

# 2021 COMMERCIAL CONFERENCE

**OCTOBER 1** | 8:30AM - NOON  
**THE BILTMORE HOTEL** | CORAL GABLES



**South Florida Explored:  
Cryptocurrency, FinTech, Transportation & More**



## South Florida Explored: Transportation, Transit Oriented Development (TOD) & Commercial Real Estate

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Infinity Commercial  
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South Florida  
Commuter Services,  
an FDOT Program

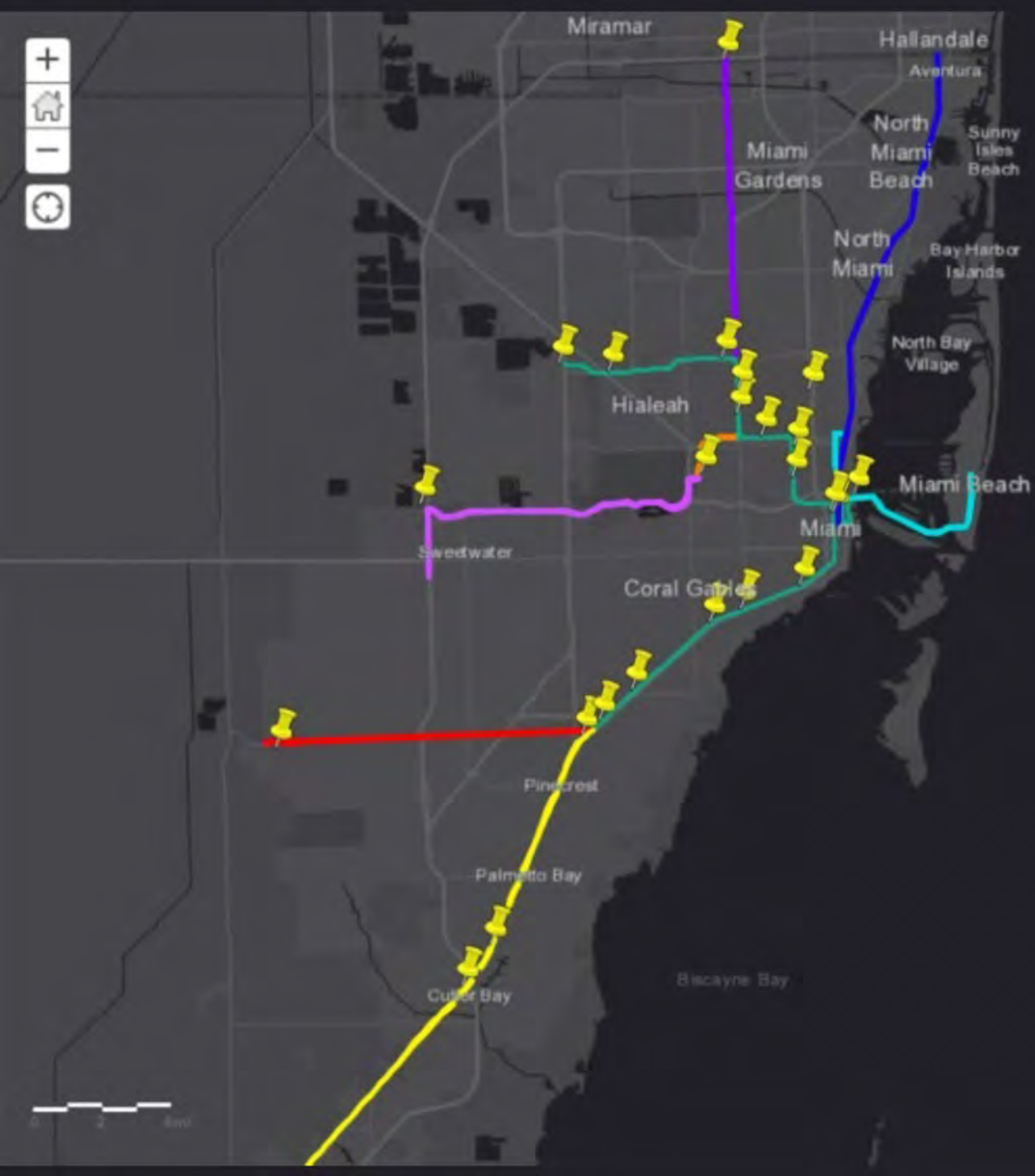


**Rafael ROMERO**, CCIM  
Sr. VP Retail Advisory  
Jones Lang LaSalle



**Aaron STOLEAR**  
Associate  
Vice President  
13th Floor  
Investments





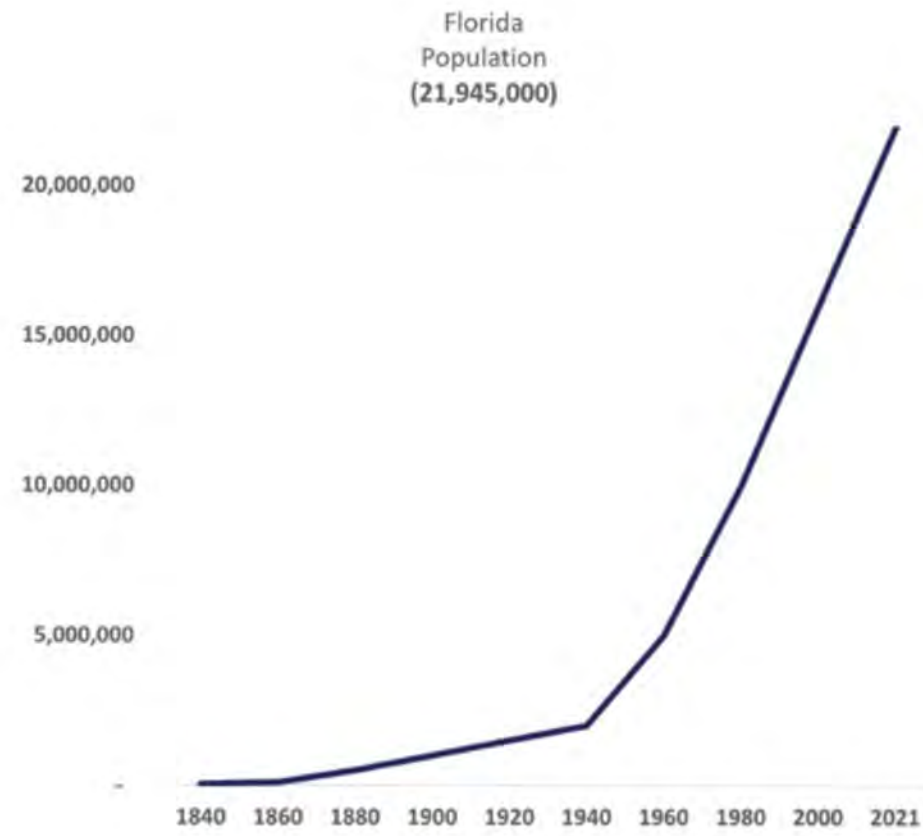
## LEGEND

 Existing Metrorail lines  


Rapid Transit Corridors:  
 (In alphabetical order)

-  Beach Corridor
-  East-West Corridor
-  Kendall Corridor
-  North Corridor
-  Northeast Corridor
-  South Corridor

THE FLORIDA MARKET  
THE REAL STORY...



BRICKELL

1980





BRICKELL

2018

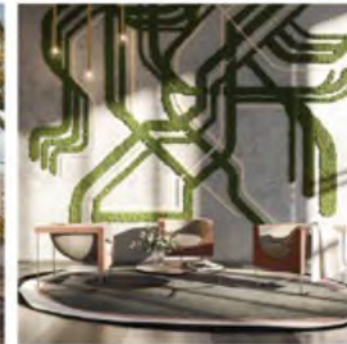
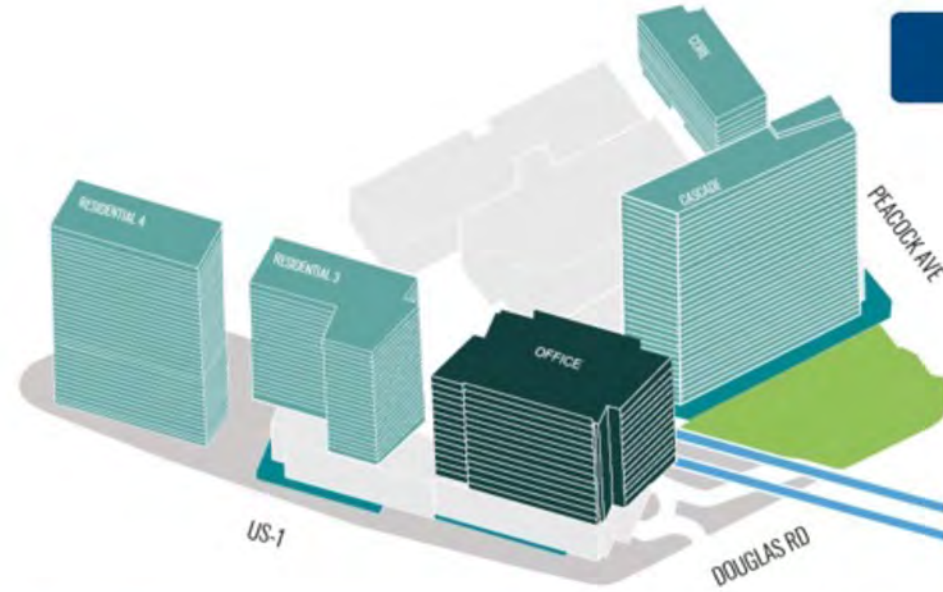


## CASE STUDY

### LINK AT DOUGLAS



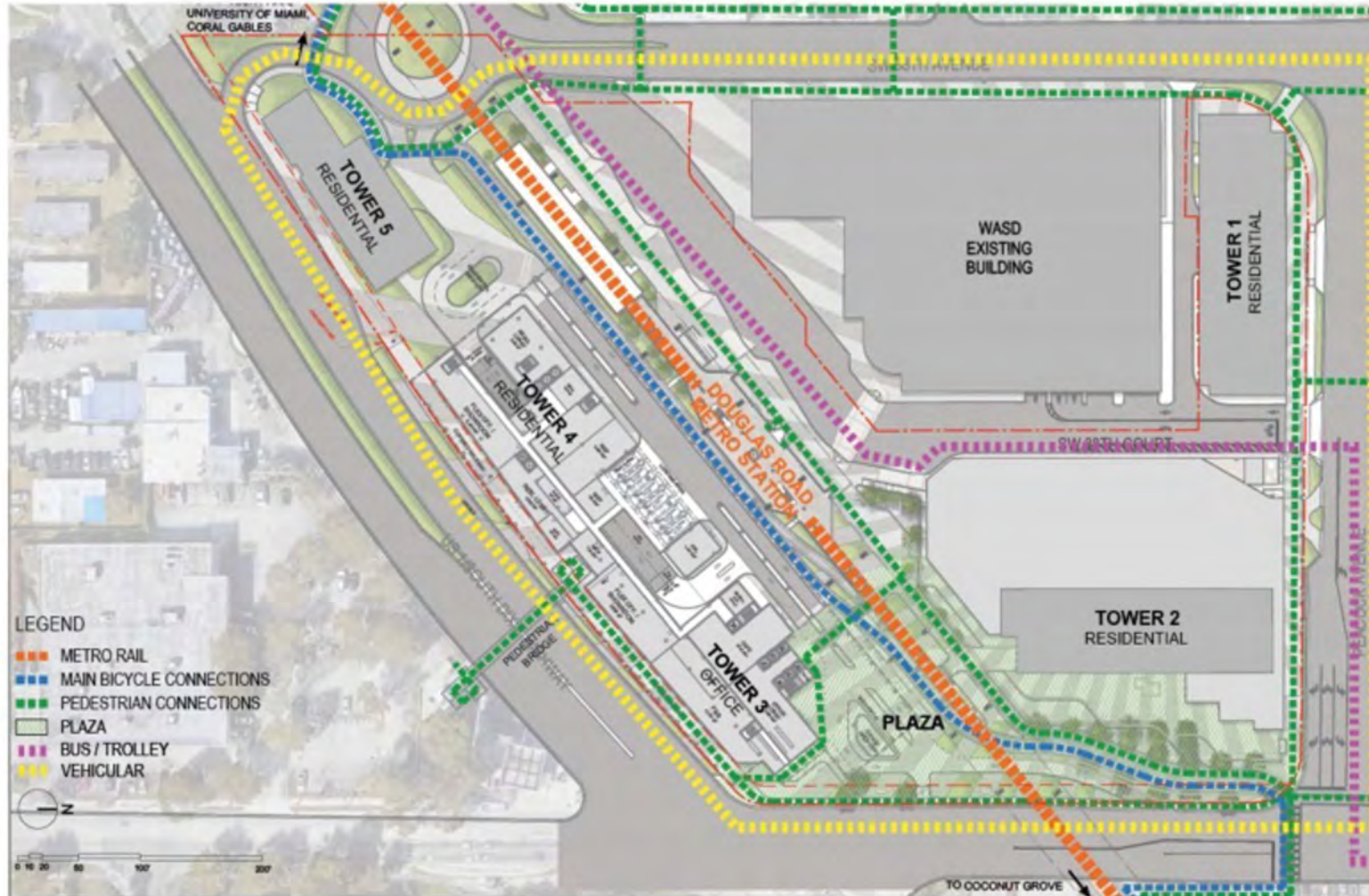
- Mixed-use, transit-oriented development
- 4 residential towers | 1,500 residential units
- 25K SF of retail | 80K SF of office
- 70K SF of open public space
- Public private partnership
- 90-year municipal ground lease





# CASE STUDY

## LINK AT DOUGLAS

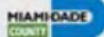




# Strategic Miami Area Rapid Transit SMART Plan



Miami-Dade Transportation Planning Organization



**LEGEND**

**Terminal**  
 Terminal

**Existing Metrorail**  
 Existing Metrorail

**Existing Tri-Rail**  
 Existing Tri-Rail

**Existing Rail**  
 Existing Rail

**RAPID TRANSIT CORRIDORS:**  
 (In alphabetical order)

- Beach Corridor
- East-West Corridor
- Kendall Corridor
- North Corridor
- Northeast Corridor
- South Dade Transitway

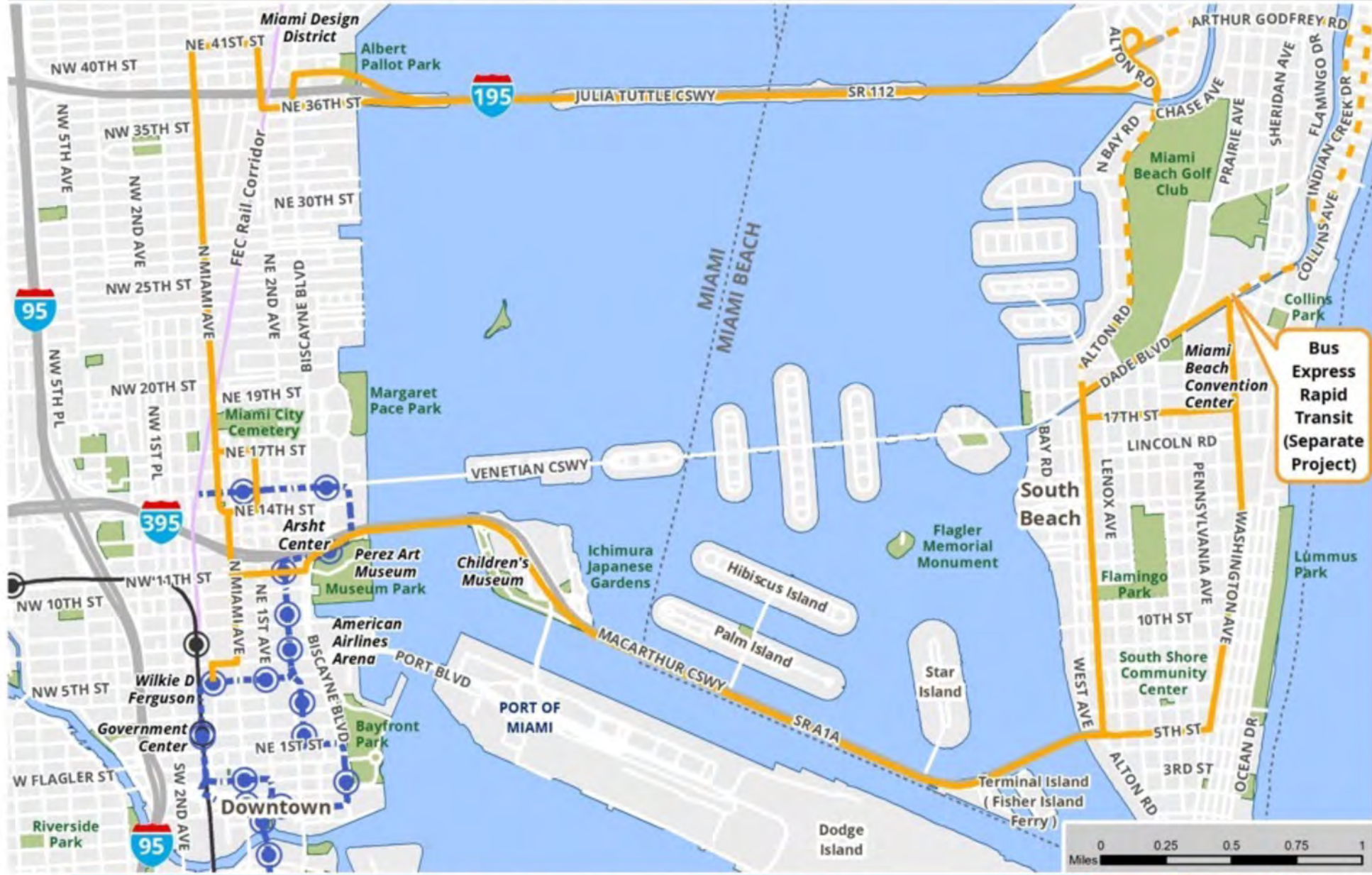
**BUS EXPRESS RAPID TRANSIT (BERT) NETWORK:**

- Flagler Corridor
- S. Miami-Dade Express
- N.W. Miami-Dade Express
- S.W. Miami-Dade Express
- Florida's Turnpike Express (South)
- Florida's Turnpike Express (North)
- Beach Express North
- Beach Express Central
- Beach Express South

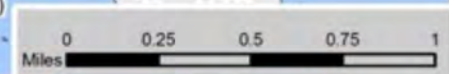
#MiamiSMARTPlan  
 www.MiamiSMARTPlan.com

Revised November 2020

- Study Alignment
- Bus Express Rapid Transit
- Metromover with Stations
- Metrorail with Stations



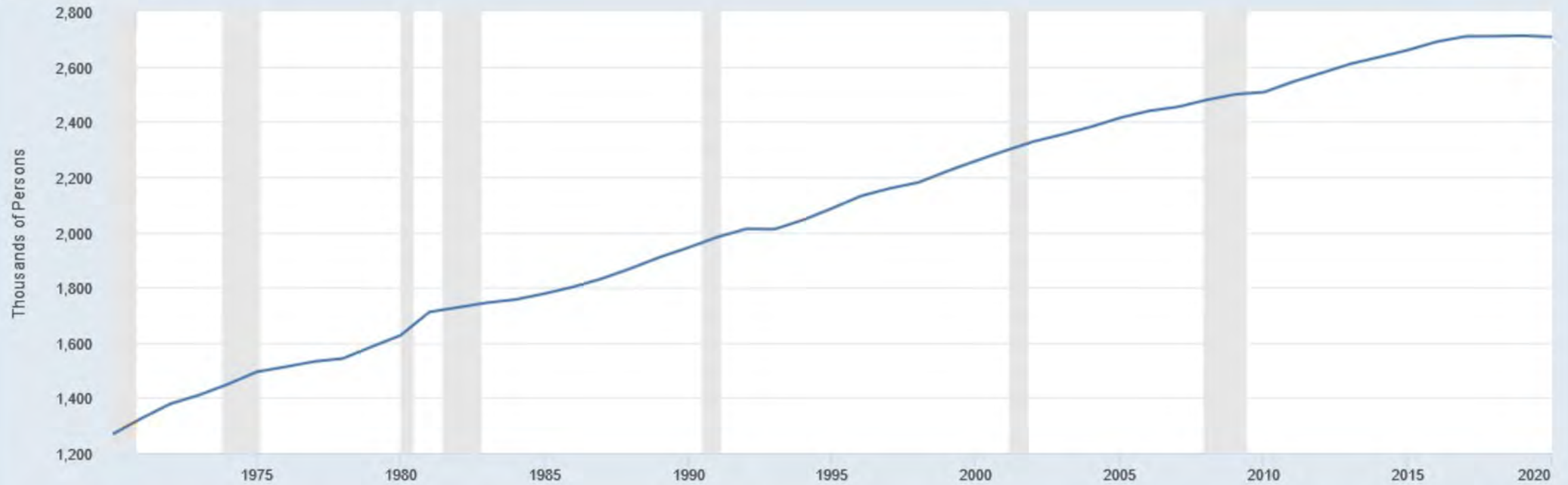
**Bus Express Rapid Transit (Separate Project)**







— Resident Population in Miami-Dade County, FL



Shaded areas indicate U.S. recessions.

Source: U.S. Census Bureau

fred.stlouisfed.org



— Resident Population in Miami-Dade County, FL



Shaded areas indicate U.S. recessions.

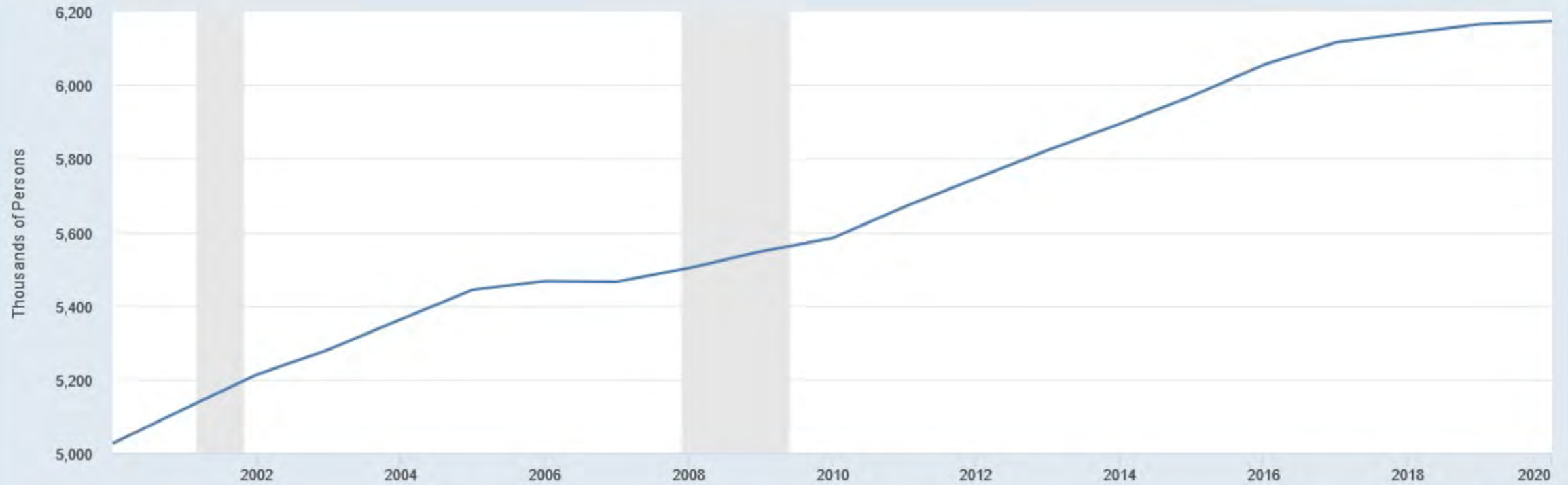
Source: U.S. Census Bureau

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— Resident Population in Miami-Fort Lauderdale-West Palm Beach, FL (MSA)



Shaded areas indicate U.S. recessions.

Source: U.S. Census Bureau

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# So, what is the MIC?



No, not *THAT* one!



**This is the one that your mother WOULD approve of ...**



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