ft (Architectural Feature Facing NW 36th St)
Number of Keys	261
Total Building Area	171,586 ft ²
Restaurant Area	~3,818 ft ²
Parking	291
F.A.R. (Floor Area Ratio)	1.21
Pool/Courtyard	7th floor
Setbacks	24'7"
Flag	OPEN





6595 NW 36th St

SECTION 3

Hotel Development at Miami International Airport

SITE PLAN

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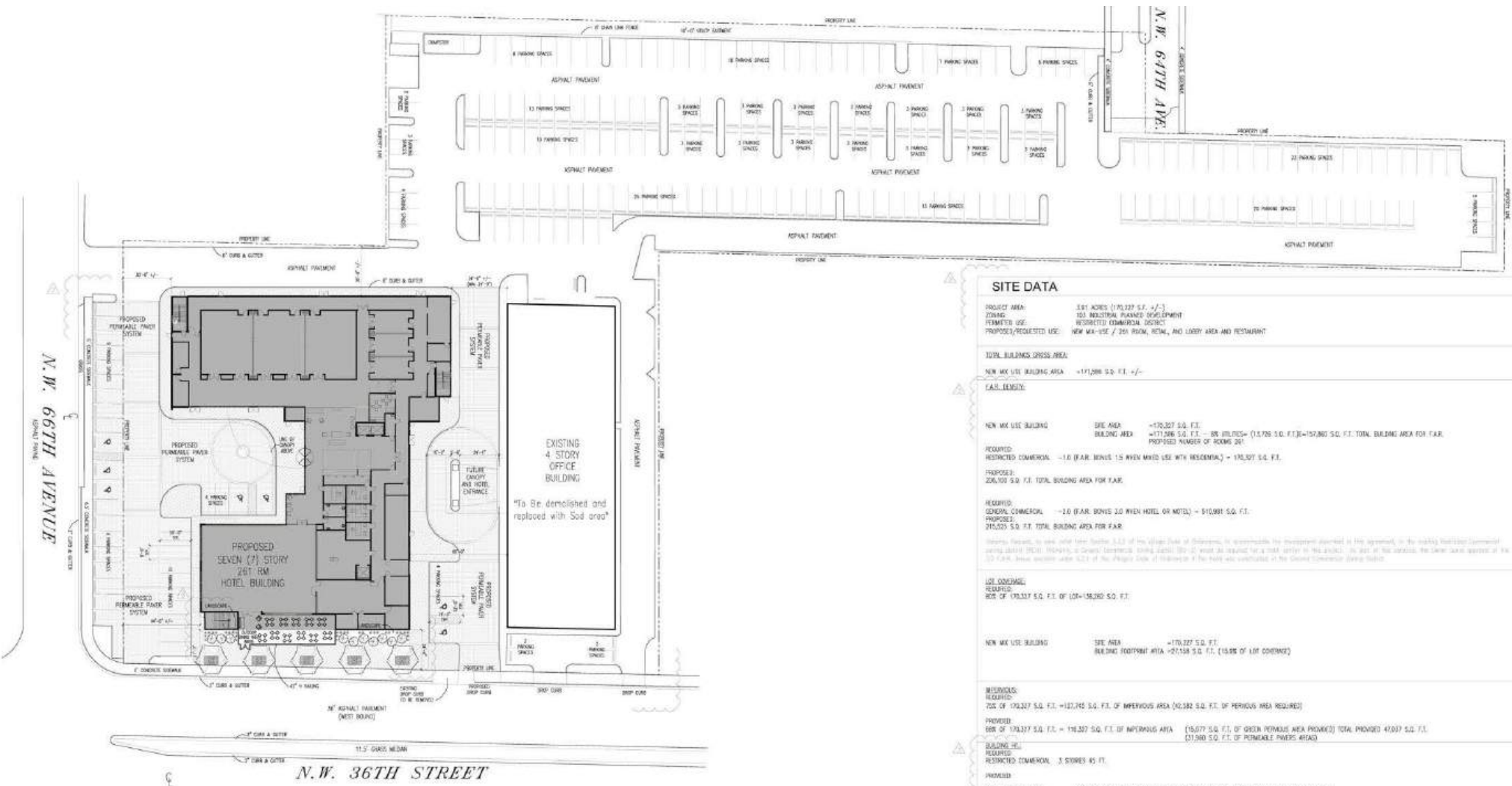
INDEX TO DRAWINGS

ARCHITECTURAL	
1	A0.00 Cover Sheet
2	Survey
3	A100 Proposed Site Plan and Project Data
4	A101 Proposed First Floor Plan
5	A102 Proposed Typical Floor Plan - 2nd to 5th Floor
6	A103 Proposed 6th Floor
7	A104 Proposed 7th Floor - Pool deck
8	A105 Proposed Roof Plan
9	A200 Proposed Building Elevations
10	A201 Proposed Building Elevations
11	A300 3D Views

LOCATION MAP



36TH STREET & 66TH AVE.
6501, 6555 & 6595 NW 36TH STREET
VIRGINIA GARDENS, FL 33166

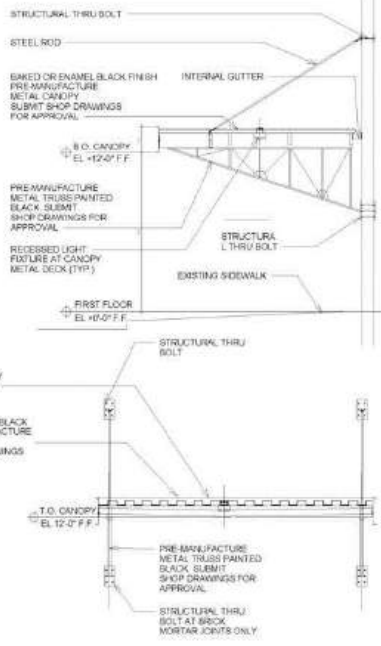


N.W. 66TH AVENUE
GENERAL AVENUE

N.W. 36TH STREET

1
A100
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

SITE DATA		
PROJECT AREA:	3.51 ACRES (170,227 S.F. +/-)	
ZONING:	RS-3 RECREATION PLANNED DEVELOPMENT	
PERMITTED USE:	RESTRICTED COMMERCIAL DISTRICT	
PROPOSED/REQUESTED USE:	NEW MIX-USE / 251 ROOM, RETAIL, AND LOBBY AREA AND RESTAURANT	
TOTAL BUILDINGS GROSS AREA:		
NEW MIX USE BUILDING AREA:	+171,288 S.Q. FT. +/-	
LANDSCAPE:		
NEW MIX USE BUILDING:	SITE AREA = 170,227 S.Q. FT. BUILDING AREA = 171,288 S.Q. FT. - SEE UTILITIES (11,750 S.Q. FT.) = 159,538 S.Q. FT. TOTAL BUILDING AREA FOR F.A.R.	
PROPOSED:	RESTRICTED COMMERCIAL - 1.0 (F.A.R. BONUS 1.5 WHEN MIXED USE WITH RESIDENTIAL) = 170,537 S.Q. FT.	
PROPOSED:	226,100 S.Q. FT. TOTAL BUILDING AREA FOR F.A.R.	
REQUIRED:	GENERAL COMMERCIAL - 1.0 (F.A.R. BONUS 2.0 WHEN HOTEL OR MOTEL) = 110,891 S.Q. FT.	
PROPOSED:	215,253 S.Q. FT. TOTAL BUILDING AREA FOR F.A.R.	
<small>Utilities located, to view, refer to the Section 2.2.2 of the Official Code of Ordinances, as appropriate for the development described in this agreement, in the existing host/owner (Commercial zoning district) (SUD), (Municipal), or General Commercial zoning district (SUD) must be obtained for a final utility in this project. In case of any conflict, the Owner shall prevail at the 25' F.A.R. Bonus location under 2.2.2 of the Official Code of Ordinances if the work was constructed at the Owner's expense (SUD) (SUD).</small>		
USE COVERAGE:		
REQUIRED:	ROOF OF 170,227 S.Q. FT. OF (104'-15,262 S.Q. FT.)	
NEW MIX USE BUILDING:		
SITE AREA:	= 170,227 S.Q. FT.	
BUILDING FOOTPRINT AREA:	= 27,158 S.Q. FT. (15.9% OF LOT COVERAGE)	
PERMITS:		
REQUIRED:	70% OF 170,227 S.Q. FT. = 121,745 S.Q. FT. OF IMPERVIOUS AREA (40,382 S.Q. FT. OF PERVIOUS AREA REQUIRED)	
PROPOSED:	68% OF 170,227 S.Q. FT. = 116,257 S.Q. FT. OF IMPERVIOUS AREA (15,077 S.Q. FT. OF GREEN PERVIOUS AREA PROVIDED) TOTAL PROVIDED 47,007 S.Q. FT. (27,980 S.Q. FT. OF PERMEABLE PAVEMENT AHEAD)	
BUILDING HEIGHT:		
RESTRICTED COMMERCIAL:	3 STORIES 45 FT.	
PROPOSED:	NEW HOTEL BUILDING - 7 STORIES AT 14FT MAX ON FIRST FLOOR AND 10FT MAX FOR FLOORS ABOVE; MAXIMUM HEIGHT 14FT MAXIMUM HEIGHT OF TOP HABITABLE FLOOR AT 14FT.	
<small>Height in feet to eaves level shall be used S.U. if the height is not specified. In situations a building over 100' in height, 10' feet in height above eaves level (10' above 100' height) shall be used.</small>		
SETBACKS:		
REQUIRED (RESTRICTED COMMERCIAL):	REQUIRED (GENERAL COMMERCIAL):	PROPOSED:
FRONT YARD: 25 FT	FRONT YARD: N/A	FRONT YARD: 21'-7" +/- WEST SIDE & 24'-4" ON THE EAST SIDE
SIDE WALK: 5 FT	SIDE WALK: 5 FT	SIDE WALK: 30'-0" +/-
CORNER SIDE: 10 FT	CORNER SIDE: 11 FT	CORNER SIDE: 44'-0" +/-
REAR YARD: 15 FT	REAR YARD: 11 FT	REAR YARD: 30'-0" +/-
<small>Setback height shall be 40' from Section 2.2.1 of the Official Code of Ordinances to permit a min. 27'-0" from 25' (SUD), when height the 25' (SUD) is required.</small>		
SEATING:		
REQUIRED:	HOTEL: ONE (1) PER ROOM FOR FIRST 20 ROOMS AND ONE (1) FOR EVERY 2 ROOMS IF MORE THAN 20	
REQUIRED:	CONVENTION CENTER & RESTAURANT: ONE (1) PER EACH FOUR SEATS	
TOTAL:		
HOTEL:	241 ROOMS - 20-242/2 (1203-120)	+141 PARKING SPACES
MEETING SPACES:	1,833 S.Q. FT. / 75-1735 SQ./4 SEATS PER 1000	+144 PARKING SPACES
TOTAL:		+285 PARKING SPACES REQUIRED FOR NEW MIX USED BUILDING
PROVIDED:		
REGULAR SPACES:	284	
H.C. SPACES:	1	
TOTAL:	285	



③ Canopy Detail
1/4" = 1'-0"



① Elevation 1 - a
3/32" = 1'-0"



② Elevation 2 - a
3/32" = 1'-0"

APPLICATION FOR
DEVELOPMENT
AGREEMENT
DATE: 06/01/2015



1 Elevation 3 - a
3/32" = 1'-0"



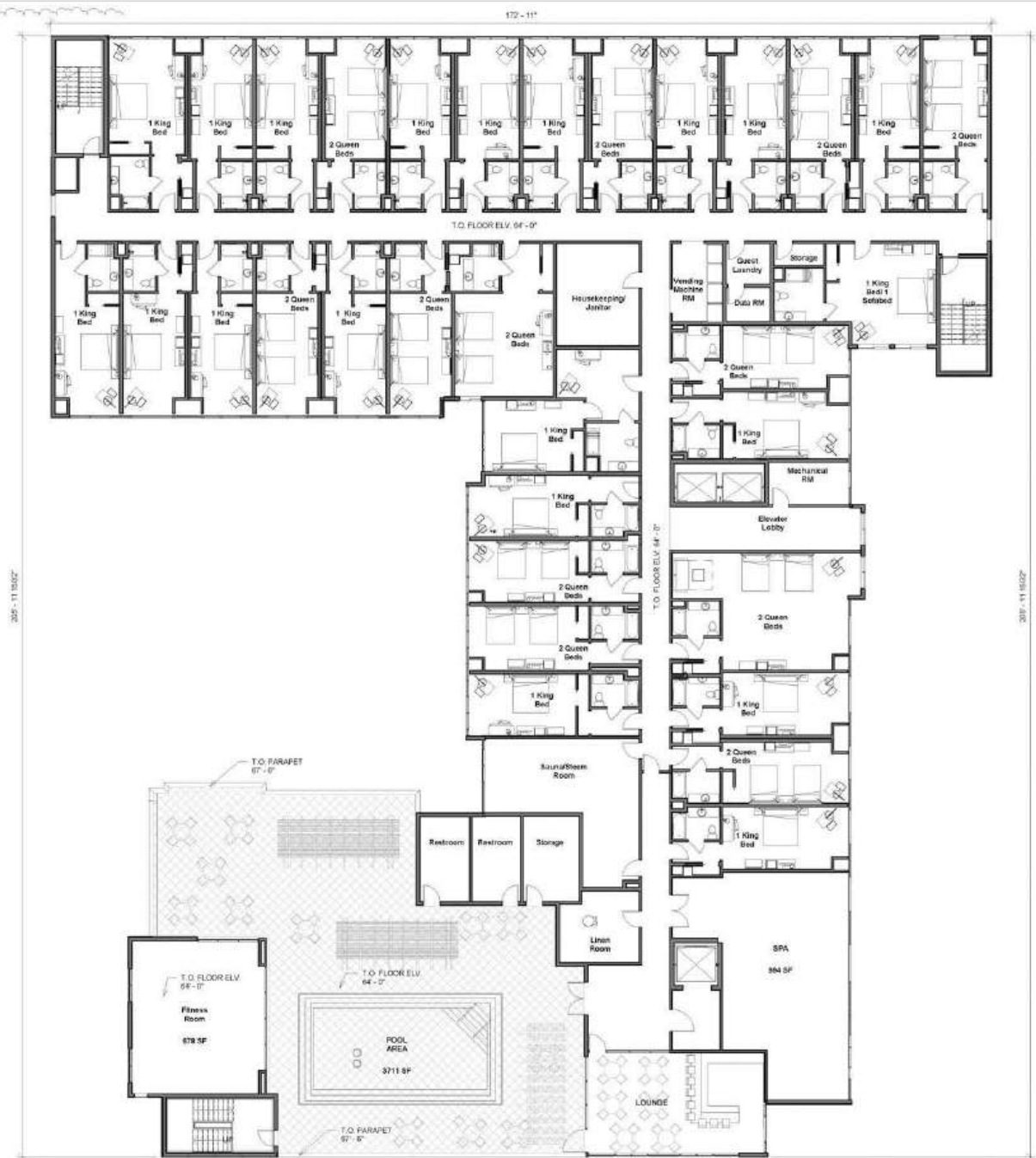
2 Elevation 4 - a
3/32" = 1'-0"

APPLICATION FOR
DEVELOPMENT
AGREEMENT
DATE: 06/01/2015

APPLICATION FOR
DEVELOPMENT
AGREEMENT
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① 2nd Floor - Typical Floor Plan
3/32" = 1'-0"



APPLICATION FOR
DEVELOPMENT
AGREEMENT
DATE: 06/01/2015

SECTION 5

Recent News

Marcus & Millichap

Boeing Training Solutions

Commercial aviation's leading training portfolio

BOEING TRAINING CAMPUSES

Miami Training Campus

Specialty Training and Services

Flight Simulation Solutions

Boeing Training Solutions is dedicated to the development of capable and resilient commercial aviation professionals. Our training products are trusted worldwide and backed by Boeing's experience, knowledge, and research to increase learning efficacy and enhance aviation safety. With seven global training campuses, you are never far from world-class aviation training that is designed to train aviation professionals to a higher standard.

Flight Training

Boeing Flight Training courses fuse advanced simulation technology with highly experienced instructors to provide the highest quality education and increase pilot resilience. Our industry-leading Competency-Based Training and Assessment (CBTA) programs are designed to elevate training outcomes, enhance pilot competencies, and improve efficacy through a focus on competency and data-informed scenarios.

Leverage Boeing's depth of knowledge as one of the world's largest aircraft manufacturers and expertise from over 100 hundred years of aviation excellence to elevate your training standards, one pilot at a time.

Maintenance Training

Our Maintenance Training solutions incorporate Boeing engineering expertise and unrivaled access to airplane system data to elevate your airplane maintainers' knowledge of critical airplane systems.

Boeing Maintenance Synthetic Trainer brings the airplane to the classroom with on-demand, line-oriented scenarios, and our Maintenance Training Services offer comprehensive training packages that allow your organization to train maintenance personnel at your own location.

Flight School Training

Boeing Training Solutions is dedicated to the development of capable and resilient commercial aviation professionals. Our training products are trusted worldwide and backed by

Boeing's experience, knowledge, and research to increase learning efficacy and enhance aviation safety. With seven global training campuses, you are never far from world-class aviation training that is designed to train aviation professionals to a higher standard.

Specialty Training and Services

Boeing Specialty Training and Services provides commercial aviation organizations with a wide array of training offerings to operate your fleet safely and efficiently.

Boeing Specialty Training and Services include:

- Boeing Testing Services
- Cabin Safety Training
- FAA Dispatcher Training
- Ground Training
- Pilot Supplies
- Pilot Staffing and Resourcing

Flight Simulation Solutions

To support your unique training needs, we offer a range of products and services, including hardware and data packages, digital services, and simulator updates and modifications.

Miami Training Campus

We bring training closer to our customers



1,200+

Students and visitors every month



18

Full-flight simulators



1 of 7

Boeing training campuses worldwide

At the Miami campus, we offer a comprehensive suite of training programs tailored to meet the needs of aviation professionals

Potential Nights Per Year

**1,200 students per month – 14,400 students per year @ average
5 nights x student = 72,000 potential nights per year**

Inter Miami's New \$1 Billion Stadium Set To Open In 2026: Take A Look Inside Miami Freedom Park

Set to debut in 2026, Lionel Messi and Inter Miami's long-awaited new home will have 25,000 seats within a 131-acre district.



Bianca Marcof Bianca Marcof - Staff Writer · June 20, 2025

It's only a matter of time before Inter Miami call their new stadium home! The club have announced they are on track to play home games at the \$1 billion Miami Freedom Park **for the 2026 season.**

Inter Miami co-owner David Beckham recently visited the site of the 25,000-seat venue and shared the progress to social media, writing, "Our beautiful new home is taking shape For me, Jorge & Jose Mas our dream for our club is becoming a reality."



Intended to be a year-round destination for all residents and visitors to enjoy, the massive undertaking is a 131-acre development anchored by a stadium with a capacity of 25,000 fans. The privately funded project was approved by the City of Miami following a 2019 referendum in which it received approximately 60% of the vote.

About Miami Freedom Park

Intended to be a year-round destination for all residents and visitors to enjoy, the massive undertaking is a **131-acre development** anchored by a **stadium with a capacity of 25,000 fans**. The privately funded project was approved by the City of Miami following a 2019 referendum in which it received approximately 60% of the vote.



Adjacent to Miami International Airport, Miami Freedom Park will **offer premium seating options** with exclusive amenities, an **open-air Fan Zone** and **approximately 4,500 parking spaces** on site. As reported by the Miami Herald, there will also be a **glass tunnel club** to see the players enter and exit the field.



What to expect at Miami Freedom Park



Beyond game day at the stadium, the development will feature a **58-acre public park that is set to become the city's largest** and honor Jorge Mas Canosa through the naming. Additionally, visitors can expect **youth athletic fields for the community** and a range of **entertainment and commercial offerings**. This includes a **750-room hotel, office spaces, shops, restaurants and an entertainment venue** to host major international stars as well as concerts.



Once complete, Inter Miami players will make their way south to call the stadium their own. The team has been playing in Fort Lauderdale since its 2020 inaugural season. The club says the new project is expected to **generate over 15,000 jobs**, both directly and indirectly.



Fans are currently able to **purchase inaugural season tickets** at the new venue for 2026 and can view a **virtual seat view map**. See renderings and learn more about Miami Freedom Park on their website.

https://secretmiami.com/miami-freedom-park-inter-miami-stadium/?utm_source=chatgpt.com



Greater Miami Convention & Visitors Bureau Report: Miami-Dade Tourism Remains Robust With Record Number Of Visitors In 2024

Home > Press & Media > Press Releases > GMCVB Reports Record Tourism Numbers

- Investments in tourism marketing and resident programs drive strong ROI for all county residents -

MIAMI - (May 29, 2025) - Marking a new record number of visitors in the last year, the Greater Miami Convention & Visitors Bureau (GMCVB) emphasized the high-performing visitor economy and communicated the benefits of tourism in Miami-Dade County at its annual State of the Travel & Tourism Industry event. More than 600 attendees, including GMCVB industry partners, government officials and community leaders, gathered at Jungle Island to celebrate Greater Miami and Miami Beach's robust tourism ecosystem and one of the destination's main economic drivers.

Miami-Dade County experienced sustained tourism growth in 2024, attracting over 28 million visitors – the highest number ever recorded in a single year. These visitors spent \$22 billion in the destination, generating \$2.2 billion in local and state tax revenues. With more than 209,000 tourism-supported jobs in Miami-Dade, the industry now supports more people than ever before.

In 2024, the county led the state of Florida in occupancy. In the top 25 U.S. hotel markets, the destination also ranked fourth nationally in hotel occupancy and third in the average daily room rate metric, reflecting strong tourism demand.

Domestic and international visitors also frequented Greater Miami and Miami Beach in higher numbers than in 2023, improving by 2 percent and 4 percent respectively and spent more in 2024, by 3 percent and 5 percent.

Julissa Kepner, GMCVB board chair, noted, "Our visitors have traveled here in greater numbers and their additional spending benefits us all. This should drive home the importance that tourism isn't just a local priority -- it's the engine propelling Miami-Dade County onto the world stage as a model for economic prosperity and exceptional resident quality of life. Miami-Dade's tourism industry is driven by momentum, innovation and a global outlook. Our continued success depends on bold marketing, diverse and elevated offerings, a deep commitment to sustainability and the celebration of our diverse cultural assets."

"Tourism and hospitality are the lifeblood of Miami-Dade County. Our industry works tirelessly to ensure that Greater Miami and Miami Beach remains a top global travel destination while celebrating our unique neighborhoods and creating programs that welcome all visitors," shared GMCVB President and CEO David Whitaker. "Our residents and businesses benefited from more than \$31 billion in economic impact – 9% of Miami-Dade's GDP – in the last year. This growth marks a 5% increase from 2023 and is a testament to the strength and success of the industry's efforts to attract travelers."

Continuing in 2025, Miami-Dade County grew in hotel room demand, with most weeks showing growth over the same period the previous year. A snapshot of the first four months indicates that Greater Miami and Miami Beach properties – among the top 25 U.S. hotel markets – rank number one in occupancy in revenue per available room and second in the country in average daily room rates.

Innovative GMCVB programs helped support the industry's strong yearly performance and set the outlook for the year ahead. Here are some notable FY 2024 highlights:

- Among three of Miami-Dade County's leading overnight international travel markets, Colombia, Brazil and the United Kingdom continue to show year-over-year gains of 8, 12 and 10 percent respectively.
- The convention sales team secured 16 new **Miami Beach Convention Center** (MBCC) convention bookings surpassing its goal of 15. These events accounted for 65,000 attendees with 107,604 room nights sold. The estimated economic impact of these 16 bookings was more than \$131 million. In fact, nine new bookings have been secured totaling 62,000 attendees with 46,978 room nights sold and an economic impact of more than \$95 million.

- Marketing team highlights included a strategy that led to social media growth and the rollout of the Creator Collective, a content engine powered by diverse local storytellers producing owned content across key platforms. This contributed to @VisitMiami becoming the fastest-growing destination marketing organization Instagram channel, driving record engagement and reach. The ability to expand digital mapping of neighborhoods through Miami-Dade County’s municipalities on MiamiandMiamiBeach.com and Share of Voice efforts have lifted visibility of municipal tourism partners across social and public relations channels further showcasing the extent of Miami-Dade County visitor experiences. In 2025, the famed Miami Spice program debuts a refreshed brand appearance aligning with Greater Miami and Miami Beach’s rising profile as a Michelin-recognized culinary destination. This campaign will feature influencer partnerships and enhanced content creation designed to maximize engagement and participation.
- Key developments in sustainability and accessibility included efforts to certify local hotels to adopt internationally recognized sustainability standards in partnership with Green Key Global. With 71 hotels currently in the certification pipeline, this amplifies the importance of the destination to cater to visitors who enjoy environmentally responsible accommodations. In collaboration with Wheel the World, an accessible travel provider, and our tourism partners, Greater Miami and Miami Beach has set a goal to be “Destination Verified,” making it easier for travelers with disabilities to plan accessible experiences. A new campaign, “It’s Where You Belong,” an extension of the GMCVB’s “Find Your Miami” initiative will soon showcase accessible destination attributes. Alongside its partner, the International Board of Credentialing and Continuing Education Standards (IBCCES), the GMCVB continued to engage hospitality and tourism partners to become Certified Autism Centers, ensuring that a nurturing and supportive environment is created for neurodivergent travelers and their families. In April 2025, the Autism Adventure Guide just featured the GMCVB and the MBCC as Certified Autism Center designated organizations.
- The Multicultural Tourism & Development Department has supported 147 small businesses over the last year through the Tourism Business Enhancement program strengthening the capacity and long-term viability of multicultural and heritage-based businesses throughout Miami-Dade County’s tourism economy. The Art of Black Miami year-round initiative featured more than 66 activations during Art Week – more than 266 percent since it began – underscoring a decade of cultural impact and artistic excellence. The program has expanded its neighborhood footprint from 10 to 14 communities, accounting for a 40 percent increase in geographic representation in Miami-Dade County. Earlier this month, the BHI, the GMCVB’s scholarship and talent development arm, raised a record \$250,000 in scholarship funds to provide the next generation of hospitality and tourism students opportunities to pursue careers in Miami-Dade’s leading economic sector.
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To learn more, read the just-released **[Greater Miami Convention & Visitors Bureau 2024 Industry Review](#)**.

About the Greater Miami Convention & Visitors Bureau:

The Greater Miami Convention & Visitors Bureau (GMCVB) is an accredited, independent not-for-profit sales and marketing organization whose mission is to attract visitors to Greater Miami and Miami Beach for leisure, business, meetings and conventions. For additional information, visit **www.MiamiandMiamiBeach.com/About-GMCVB** or call 305-539-3000. Stay connected with the GMCVB by following us on our corporate communications and external affairs social media channels: **Instagram and X @GreaterMiamiCVB and Convention&VisitorsBureau.**

PortMiami Celebrates Record Cruise Traffic and Historic Terminal Launch Reinforcing Miami's GlobalCruise Industry Leadership

MIAMI, FL (April 14, 2025) — Greater Miami and Miami Beach once again reaffirms its global leadership as the **Cruise Capital of the World®**, celebrating a historic wave of milestones through April 2025. From the debut of the world's largest cruise terminal to multiple high-profile inaugural sailings, the destination continues to lead the way in cruising innovation. With cutting-edge infrastructure, seamless accessibility, and **PortMiami** at the helm, Miami offers an unmatched pre- and post-cruise experience for travelers from around the world.

In February, PortMiami made headlines by hosting a record-breaking 10 cruise ships and nearly 68,000 cruise passengers in a single day — a new benchmark for global ports. The momentum carried into April with two major inaugural cruise events:

- The inaugural sailing of **MSC World America** which took place on April 9 from MSC's new, four-level, 490,000-square-foot facility — now officially the largest cruise terminal in the world. As one of the most anticipated **new cruise ships of 2025**, it offers guests a luxurious Caribbean cruise experience right from Miami's cruise terminal.
- The launch of **Norwegian's Aqua**, the first in its Prima Plus class, scheduled for April 13. Featuring attractions like the Aqua Slidecoaster, this next-generation luxury cruise ship will begin its Caribbean cruise from Miami.

These milestones coincide with **Seatrade Cruise Global**, the world's largest cruise industry convention, celebrating its 40th anniversary at the **Miami Beach Convention Center**. With over 600 exhibitors and thousands of cruise industry leaders, the event further reinforced Miami's position at the forefront of global cruising.



“There is truly no place in the world like Greater Miami and Miami Beach when it comes to cruising,” said David Whitaker, President & CEO of the Greater Miami Convention & Visitors Bureau. “With the opening of the world's largest terminal, record passenger volume, and the honor of hosting Seatrade Cruise Global, our destination is not just participating in the cruise industry — we're leading it.”

Greater Miami and Port Miami's position as a premier global cruise hub is supported by industry-first innovations and traveler conveniences:

- PortMiami is the **first seaport to host a U.S. Customs and Border Protection (CBP) Global Entry Enrollment Center** allowing for expedited clearance for pre-approved, low-risk travelers upon arrival in the United States.
- World-class amenities and attractions near PortMiami make pre and post cruise experiences seamless. The **Bayside Concierge luggage program** allows cruise passengers to securely check bags and explore **Downtown Miami** attractions like **Bayside Marketplace, Bayfront Park**, and acclaimed museums such as the **Perez Art Museum (PAMM)** and **Phillip and Patricia Frost Museum of Science**. Visitors can also elevate their time in Miami by catching a live performance at the **Adrienne Arsht Center for the Performing Arts**, one of the premier cultural institutions in the country—all just minutes from the cruise terminal.
- Quick arrival to **Miami Beach** with direct drive via the MacArthur Causeway, passengers reach Miami Beach in just 10-15 minutes, offering seamless access to hotels, world-class beaches and iconic attractions.
- Access to a world-renowned culinary scene with **Michelin Guide** recognition as well as the beloved **Miami Spice Restaurant** program available each year during the months of August and September.
- With shore power infrastructure — the first major cruise port on the United States eastern seaboard — PortMiami is advancing sustainability by significantly reducing emissions while ships are docked. This cutting-edge system allows cruise ships to plug into the local electrical grid rather than running their engines, cutting down on greenhouse gas emissions and improving air quality in surrounding communities. The \$125 million investment underscores **Miami-Dade County’s commitment to environmental stewardship** and positions PortMiami as a global leader in sustainable cruising practices. The shore power program supports up to five cruise berths and is a key component of the county’s broader climate resilience strategy.

<https://www.miamiandbeaches.com/press-and-media/miami-press-releases/gmcbv-cruise-capital-of-the-world-celebrates>

PortMiami serves over 8.2 million cruise passengers annually and is the preferred departure point for top cruise lines including **Carnival, Royal Caribbean, Norwegian, MSC Cruises, and Virgin Voyages**. Whether you’re planning a family cruise from Miami, a weekend getaway, or a luxury cruise vacation, PortMiami offers diverse itineraries and world-class ships.

Located on Dodge Island in the heart of Biscayne Bay, PortMiami offers unmatched accessibility for travelers from around the world. Just 8 miles (approximately 15 minutes) from **Miami International Airport** —one of the busiest international gateways in the U.S.—and directly connected to **Brightline** high-speed rail service, now linking to Miami from locations in South and Central Florida, the port is seamlessly integrated into the region’s transportation infrastructure. Whether arriving by air, rail, or road, cruise passengers can easily transition from arrival to embarkation. Surrounding PortMiami are some of the top-rated **pre or post cruise hotels** in the country, offering everything from luxury suites with bay views to family-friendly accommodations steps from PortMiami.

Whether sailing on the latest innovative cruise ships, discovering things to do in Miami before your cruise, or experiencing the vibrant culture of Miami Beach, travelers agree: the best cruise vacation begins in Greater Miami and Miami Beach.

Sonesta Announces Grand Opening of Signature Inn Miami

NEWTON, MA (June 2, 2025) – Sonesta International Hotels Corporation (Sonesta) today announced the grand opening of Signature Inn Miami, a 119-room, upper-economy hotel located at **7330 NW 36th Street, Miami, Florida**. The hotel is near Miami International Airport, Dolphin Mall and the Wynwood Arts District and is minutes from South Beach.

“Sonesta’s addition of the Signature Inn Miami marks the brand’s first foray into the market,” said Keith Pierce, Sonesta’s EVP and President Franchise & Development. “With eight Sonesta brands available in Miami, Signature Inn Miami underscores our strategy to offer diverse accommodations at various price points, ensuring we meet the needs of travelers in key markets and gateway cities.”

Signature Inn by Sonesta summons the golden age of travel and adds a retro-modern twist to provide a unique and comfortable experience. The brand competes with upper economy and midscale brands for road trip destinations, coastal towns and urban locations. Rooted in nostalgia and designed with mid-century influences, Signature Inn invites guests to “Stay Outside Ordinary.”



Signature Inn Miami guests can earn or redeem points as members of the award-winning Sonesta Travel Pass loyalty program.

This opening is the 15th Signature Inn nationwide and the 10th Sonesta hotel in the greater Miami area.

This Signature Inn Miami joins the Nautilus Sonesta Miami Beach, Z Ocean Classico, Regency Miami Airport by Sonesta, Sonesta Miami Airport, Sonesta Simply Suites Miami Airport Doral, Lexington by Hotel RL Miami Beach, Sonesta Select Miami Lakes, Sonesta Fort Lauderdale Beach and Sonesta ES Suites Fort Lauderdale Plantation

Mayor Daniella Levine Cava, County officials, and partners celebrate groundbreaking of historic Concourse K expansion at MIA

Miami-Dade County Mayor Daniella Levine Cava, in collaboration with the Board of County Commissioners and Miami International Airport Director and CEO Ralph Cutié, led a groundbreaking for the future Concourse K at MIA. The new concourse will be a 300,000-square-foot expansion that will add six new passenger gates and boarding areas for domestic and international flights, post-security concessions offering more dining and shopping options for travelers, and a new passenger lounge. The future three-level concourse, MIA's first terminal expansion since 2012, is slated for completion in 2029.

"Today's groundbreaking was a giant step in MIA's \$9 billion modernization plan, which will completely transform our community's gateway to the world over the next six years. As the first major terminal expansion at MIA in nearly 20 years, Concourse K marks a historic milestone in our efforts to create a more modern, efficient, and passenger-friendly airport. With this expansion, the new Ibis Garage opening this winter, a total makeover of Central Terminal, and other customer service enhancements coming soon to every touchpoint in the passenger journey, the travel experience at MIA is being elevated to new heights—one improvement at a time.



With a total investment of \$600.6 million, the Concourse K expansion will also include a new two-level ground support equipment maintenance facility, an enhanced baggage handling system, and critical upgrades to airfield infrastructure — all designed to meet MIA's growing travel demand. Concourse K's design incorporates the highest levels of sustainable construction practices as well, earning LEED Silver certification and Envision verification.

Breaking ground on Concourse K is more than the start of construction—it's the continuation of a decades-long partnership at MIA and a bold investment in Miami-Dade's future. The Lemartec-NV2A Joint Venture is proud to help deliver a world-class facility that meets the demands of tomorrow with smart, sustainable infrastructure and an exceptional passenger experience at its core.

[Lemartec-NV2A Joint Venture.](#)

The project has received \$91.2 million in grants from the Federal Aviation Administration and \$30.1 million in grants from the Florida Department of Transportation. The project's remaining budget will be financed by MIA revenue bonds paid for by airline fees and non-aeronautical concession revenue, at no cost to local taxpayers.

Concourse K's groundbreaking is the latest major milestone in MIA's Future-Ready Modernization in Action (M.I.A.) Plan, which positions MIA to accommodate 77 million passengers and 5 million tons of cargo by 2040. Major renovation projects such as Concourse K, the new Ibis garage, the Central Terminal redevelopment, the Gate D60 extension, and the modernization of more than 200 escalators, elevators, and moving walkways are all scheduled for completion by 2031.

Miami International Airport, America's busiest airport for international freight and the second busiest for international passengers, is receiving an [unprecedented investment](#) of \$9 billion in capital improvements and maintenance upgrades. MIA offers more flights to Latin America and the Caribbean than any other U.S. airport and is also the leading economic engine for Miami-Dade County and the state of Florida, generating business revenue of \$181 billion and approximately 60 percent of all international visitors to Florida annually.

To request materials in accessible format, Sign Language Interpreters, CART services and/or any accommodation to participate in any Miami-Dade Aviation Department (MDAD) public meetings and events please email the ADA Office at ADACoordinator@miami-airport.com or call the office in 305-876-7747 five days in advance to initiate your request. Persons who are deaf or hard of hearing may also call 711 (Florida Relay Service).

<https://news.miami-airport.com/mayor-daniella-levine-cava-county-officials-and-partners-celebrate-groundbreaking-of-historic-concourse-k-expansion-at-mia/>



One Year Out: Countdown to FIFA World Cup 26™ in Miami Begins

[Home](#) > [Press & Media](#) > [Press Releases](#) > [FIFA Countdown in Miami](#)

Greater Miami and Miami Beach Solidify Position as Global Sports Capital

MIAMI, FL (June 11, 2025) – This week marks one year until FIFA World Cup 26™ action arrives in Greater Miami and Miami Beach—with seven electrifying matches set for Hard Rock Stadium (to be named Miami Stadium during the matches) in Miami Gardens. The destination is already at the epicenter of international sports. From the FIFA Club World Cup kicking off this week to marquee annual events like the Capital One Orange Bowl, Miami Open and Miami Marathon—and a blockbuster lineup of international tournaments on the horizon—Miami continues to prove itself as a global magnet for world-class competition.

This summer, Greater Miami will host legendary clubs—including **Real Madrid, Bayern Munich, Boca Juniors, and Inter Miami**—for the **FIFA Club World Cup (June 14–July 13)**. These matches will help heat up the atmosphere ahead of World Cup 2026, when seven matches—spanning the Group Stage through Quarterfinal and Bronze Final—will bring fans to Miami Stadium starting June 15, 2026.

“Today marks more than just a countdown—it’s a celebration of Greater Miami’s role on the world stage,” said **David Whitaker, President & CEO of the Greater Miami Convention & Visitors Bureau (GMCVB)**. “The road to the FIFA World Cup 26™ runs right through our vibrant and globally connected community. Over the next year alone, we’ll host everything from the FIFA Club World Cup and the NHL Winter Classic to the College Football National Championship, the World Baseball Classic, and the NASCAR Championship. Very few destinations can deliver that breadth of global competition in such an iconic, culturally rich setting. Miami has become a magnet for the most prestigious sporting events on the planet—not just because of our world-class venues, but because of the energy and unforgettable experiences that only this destination can offer.”

Miami stands out as one of the most vibrant and energetic destinations on the FIFA World Cup 26™ circuit. Its strong Latin American and Caribbean influences fuel a unique atmosphere—where spontaneous street celebrations, colorful fan gatherings, and nightlife that stretches into the early morning are part of the experience. In Miami, it’s not uncommon to spend the afternoon at a world-class match and the evening relaxing by the ocean or cruising on the bay. This effortless mix of global sports excitement and tropical leisure creates a travel experience that’s unlike anywhere else.



Goodbye NYC, hello Miami: Why millionaires are flocking to South Florida

Media Published May 8, 2025 6:00am EDT

Study shows West Palm Beach, Miami outpace NYC as the world's fastest-growing wealth hubs



By **Kristen Altus** FOXBusiness

South Florida is gaining significant ground against New York City in the battle to win over America's millionaires, according to new data and one of the nation's top-grossing real estate agents.

A new Henley & Partners World's Wealthiest Cities Report for 2025 found that both West Palm Beach and Miami surpassed New York City as the world's fastest-growing wealth hubs. West Palm saw a 112% increase in millionaire growth over the last decade, while Miami saw a 94% increase. New York fell much shorter, around 40%.

"I'm not at all surprised that multimillionaires are fleeing blue states and heading towards South Florida markets like West Palm Beach, Miami, Palm Beach. [They] are the recipients of people who are upset with the politics and taxes of the states that they are migrating from," Douglas Elliman's No. 1 nationwide agent Dina Goldentayer told Fox News Digital.

"I definitely think that South Florida can be the next Wall Street South," she added. "It's already happening now."

'RUNNIN' DOWN A DREAM' TO BUY A HOME? TOM PETTY'S FORMER OCEANSIDE PAD LISTS FOR EYE-CATCHING PRICE

The recent data breaks down details of the 50 wealthiest cities in the world, measuring economic mobility, investment migration and wealth management. The U.S. dominated the list, with 11 cities ranking for the greatest number of millionaire residents.

Although Miami and West Palm Beach saw their numbers grow exponentially from 2014 to 2024, New York City still ranks in the top spot for the sheer number of millionaires living there (about 384,500). In comparison, Miami has 38,800 millionaires and West Palm Beach with 11,500.

"Manhattan is so densely populated, so you certainly can't compare Miami Beach to Manhattan when it comes to [the] number of millionaires. But if you start grouping South Florida as a lump sum of a couple of marketplaces and comparing it to Manhattan, yes, I think we can surpass them as the number of millionaires," Goldentayer said, adding, "unless they get their act together and start actually appreciating the millionaires that live there."

In the post-COVID environment, Florida saw a resident boom — about 1,000 people moving to the state every day, according to former Chief Financial Officer Jimmy Patronis — primarily due to fewer pandemic restrictions and lockdowns. The top agent noted that the Sunshine State continues attracting people because of its politics versus its well-known zero income tax and minimal regulations.

"The wealthier classes that are moving from those marketplaces like California, like Illinois, they are concerned about crime. They want to be able to enjoy their wealth and not have to be concerned if they're wearing a Rolex while walking their dog down the street," she said.

"And South Florida allows you to live comfortably while also offering the arts, entertainment, top schools," Goldentayer continued, "so it's a much more complete environment than it used to be, and it's being fueled by the caliber of population that's migrating here."

"I definitely think that South Florida can be the next Wall Street South. It's already happening now." - Dina Goldentayer

"The zero-income-tax model that Florida and other states have had, I don't think is the top news story anymore, because Florida has been a no-income-tax state for so long," she further argued. "There are other lifestyle factors that are really fueling the desire to live here beyond the taxes."

South Florida's average millionaire can't be "pigeonholed," according to the expert who regularly works with them. But, more often than not, they're between the ages of 35 and 50, drive a Range Rover and have between two and four children.

"They often play a racket sport and want to be close to their paddle club. And many are concerned about where their kids would be going to school," Goldentayer pointed out.

When asked if South Florida could ever become as notoriously expensive to live in as New York City, Goldentayer was doubtful, claiming that the value and quality of life are worth the price tag.

"When New York was really booming, it got to a place where people felt like this is unaffordable, this doesn't feel good. And I wouldn't ever want my marketplace to get to that place," she said.

"I would still want our clients to feel like there's value in the Miami marketplace in the same way that a Hermes salesperson says, 'Our product isn't expensive, it's costly,' right? But that implies that you get what you pay for."

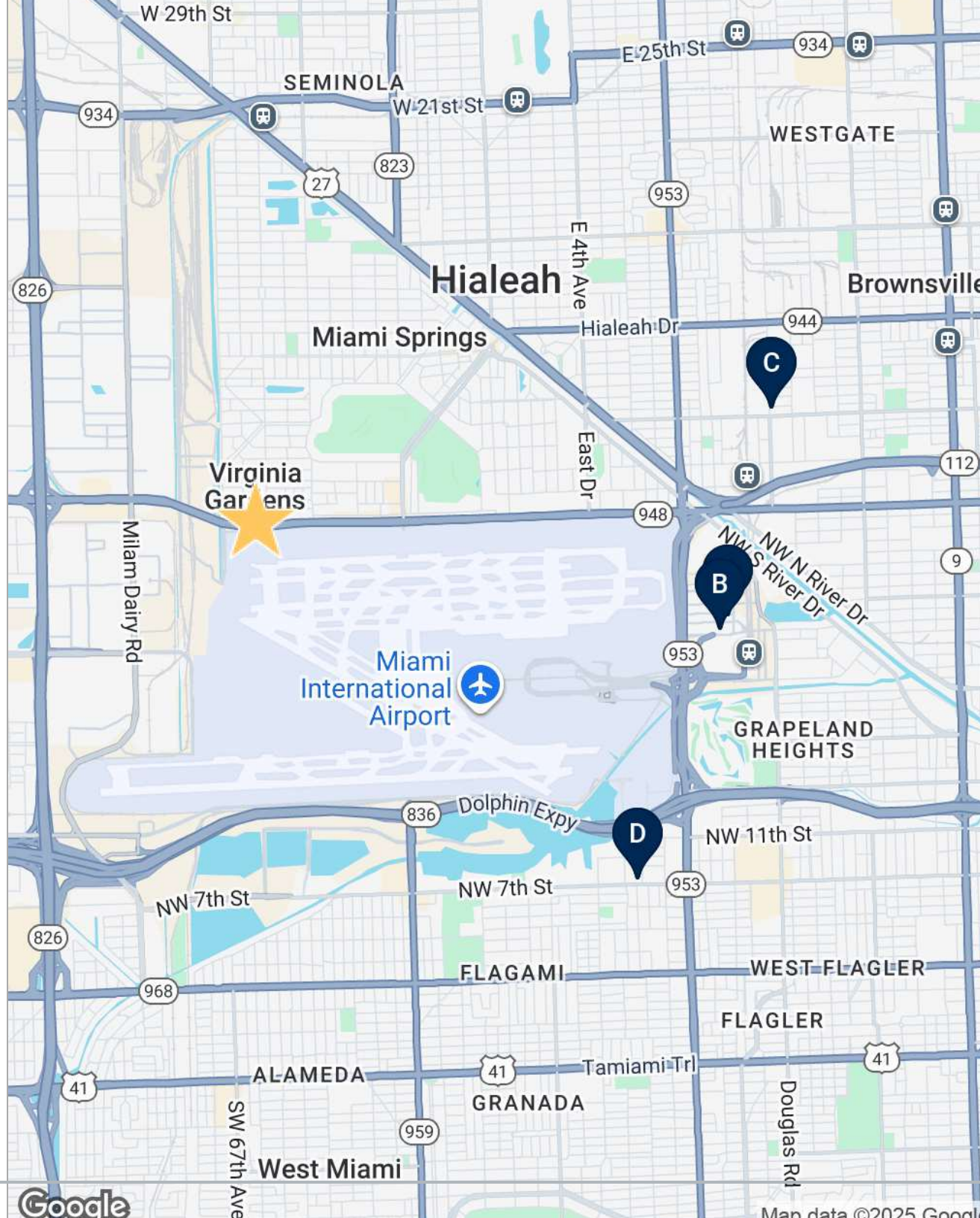
SECTION 5

Sale Comparables






Marcus & Millichap

SALE COMPS MAP

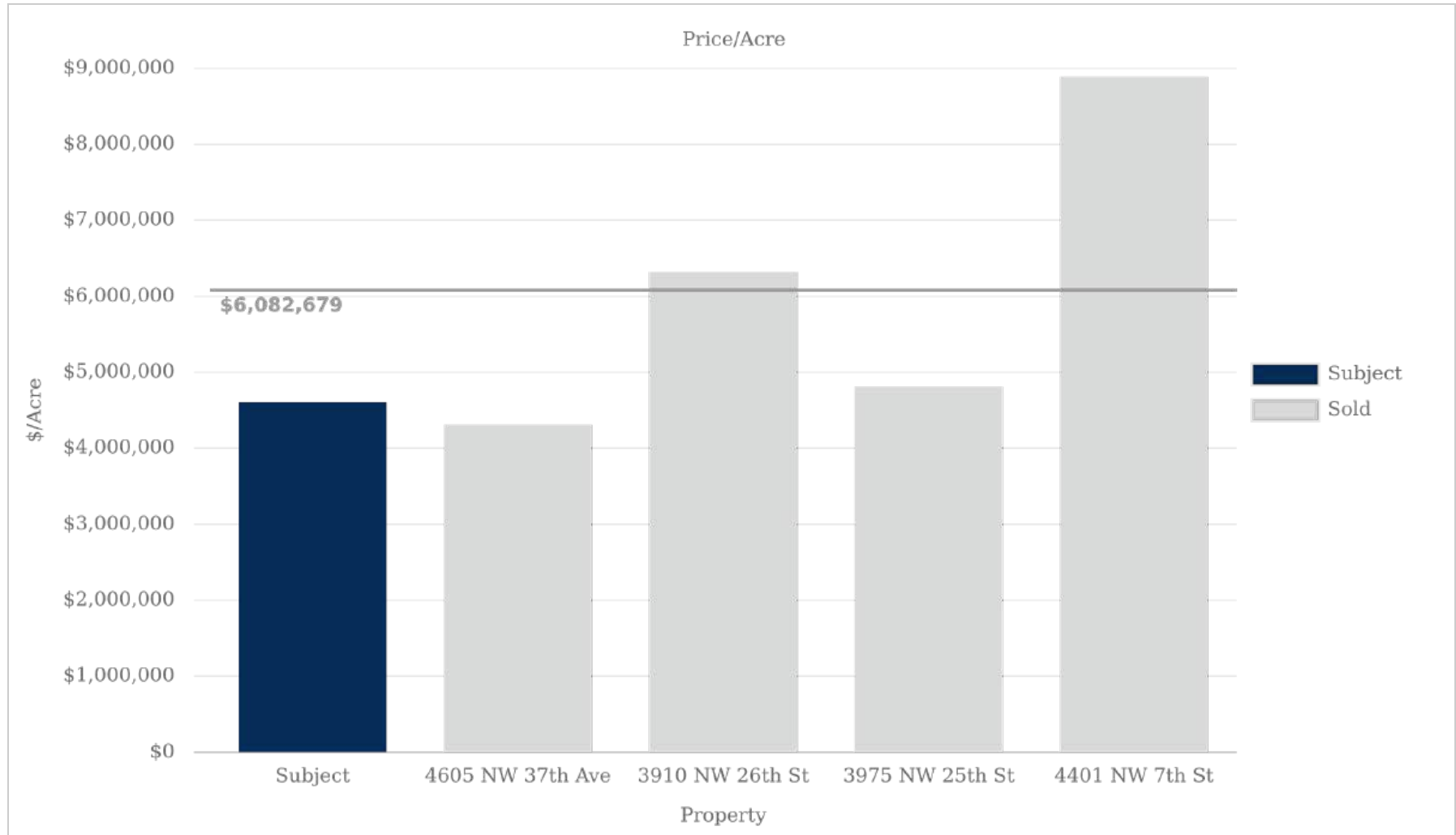
- ★ Double Tree Hotel | MIA
- A 3910 NW 26th St
- B 3975 NW 25th St
- C 4605 NW 37th Ave
- D 4401 NW 7th St



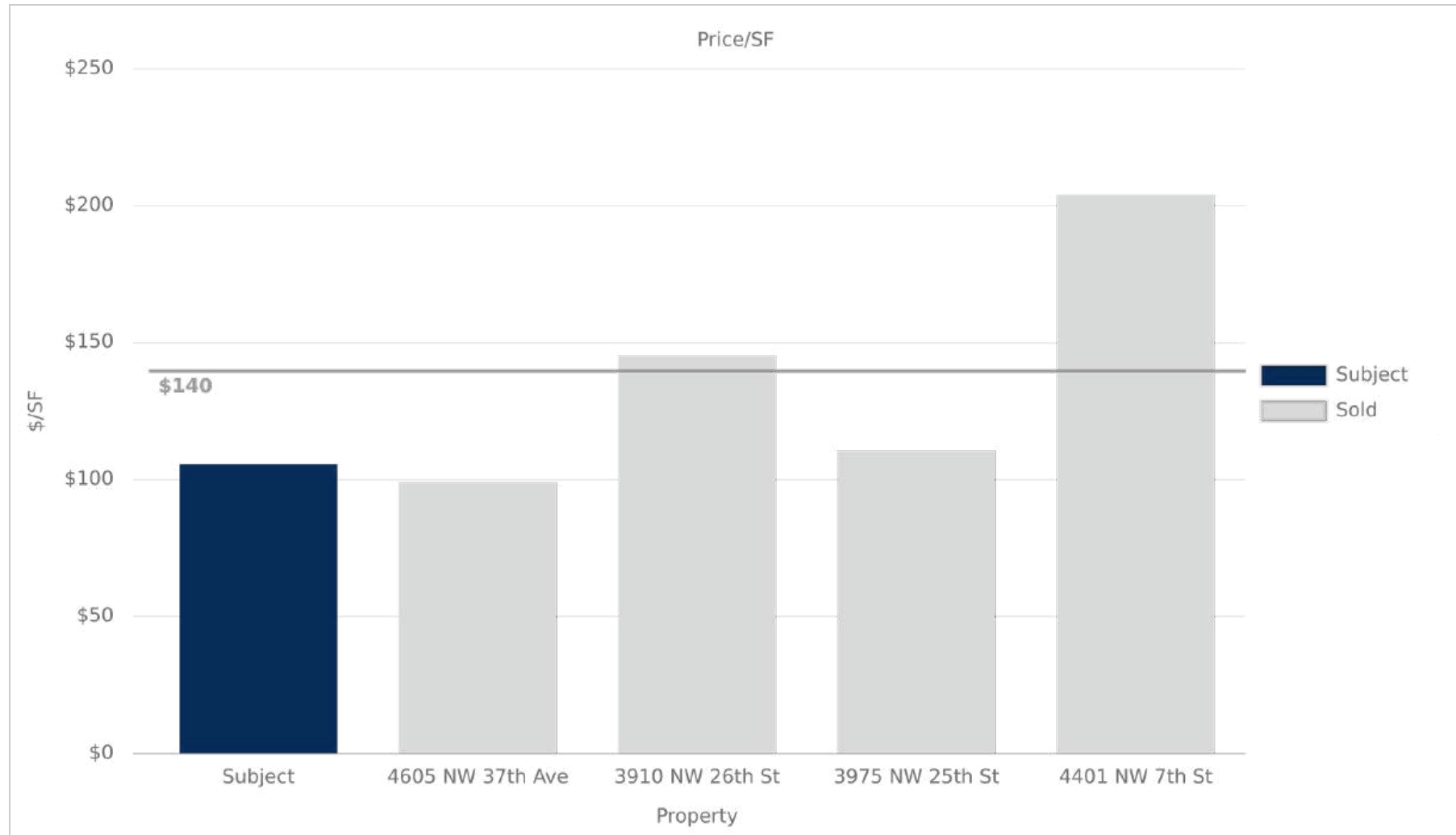
Hotel Development At Miami International Airport // SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	CLOSE
HOTEL DEVELOPMENTS MIA  6595 NW 36th St Virginia Gardens, FL 33166	\$16,750,000	3.91 AC	\$4,283,887	2	On Market
SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	# OF LOTS	CLOSE
 3910 NW 26th Miami, FL 33142	\$4,300,000	0.68 AC	\$6,323,529	1	01/09/2025
 3975 NW 25th St Miami, FL 33142	\$12,700,000	2.64 AC	\$4,810,606	1	01/09/2025
 4605 NW 37th Ave Miami, FL 33142	\$1,680,000	0.39 AC	\$4,307,692	1	08/15/2024
 4401 NW 7th St Miami, FL 33126	\$20,000,000	2.25 AC	\$8,888,888	4	06/03/2025

PRICE PER ACRE CHART // Hotel Development At Miami International Airport



Hotel Development At Miami International Airport // PRICE PER SF CHART



SALE COMPS // Hotel Development At Miami International Airport



★ Double Tree Hotel | MIA
6595 NW 36th St, Virginia Gardens, FL 33166

Listing Price:	\$16,750,000	COE:	On Market
Number Of Lots:	2	Entitled:	Yes
Lot Size:	3.91 Acres	Permit Ready:	Yes
Price/Acre:	\$4,283,887	Zoning:	Restricted Commercial (RCU)



▲ 3910 NW 26th St
Miami, FL 33142

Sale Price:	\$4,300,000	COE:	01/09/2025
Number Of Lots:	1	Lot Size:	0.68 Acres
Price/Acre:	\$6,323,529	Zoning:	I-1

Hotel Development At Miami International Airport // SALE COMPS



B 3975 NW 25th St
Miami, FL 33142

Sale Price:	\$12,700,000	COE:	01/09/2025
Number Of Lots:	1	Lot Size:	2.64 Acres
Price/Acre:	\$4,810,606	Zoning:	I-1



C 4605 NW 37th Ave
Miami, FL 33142

Sale Price:	\$1,680,000	COE:	08/15/2024
Number Of Lots:	1	Lot Size:	0.39 Acres
Price/Acre:	\$4,307,692	Zoning:	IU-1

SALE COMPS // Hotel Development At Miami International Airport



D 4401 NW 7th St
Miami, FL 33126

Sale Price:	\$20,000,000	COE:	06/03/2025
Number Of Lots:	4	Lot Size:	2.25 Acres
Price/Acre:	\$8,888,888	Zoning:	T6-8-0

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

MIAMI

Miami-Dade County is a gateway to South American and Caribbean markets, as well as a popular tourist destination in its own right. The 2,400-square-mile county extends from the Florida Everglades east to the Atlantic Ocean. It is bordered to the north by Broward County and to the south by the Florida Keys. The main portion of the city of Miami lies on the shores of Biscayne Bay and is separated from the Atlantic Ocean by barrier islands, the largest of which holds the city of Miami Beach. The metro, with a population of roughly 2.7 million, is located entirely within Miami-Dade County. Miami is the most populous city, with over 430,000 residents, followed by Hialeah, with roughly 225,000 people. In recent years, redevelopment projects have brought more businesses and residents to downtown Miami.

METRO HIGHLIGHTS



BUSINESS-FRIENDLY ENVIRONMENT

The metro has no local corporate or personal income taxes, which attracts businesses and residents to the area.



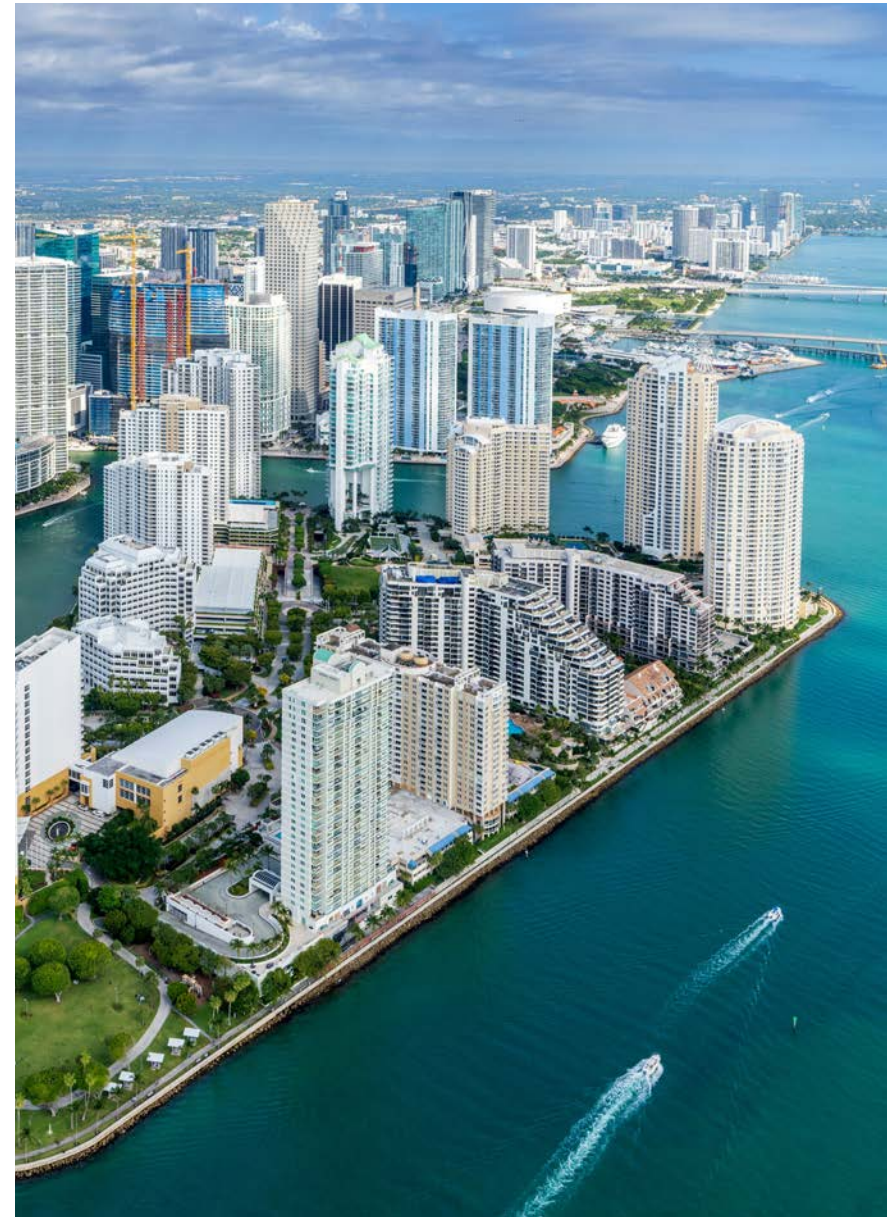
INTERNATIONAL GATEWAY

Miami is a gateway for international trading activities, tourism and immigration, connecting to airports and ports around the world.



MEDICAL COMMUNITY

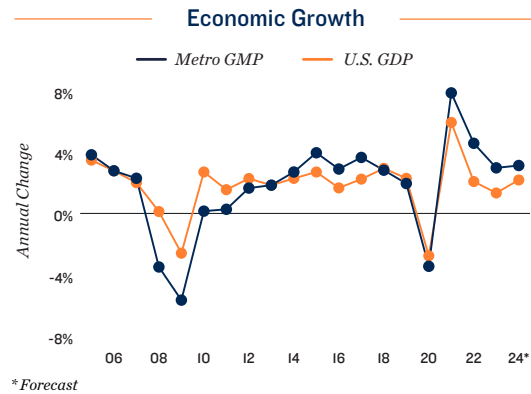
The county contains the largest concentration of medical facilities in Florida, drawing residents needing services throughout the state.



Hotel Development At Miami International Airport // MARKET OVERVIEW

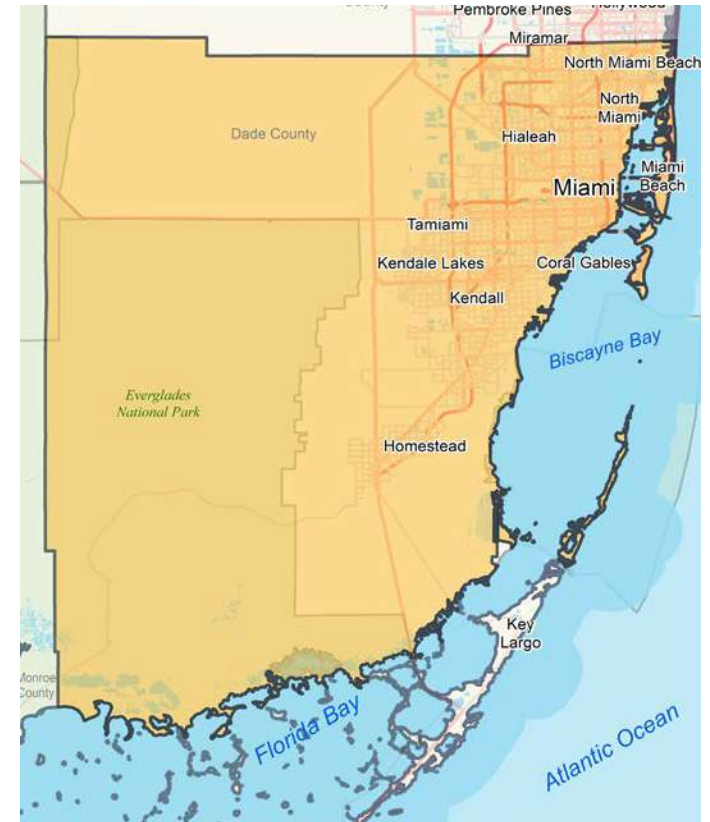
ECONOMY

- Various industries provide a diverse economy. Trade, international finance, health care and entertainment have become major segments locally.
- A strong tourism industry has developed, with ties to Latin America and the Caribbean, that persevered through the pandemic in 2020 and has continued to improve since.
- Tourism and trade depend on a large transportation sector. PortMiami and Miami International Airport are both major contributors to employment and the economy.

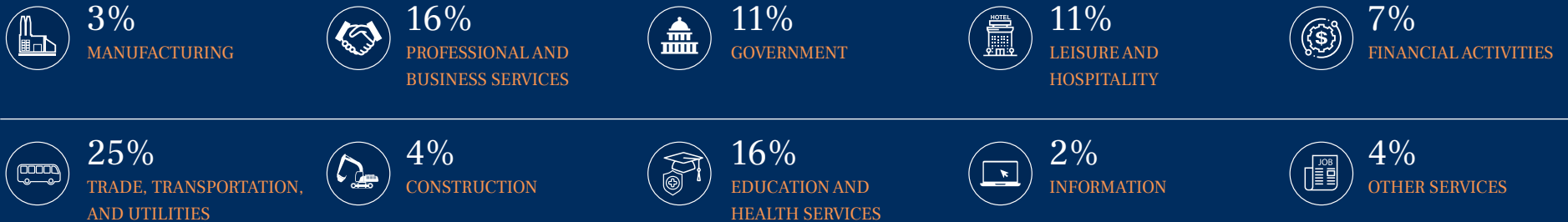


MAJOR AREA EMPLOYERS

- Baptist Health South Florida
- University of Miami
- American Airlines
- Nicklaus Children's Hospital
- Publix Super Markets
- Winn-Dixie Stores
- Florida Power & Light Co.
- Carnival Cruise Line
- AT&T
- Mount Sinai Medical Center



SHARE OF 2023 TOTAL EMPLOYMENT

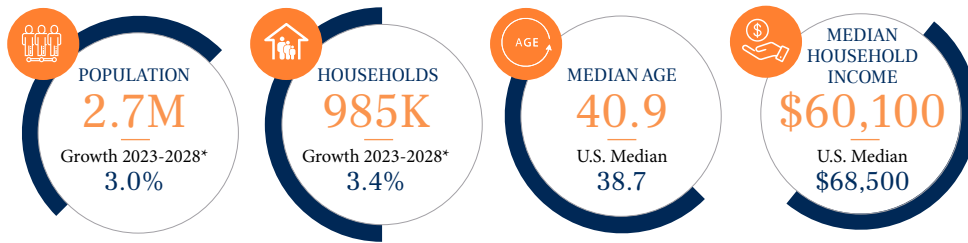


Note: Figures are rounded to nearest whole percentage point

MARKET OVERVIEW // Hotel Development At Miami International Airport

DEMOGRAPHICS

- The metro is expected to add more than 81,000 people over the next five years. During the same period, approximately 33,500 households will be formed, generating demand for various types of housing.
- The local homeownership rate of 46 percent is below the national rate of 64 percent, maintaining a strong rental market.
- The cohort of 20- to 34-year-olds comprises 19 percent of the population in 2024.



2020 POPULATION BY AGE



QUALITY OF LIFE

Miami-Dade County offers a vibrant business and cultural community. The metro has an abundance of popular attractions. Miami hosts the Capital One Orange Bowl and is home to several professional sports teams, including the Miami Dolphins, the Miami Marlins and the Miami Heat, while the Inter Miami soccer club plays in nearby Fort Lauderdale. The county has a broad array of cultural attractions, historical sites and parks, including the Adrienne Arsht Center for the Performing Arts of Miami-Dade County, Zoo Miami and Everglades National Park. The region is home to a dynamic and diverse culture, family-friendly neighborhoods, a plethora of shops and restaurants, and beautiful weather and beaches. It also offers easy access to Latin America and the Caribbean.

SPORTS

- Baseball | **MLB** | MIAMI MARLINS
- Football | **NFL** | MIAMI DOLPHINS
- Basketball | **NBA** | MIAMI HEAT

EDUCATION

- THE UNIVERSITY OF MIAMI
- BARRY UNIVERSITY
- FLORIDA INTERNATIONAL UNIVERSITY
- MIAMI DADE COLLEGE

ARTS & ENTERTAINMENT

- ADRIENNE ARSHT CENTER
- ZOO MIAMI
- PEREZ ART MUSEUM MIAMI
- MIAMI CHILDREN'S MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

Hotel Development At Miami International Airport // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	6,869	133,322	522,678
2024 Estimate			
Total Population	6,736	131,166	516,732
2020 Census			
Total Population	6,509	130,117	519,340
2010 Census			
Total Population	7,087	123,439	491,990
Daytime Population			
2024 Estimate	14,942	259,036	685,902
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,252	50,689	193,697
2024 Estimate			
Total Households	2,202	49,659	190,637
Average (Mean) Household Size	2.7	2.6	2.7
2020 Census			
Total Households	2,137	48,252	186,438
2010 Census			
Total Households	2,108	43,344	168,655

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	8.2%	3.5%	4.2%
\$200,000-\$249,999	3.6%	1.7%	2.0%
\$150,000-\$199,999	8.7%	5.3%	6.5%
\$125,000-\$149,999	7.3%	5.0%	5.3%
\$100,000-\$124,999	16.3%	8.0%	8.4%
\$75,000-\$99,999	14.5%	13.9%	13.6%
\$50,000-\$74,999	12.6%	15.9%	16.0%
\$35,000-\$49,999	8.9%	12.4%	11.3%
\$25,000-\$34,999	4.9%	10.1%	9.3%
\$15,000-\$24,999	8.0%	10.0%	10.0%
Under \$15,000	7.0%	14.2%	13.4%
Average Household Income	\$103,484	\$76,722	\$82,121
Median Household Income	\$79,619	\$61,067	\$65,493
Per Capita Income	\$38,447	\$28,766	\$30,002

DEMOGRAPHICS // Hotel Development At Miami International Airport

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	6,736	131,166	516,732
0 to 4 Years	4.5%	4.7%	4.8%
5 to 14 Years	9.0%	8.8%	9.6%
15 to 17 Years	2.7%	2.8%	3.1%
18 to 19 Years	2.1%	2.0%	2.1%
20 to 24 Years	5.4%	5.4%	5.5%
25 to 29 Years	6.4%	6.3%	5.9%
30 to 34 Years	7.1%	7.1%	6.7%
35 to 39 Years	7.3%	6.8%	6.6%
40 to 49 Years	13.8%	13.9%	13.7%
50 to 59 Years	16.8%	15.8%	15.4%
60 to 64 Years	7.2%	6.2%	6.2%
65 to 69 Years	5.3%	5.2%	5.3%
70 to 74 Years	4.1%	4.5%	4.6%
75 to 79 Years	3.5%	3.8%	3.9%
80 to 84 Years	2.1%	3.1%	3.1%
Age 85+	2.8%	3.4%	3.3%
Median Age	44.0	45.0	44.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	5,140	99,911	386,697
Elementary (0-8)	4.6%	12.7%	11.3%
Some High School (9-11)	12.4%	12.1%	11.6%
High School Graduate (12)	25.6%	27.8%	28.3%
Some College (13-15)	16.7%	12.7%	12.5%
Associate Degree Only	8.2%	7.4%	8.3%
Bachelor's Degree Only	19.6%	18.3%	18.0%
Graduate Degree	12.9%	9.0%	10.1%
HOUSING UNITS			
Occupied Units			
2029 Projection	2,343	53,774	206,038
2024 Estimate	2,287	52,651	202,689
Owner Occupied	1,400	17,126	82,804
Renter Occupied	896	32,472	107,777
Vacant	85	2,992	12,052
Persons in Units			
2024 Estimate Total Occupied Units	2,202	49,659	190,637
1 Person Units	23.1%	26.0%	25.1%
2 Person Units	31.7%	30.3%	29.1%
3 Person Units	19.8%	20.7%	20.1%
4 Person Units	14.6%	14.2%	15.1%
5 Person Units	7.9%	5.1%	6.0%
6+ Person Units	2.9%	3.7%	4.5%

Hotel Development At Miami International Airport // DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 516,732. The population has changed by 5.03 percent since 2010. It is estimated that the population in your area will be 522,678 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.3 percent male and 48.7 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 6,589 people per square mile.



HOUSEHOLDS

There are currently 190,637 households in your selected geography. The number of households has changed by 13.03 percent since 2010. It is estimated that the number of households in your area will be 193,697 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2024, the median household income for your selected geography is \$65,493, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 85.21 percent since 2010. It is estimated that the median household income in your area will be \$74,920 five years from now, which represents a change of 14.4 percent from the current year.

The current year per capita income in your area is \$30,002, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$82,121, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 259,816 people in your selected area were employed. The 2010 Census revealed that 51.6 percent of employees are in white-collar occupations in this geography, and 26.8 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 \$449,586 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 82,362.00 owner-occupied housing units and 86,289.00 renter-occupied housing units in your area.



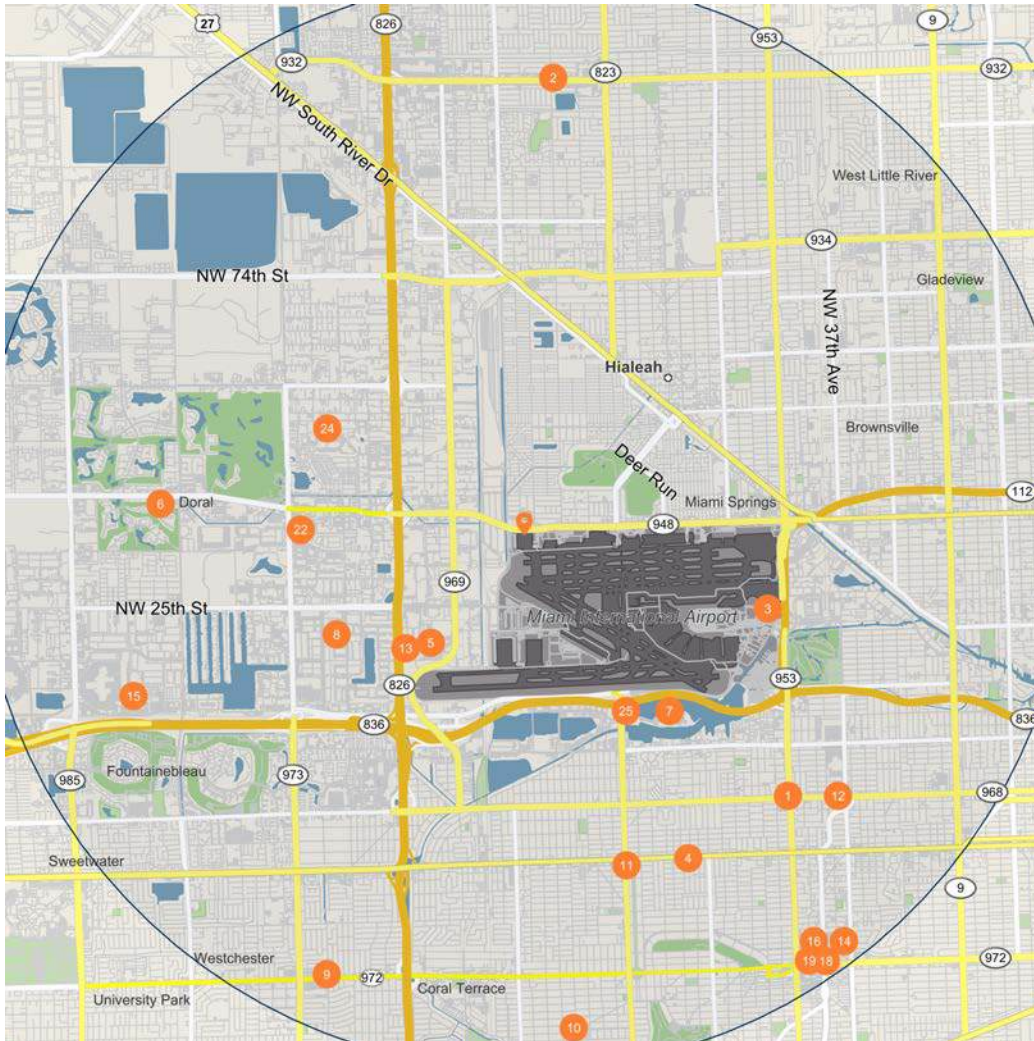
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.3 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 equal to the nation's at 8.8 percent.

The area had fewer high-school graduates, 6.0 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 32.0 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // Hotel Development At Miami International Airport



Major Employers		Employees
1	Keystone Holdings Group LLC-Keystone Holdings	6,102
2	BanESCO USA	5,028
3	County Miami Dade AVI Dept	4,000
4	Kindred Hospitals East LLC-Kindred Hosp - S Fla - Cral Gb	3,706
5	Pollo Tropical Inc	3,649
6	Medtronic Usa Inc	3,250
7	Celebrity Cruises Inc	2,781
8	Tng GP	2,590
9	Unitedhealthcare Insurance Co-United Healthcare	2,210
10	Variety Childrens Hospital-Nicklaus Childrens Hospital	2,014
11	American Sls MGT Orgnztn LLC-Eulen America	2,005
12	3801 Flagler Supermarket LLC-SedanOs Supermarket 42	2,004
13	Ncl (bahamas Ltd A Bermuda Co-Norwegian Cruise Line	1,800
14	Renuity LLC	1,800
15	Gold Coast Beverage LLC	1,500
16	Bankunited Statutory Trust Xi	1,470
17	Norwegian Crise Line Hldngs Lt-NORWEGIAN CRUISE LINE	1,441
18	Ryder System Inc-RYDER	1,313
19	Wheels Up Private Jets LLC	1,299
20	Ryder Truck Rental Inc-Ryder	1,230
21	Ncl Corporation Ltd-NORWEGIAN CRUISE LINE	1,200
22	Carnival Corporation-CARNIVAL	1,200
23	Intelsat Corporation	1,112
24	Dentaquest of Florida Inc-Dentaquest	1,111
25	Lennar Corporation-LENNAR	1,034

DEMOGRAPHICS // Hotel Development At Miami International Airport

DEMOGRAPHIC SUMMARY

6595 Nw 36Th St, Virginia Gardens, Florida, 33166

Ring of 1 mile

KEY FACTS

6,272

Population



2,073

Households

43.9

Median Age

\$77,136

Median Disposable Income

EDUCATION

15.7%

No High School Diploma



25.3%

High School Graduate



24.1%

Some College/
Associate's Degree



34.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$93,822

Median Household Income



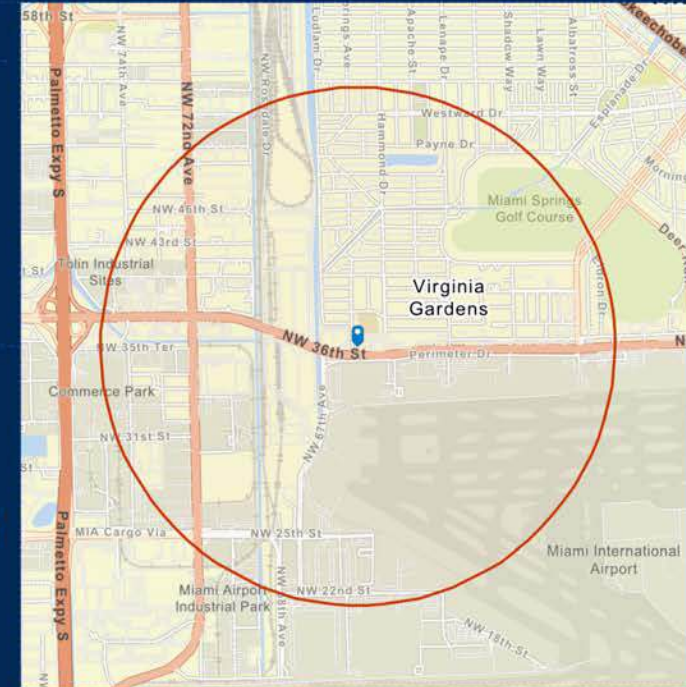
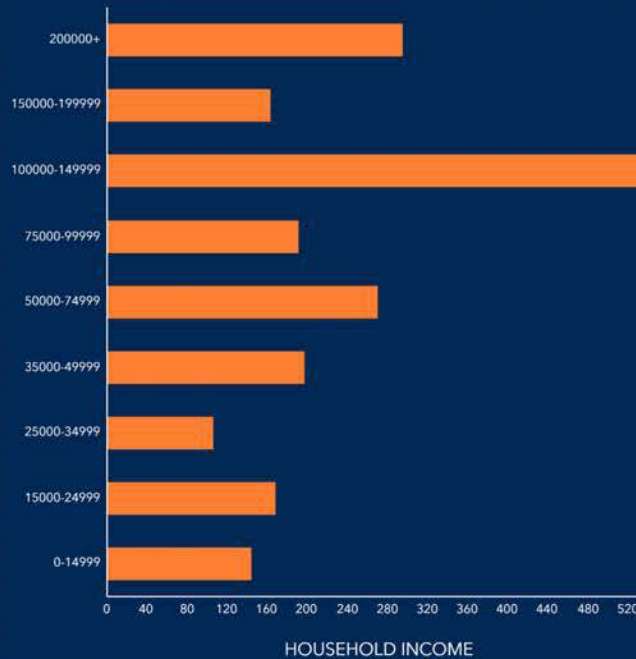
\$40,625

Per Capita Income



\$238,121

Median Net Worth



EMPLOYMENT

57.2%

White Collar



23.5%

Blue Collar



20.6%

Services

1.6%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

6595 Nw 36Th St, Virginia Gardens, Florida, 33166

Ring of 3 miles

KEY FACTS

135,837

Population



51,332

Households

44.5

Median Age

\$52,645

Median Disposable Income

EDUCATION

21.3%

No High School Diploma



28.3%
High School Graduate



19.7%
Some College/
Associate's Degree



30.7%
Bachelor's/Grad/
Prof Degree

INCOME



\$61,807

Median Household Income



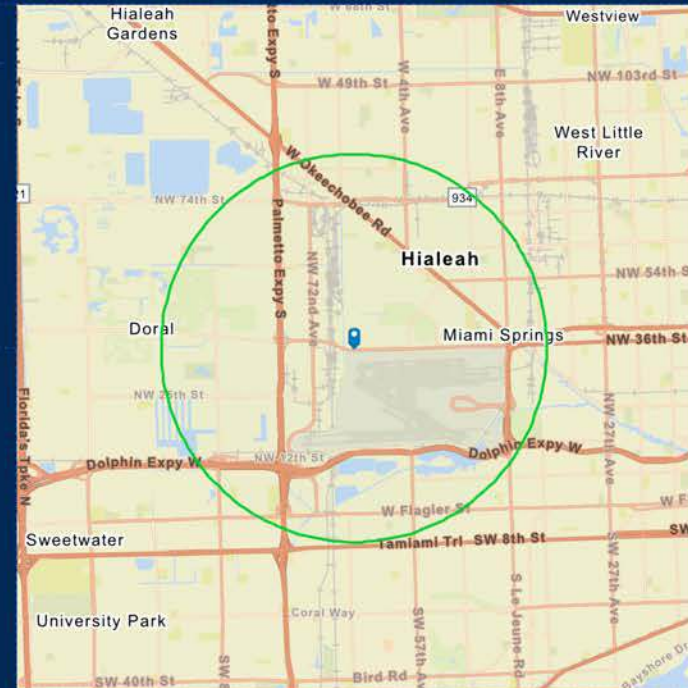
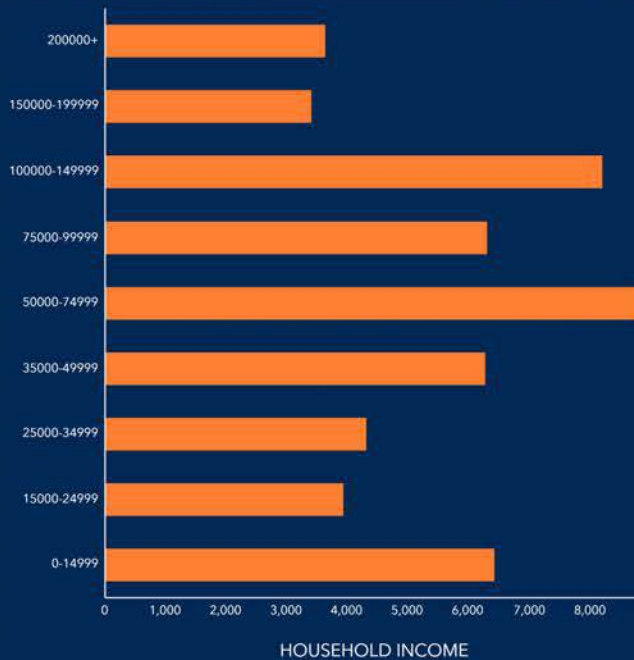
\$32,264

Per Capita Income



\$60,806

Median Net Worth



EMPLOYMENT



55.7%

White Collar



29.1%

Blue Collar



19.2%

Services

1.7%

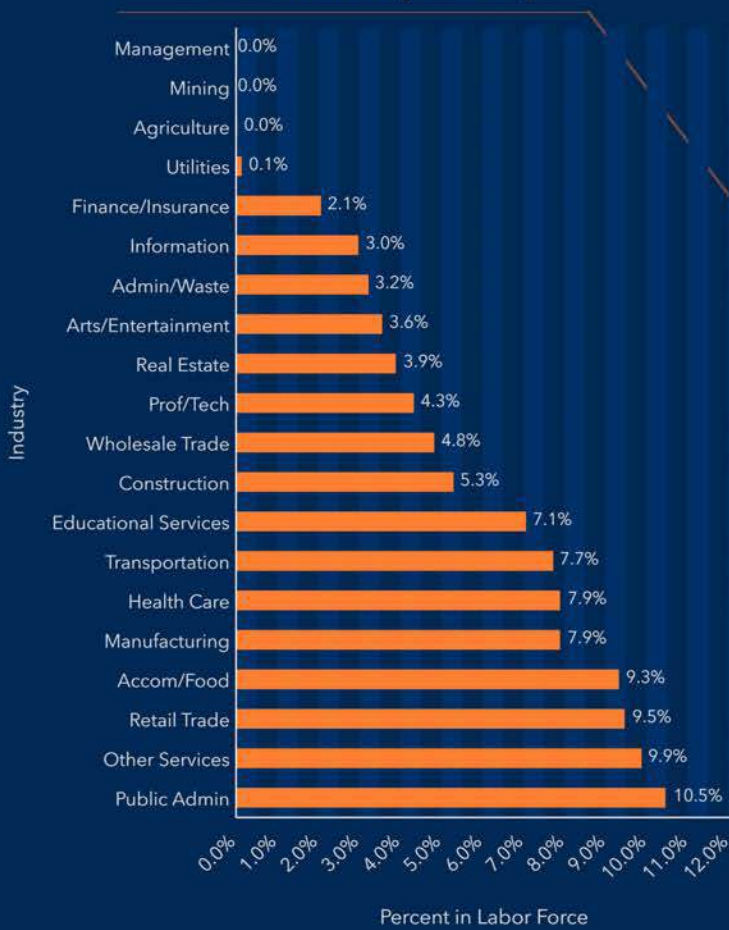
Unemployment Rate

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

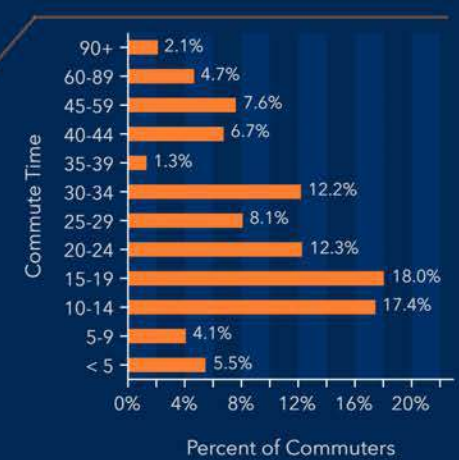


Economic Development Profile

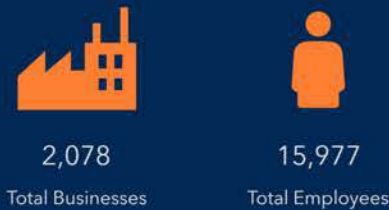
Labor Force by Industry



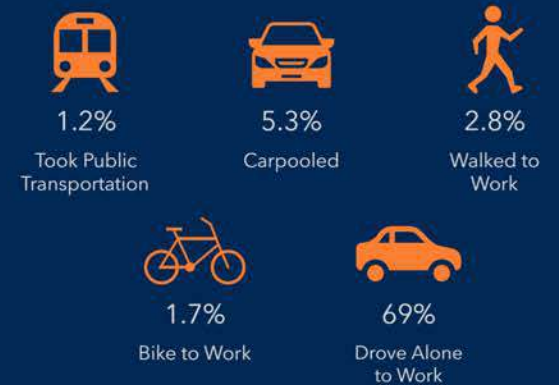
Commute Time: Minutes



Workforce Overview



Transportation to Work



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

Hotel Development At Miami International Airport // DEMOGRAPHICS

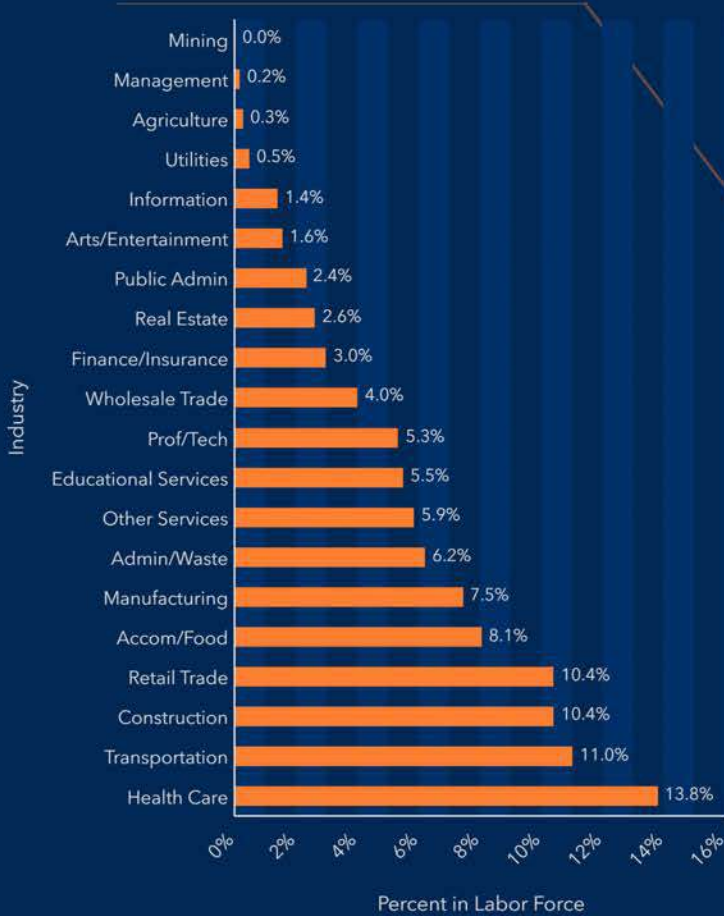


Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).

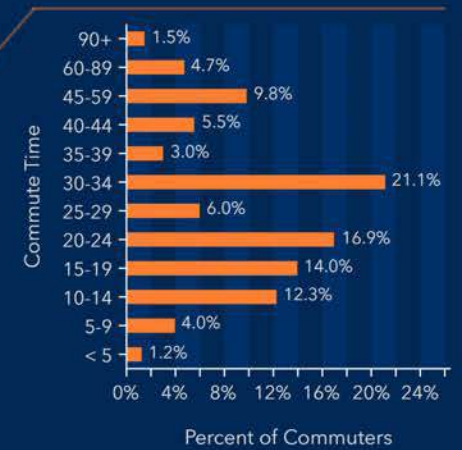
Economic Development Profile



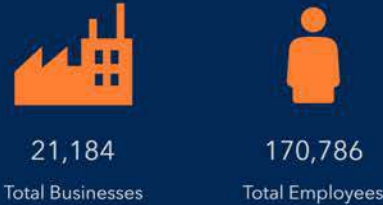
Labor Force by Industry



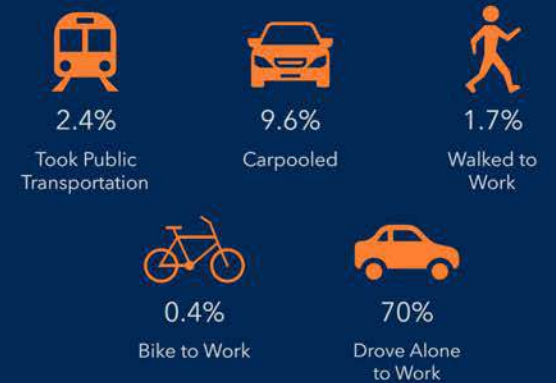
Commute Time: Minutes



Workforce Overview



Transportation to Work



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

Hotel Development At Miami International Airport // DEMOGRAPHICS



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



EXCLUSIVELY LISTED BY

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