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LINK TO RENDERINGS

American Landmark and BH Group Break Ground on The Current at City Center, Begin \$1.5B Buildout of Master-planned Southplace City Center Development

The residential community kicks off the redevelopment of Southland Mall into Southplace City Center, ushering in a new era for Cutler Bay and Southern Miami-Dade County

MIAMI (Feb. 27, 2025) – [American Landmark Apartments](#) (“American Landmark”), one of the nation’s top apartment owners and operators, and BH Group, a Miami-based real estate investment firm, celebrated the groundbreaking of The Current at City Center, a 350-unit apartment community located on the site of Southland Mall in the southern Miami-Dade Town of Cutler Bay. The residences mark the beginning of a seven-year, multi-phase, \$1.5 billion buildout of the mall into Southplace City Center, a dynamic mixed-use development that will redefine the landscape of southern Miami-Dade County.

Part of a large-scale project that will bring approximately 5,000 market rate apartments and condominium residences, the eight-story Current at City Center will include 24,000 square feet of ground retail and a new parking garage. Presidente Supermarkets, one of the country’s largest Hispanic-owned grocery chains, will occupy the entirety of the building’s ground floor retail and will have a one-of-a-kind design that aligns with the overall vision and strategy of Southplace City Center.

“This groundbreaking is a crucial step in fulfilling our goal of creating a more vibrant and connected community in Cutler Bay and all of southern Miami-Dade County,” said Joe Lubeck, CEO of American Landmark. “As we break ground on The Current at City Center and Southplace City Center as a whole, we envision a focal point for the area where residents have a true live-work-play option that satisfies the growing need for housing, updated retail, communal spaces, casual and high-end dining, and much more. We are thankful for the collaborative efforts of

Miami-Dade County and the Town of Cutler Bay as they share their passion for the economic growth and modernization of this area.”

“With The Current at City Center now underway, this groundbreaking marks the beginning of a new era for Miami-Dade County,” added Isaac Toledano, Founder and CEO of BH Group. “This is only the beginning of what will become one of the area’s most transformative developments bringing greater economic opportunity, innovation, and inspiration for what can be accomplished in this exceptional community.”

Located at 20505 S Dixie Hwy, The Current at City Center will deliver modern, upscale residences designed to meet the growing demand for high-quality housing in Miami-Dade County. The new development will feature 350 apartment homes along with a comprehensive array of luxury amenities including a resort-style pool, state-of-the-art fitness center, resident lounge, dog park, and lush outdoor gathering areas.

The transformation of Southland Mall into Southplace City Center will introduce more than 5,000 market rate residential units, 500,000 square feet of retail, dining, and entertainment space, a 60,000-square-foot medical center, a 150-key hotel, and extensive green spaces. The project will be adjacent to Miami-Dade County’s new Bus Rapid Transit (BRT) system, enhancing regional connectivity and accessibility.

Developed by American Landmark in partnership with BH Group, Southplace City Center is expected to generate approximately 3,000 new jobs during construction and \$44 million in revenue within its first five years with 2,000 permanent jobs thereafter, reinforcing Culter Bay’s position as a key hub for residential and commercial growth. The 100-acre property will feature a reimagined retail center with direct storefront access, improved parking, and a dedicated community space for events such as concerts and farmers’ markets.

Current major retailers include Macy’s, JCPenney, Regal Cinemas, Florida Technical College, TJ Maxx, Old Navy, DSW, ROSS Dress for Less, LA Fitness, Five Below, Olive Garden, Buffalo Wild Wings, and Applebee’s.

The retail, design, and construction team for Southplace City Center includes Urban Retail Properties, LLC, MSA Architects, RSP Architects and general contractor American Engineering & Development Corp.

Construction of The Current at City Center is expected to be completed by Q3 2027.

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About American Landmark

American Landmark Apartments is one of the fastest-growing multifamily owner-operators in the United States and ranks No. 35 on the 2024 National Multifamily Housing Council list of the top apartment owners in the country with approximately 32,000 apartment units in its portfolio. Based in Tampa, Florida, American Landmark specializes in the acquisition and management of value-added multifamily properties located in high-growth markets throughout the Sun Belt, including Georgia, Florida, North Carolina, South Carolina, Tennessee, Texas, Phoenix, and Virginia. American Landmark is committed to providing excellent service and outstanding living environments to residents and delivering consistent, attractive risk-adjusted returns to investors and partners. For more information, please visit www.alapts.com.

About BH Group

BH Group is a Miami-based real estate development firm focused on the ground-up development of luxury projects throughout South Florida. BH has extensive experience in taking a project from acquisition through opening; specifically overseeing all phases of development and asset management. Generating an unprecedented response from a broad range of local, national, and international buyers.

The stellar team at BH Group brings complimentary skills to the real estate market including acquisitions, construction, design, capital structuring and asset management. In addition to its core competencies, the BH team brings a vitality and spirit to the business that is most often found in driven entrepreneurs who come from challenging business environments abroad.