

The Continuum

Miami Beach, FL 33139
 Excellent Free-Standing Retail/Bank/Pharmacy Opportunity Available



Rendering of Free-Standing Retail/Restaurant Building Next to Existing Condo Tower



View of the Two Towers of The Continuum

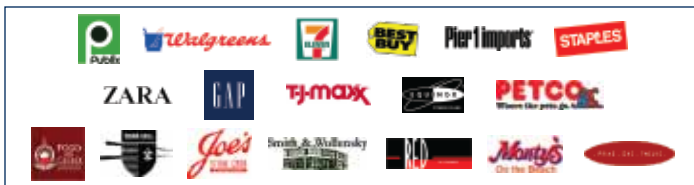
PROPERTY DESCRIPTION & FEATURES

- ±12,000 SF (divisible) of free-standing retail space
- This site allows for flexible interior configurations and exceptional branding opportunities
- Excellent opportunity for retail, bank, pharmacy, convenience store, restaurant, or office
- Located within a commercial and residential neighborhood with numerous amenities available in the immediate area
- Area hotels and residences include Icon, Murano, Portofino Yacht Club, Portofino Tower, The Courts, Marriott South Beach, Ocean Five Hotel, Murando Grande, Bently Beach, Cosmopolitan, Apogee, and Mercury South Beach



Site Plan of The Continuum Complex

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

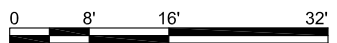
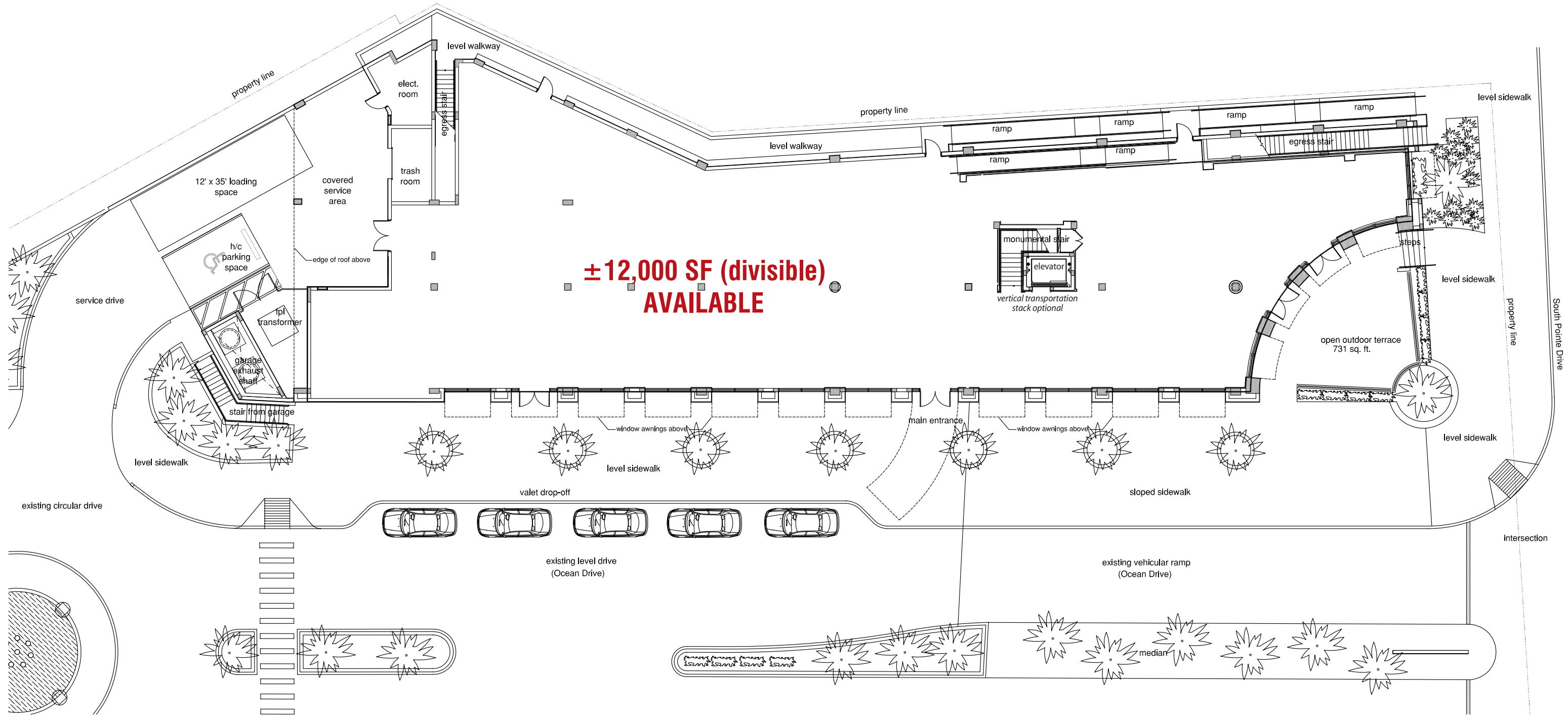
	1 MILE	3 MILE	5 MILE
Population	14,784	51,526	149,046
Households	9,221	30,533	74,883
Average Household Income	\$70,386	\$72,358	\$70,161
Daytime Employees	12,694	49,913	159,298

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AERIAL VIEWS OF SITE



View Looking Northeast of The Continuum (South Tower Only)



View Looking East of The Continuum (Both Towers)

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AREA CO-TENANTS



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 25.76681/-80.13284

The Continuum (100 South Pointe Dr.)		1 Mile	3 Miles	5 Miles
Miami Beach, FL				
POPULATION	2010 Estimated Population	14,784	51,526	149,046
	2015 Projected Population	16,500	58,244	180,248
	2000 Census Population	12,797	45,885	125,204
	1990 Census Population	15,298	52,982	130,859
	Historical Annual Growth 1990 to 2010	-0.2%	-0.1%	0.7%
	Projected Annual Growth 2010 to 2015	2.3%	2.6%	4.2%
HOUSEHOLDS	2010 Est. Households	9,221	30,533	74,883
	2015 Proj. Households	10,658	35,339	94,500
	2000 Census Households	7,743	26,964	61,462
	1990 Census Households	8,970	29,777	62,981
	Historical Annual Growth 1990 to 2010	0.1%	0.1%	0.9%
	Projected Annual Growth 2010 to 2015	3.1%	3.1%	5.2%
AGE	2010 Est. Population 0 to 9 Years	5.1%	6.6%	8.8%
	2010 Est. Population 10 to 19 Years	5.2%	6.4%	8.6%
	2010 Est. Population 20 to 29 Years	16.3%	17.4%	15.2%
	2010 Est. Population 30 to 44 Years	21.4%	23.2%	22.2%
	2010 Est. Population 45 to 59 Years	18.0%	19.5%	20.9%
	2010 Est. Population 60 to 74 Years	16.5%	14.4%	14.2%
	2010 Est. Population 75 Years Plus	17.4%	12.4%	10.2%
	2010 Est. Median Age	46.1	42.0	41.1
MARITAL STATUS & SEX	2010 Est. Male Population	52.3%	53.9%	52.4%
	2010 Est. Female Population	47.7%	46.1%	47.6%
	2010 Est. Never Married	39.9%	42.1%	37.3%
	2010 Est. Now Married	25.5%	27.4%	31.0%
	2010 Est. Separated or Divorced	22.9%	21.8%	23.8%
	2010 Est. Widowed	11.7%	8.6%	7.9%
INCOME	2010 Est. HH Income \$200,000 or More	5.8%	5.8%	5.5%
	2010 Est. HH Income \$150,000 to \$199,999	3.2%	3.2%	4.6%
	2010 Est. HH Income \$100,000 to \$149,999	6.3%	8.4%	9.5%
	2010 Est. HH Income \$75,000 to \$99,999	6.1%	7.3%	7.1%
	2010 Est. HH Income \$50,000 to \$74,999	10.4%	11.4%	11.0%
	2010 Est. HH Income \$35,000 to \$49,999	11.3%	12.5%	11.0%
	2010 Est. HH Income \$25,000 to \$34,999	10.2%	12.5%	11.5%
	2010 Est. HH Income \$15,000 to \$24,999	15.1%	14.4%	13.4%
	2010 Est. HH Income \$0 to \$14,999	31.5%	24.5%	26.4%
	2010 Est. Average Household Income	\$70,386	\$72,358	\$70,161
	2010 Est. Median HH Income	\$32,693	\$40,805	\$44,626
	2010 Est. Per Capita Income	\$47,989	\$44,355	\$37,179
	2010 Est. Number of Businesses	1,065	4,347	14,456
	2010 Est. Total Number of Employees	12,694	49,913	159,298

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FULL PROFILE

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The Continuum (100 South Pointe Dr.)

Miami Beach, FL

	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	91.3%	90.9%	84.4%
	2010 Est. Black Population	5.1%	6.0%	12.5%
	2010 Est. Asian & Pacific Islander	2.3%	1.9%	1.5%
	2010 Est. American Indian & Alaska Native	0.5%	0.5%	0.5%
	2010 Est. Other Races Population	0.8%	0.8%	1.1%
HISPANIC	2010 Est. Hispanic Population	8,451	28,642	92,434
	2010 Est. Hispanic Population Percent	57.2%	55.6%	62.0%
	2015 Proj. Hispanic Population Percent	60.0%	59.1%	65.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	12,177	40,866	112,256
	2010 Est. Elementary (0 to 8)	12.6%	9.1%	13.1%
	2010 Est. Some High School (9 to 11)	6.5%	5.9%	8.6%
	2010 Est. High School Graduate (12)	23.5%	22.8%	22.8%
	2010 Est. Some College (13 to 16)	14.2%	13.4%	11.9%
	2010 Est. Associate Degree Only	8.8%	8.4%	6.8%
	2010 Est. Bachelor Degree Only	20.7%	25.2%	22.4%
	2010 Est. Graduate Degree	13.7%	15.3%	14.3%
HOUSING	2010 Est. Total Housing Units	13,196	41,011	101,590
	2010 Est. Owner Occupied Percent	22.1%	26.3%	26.2%
	2010 Est. Renter Occupied Percent	47.7%	48.2%	47.5%
	2010 Est. Vacant Housing Percent	30.1%	25.5%	26.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	3.8%	2.0%	2.3%
	2000 Homes Built 1995 to 1998	5.9%	4.3%	4.9%
	2000 Homes Built 1990 to 1994	3.0%	2.4%	3.6%
	2000 Homes Built 1980 to 1989	9.6%	10.4%	12.1%
	2000 Homes Built 1970 to 1979	21.0%	16.3%	18.7%
	2000 Homes Built 1960 to 1969	19.4%	21.1%	20.6%
	2000 Homes Built 1950 to 1959	14.4%	16.6%	14.4%
	2000 Homes Built Before 1949	22.9%	26.9%	23.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	21.8%	8.6%
	2000 Home Value \$500,000 to \$999,999	-	20.6%	14.7%
	2000 Home Value \$400,000 to \$499,999	14.7%	9.7%	9.9%
	2000 Home Value \$300,000 to \$399,999	0.2%	13.2%	11.4%
	2000 Home Value \$200,000 to \$299,999	12.2%	18.9%	19.7%
	2000 Home Value \$150,000 to \$199,999	12.1%	5.7%	12.8%
	2000 Home Value \$100,000 to \$149,999	25.5%	4.5%	7.0%
	2000 Home Value \$50,000 to \$99,999	13.2%	3.6%	10.4%
	2000 Home Value \$25,000 to \$49,999	22.1%	1.5%	3.6%
	2000 Home Value \$0 to \$24,999	-	0.5%	1.8%
	2000 Median Home Value	\$161,252	\$589,373	\$368,253
	2000 Median Rent	\$508	\$599	\$565

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LABOR FORCE	2010 Est. Labor: Population Age 16+	13,612	46,278	128,884
	2010 Est. Civilian Employed	49.9%	57.5%	54.0%
	2010 Est. Civilian Unemployed	4.4%	4.1%	5.2%
	2010 Est. in Armed Forces	0.2%	0.1%	0.1%
	2010 Est. not in Labor Force	45.4%	38.2%	40.7%
	2010 Labor Force: Males	52.5%	54.0%	52.4%
	2010 Labor Force: Females	47.5%	46.0%	47.6%
OCCUPATION	2000 Occupation: Population Age 16+	5,657	22,839	53,468
	2000 Mgmt, Business, & Financial Operations	19.8%	19.5%	18.9%
	2000 Professional & Related	19.8%	23.9%	22.1%
	2000 Service	26.3%	22.1%	19.6%
	2000 Sales and Office	24.4%	25.6%	24.0%
	2000 Farming, Fishing, and Forestry	0.1%	0.3%	0.3%
	2000 Construction, Extraction, & Maintenance	4.5%	3.8%	7.6%
	2000 Production, Transport, & Material Moving	5.1%	4.8%	7.5%
	2000 Percent White Collar Workers	63.9%	69.0%	65.0%
2000 Percent Blue Collar Workers	36.1%	31.0%	35.0%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	49.4%	54.0%	58.8%
	2000 Drive to Work in Carpool	6.7%	6.8%	10.8%
	2000 Travel to Work by Public Transportation	11.9%	10.1%	11.4%
	2000 Drive to Work on Motorcycle	0.3%	0.5%	0.3%
	2000 Walk or Bicycle to Work	23.1%	21.0%	12.1%
	2000 Other Means	3.5%	2.0%	1.9%
	2000 Work at Home	5.2%	5.6%	4.7%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	37.5%	36.1%	29.5%
	2000 Travel to Work in 15 to 29 Minutes	38.3%	36.2%	36.8%
	2000 Travel to Work in 30 to 59 Minutes	18.0%	21.7%	26.1%
	2000 Travel to Work in 60 Minutes or More	6.2%	6.1%	7.6%
	2000 Average Travel Time to Work	21.2	21.5	23.3
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$486 M	\$1.67 B	\$4.03 B
	2010 Est. Apparel	\$23.4 M	\$80.4 M	\$194 M
	2010 Est. Contributions & Gifts	\$33.3 M	\$113 M	\$275 M
	2010 Est. Education & Reading	\$15.0 M	\$50.2 M	\$122 M
	2010 Est. Entertainment	\$26.7 M	\$92.5 M	\$223 M
	2010 Est. Food, Beverages & Tobacco	\$77.6 M	\$267 M	\$639 M
	2010 Est. Furnishings & Equipment	\$20.9 M	\$72.5 M	\$176 M
	2010 Est. Health Care & Insurance	\$35.4 M	\$121 M	\$289 M
	2010 Est. Household Operations & Shelter & Utilities	\$147 M	\$505 M	\$1.21 B
	2010 Est. Miscellaneous Expenses	\$8.30 M	\$28.5 M	\$67.8 M
	2010 Est. Personal Care	\$7.05 M	\$24.3 M	\$58.4 M
	2010 Est. Transportation	\$91.0 M	\$319 M	\$769 M

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