

## Mixed-Use Development Sawyer's Walk Delivers 578 Affordable Senior Housing Apartments in Miami's Historic Overtown Neighborhood

MIAMI, FL - SG Holdings, a partnership among Swerdlow Group, SJM Partners, and Alben Duffie, has completed the housing component of Sawyer's Walk, marking the delivery of the largest affordable senior living community in the US within the last decade. The mixed-use development is the largest underway in the historic community of Overtown comprised of 1.5 million square feet, including the 578 residential units completed that will be home to low-income seniors, 175,000 square feet for credit retailers, a 25,000-square-foot public plaza, and 130,000 square feet of office space acquired by MSC Group that will anchor its North American cruise division headquarters.

Standing as the epicenter of the neighborhood, Sawyer's Walk has been thoughtfully designed as a transformative and community-centric development led by affordable housing for seniors, value-add retail offerings and quality office space in the historic Overtown, the second oldest black community in Miami-Dade. Sawyer's Walk plays a key role in the revitalization of Overtown by providing affordable living opportunities for the vulnerable population of low-income seniors, meeting the critical need for affordable housing in Miami-Dade, while also strengthening and reconnecting the area's commercial corridor with high-value retailers.

The 3.4-acre, mixed-use development located at 249 NW 6th St. broke ground in June 2021. The successful public-private partnership was made possible through a collaboration with the City of Miami's Southeast Overtown/Park West Community Redevelopment Agency (CRA), Miami-Dade County's Department of Public Housing and Community Development (PHCD), and County Mayor Daniella Levine Cava, City of Miami Mayor Francis Suarez, City of Miami Commissioner and Chairwoman Christine King and Miami-Dade County Commissioner Keon Hardemon. The development was designed by Miami-based, award-winning architecture firm Arquitectonica and construction was led by Coastal Construction.

Nestled above the retail spaces and garage, the upper floors of Sawyer's Walk are home to 578 apartment units opening their doors that are designated for seniors earning at or below an average of 60 percent of the area median income. The apartments include studios, one-bedrooms, and two-bedrooms featuring state-of-the-art kitchens and spa-inspired bathrooms. Residents can enjoy amenities that exceed what is traditionally offered at affordable housing projects, including a rooftop swimming pool and sun deck complete with resilient landscaping, outdoor seating and grilling stations, a modern fitness center, clubhouse, entertainment center and more.

Delivering housing to seniors, including residents who were previously living in a senior residential property that was closed after discovery by the County of asbestos, lead-based paint and excessive mold, Sawyer's Walk meets the urgent need for quality affordable housing. Serving primarily minority seniors, the residential units bring relief to the community and alleviate the shortage of comfortable living options for low-income senior residents in the City of Miami and Miami-Dade County.

“We’re pleased to announce the highly anticipated opening of nearly 600 residences at Sawyer’s Walk, a tremendous milestone for the city that will help meet the need for quality housing for low-income seniors in our community,” said Michael Swerdlow, Managing Partner of SG Holdings. “We are grateful to our partners, including the City of Miami and Miami-Dade County, for making this transformative development a reality as we continue to support efforts to increase the affordable housing stock in the region through responsible development.”

Unveiling in Fall 2024, the development’s retail component will include an in-demand roster of service-oriented retailers set to open including a 50,000-square-foot Target, a 25,000-square-foot Aldi supermarket, and new locations for Ross Dress for Less, Five Below, Burlington, Tropical Smoothie Cafe and others, serving the immediate community and surrounding neighborhoods. The public plaza will also feature art murals, an outdoor seating area, children’s playground and dog park, benefitting the Overtown community and Greater Downtown Miami. The property will also provide close to 1,000 parking spaces and access to numerous public transit options such as the Metrorail, Metromover and Brightline.

Situated in the heart of Overtown, Sawyer’s Walk is located alongside I-95, adjacent to Downtown Miami’s Central Business District and blocks from Brightline’s Miami Central station, the 27-acre destination Miami Worldcenter, the Historic Lyric Theatre, Government Center, and Miami Dade College’s Wolfson Campus.

**About Swerdlow Group:** Swerdlow Group has experience in all aspects of acquisition, land use and zoning, environmental permitting, land development, commercial and residential building construction, sales, leasing, management and finance. Over the last 50 years, Swerdlow Group's management team has successfully and profitably navigated through all phases of the business cycle, which has placed the Company in an outstanding competitive position to expand and prosper in the current real estate environment. For more information, please visit [www.swerdlow.com](http://www.swerdlow.com)

**About SJM Partners, LLC:** SJM Partners is a real estate development company with over 37 years of experience. In that time the company with its partners over the years have developed approximately 4,000,000 sq. ft. of office space, 2,500,000 sq. ft. of residential properties, 8,000,000 sq. ft. of self-storage projects, 3,000,000 sq. ft. of retail space and 3,000,000 sq. ft. of industrial product. For more information, please visit [www.sjmpartners.com](http://www.sjmpartners.com)