

13601 S DIXIE HWY, MIAMI, FL

# COLONIAL PALMS PLAZA

2,250 - 13,458 SF AVAILABLE FOR LEASE



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REAL ESTATE

Atlantic  
RETAIL



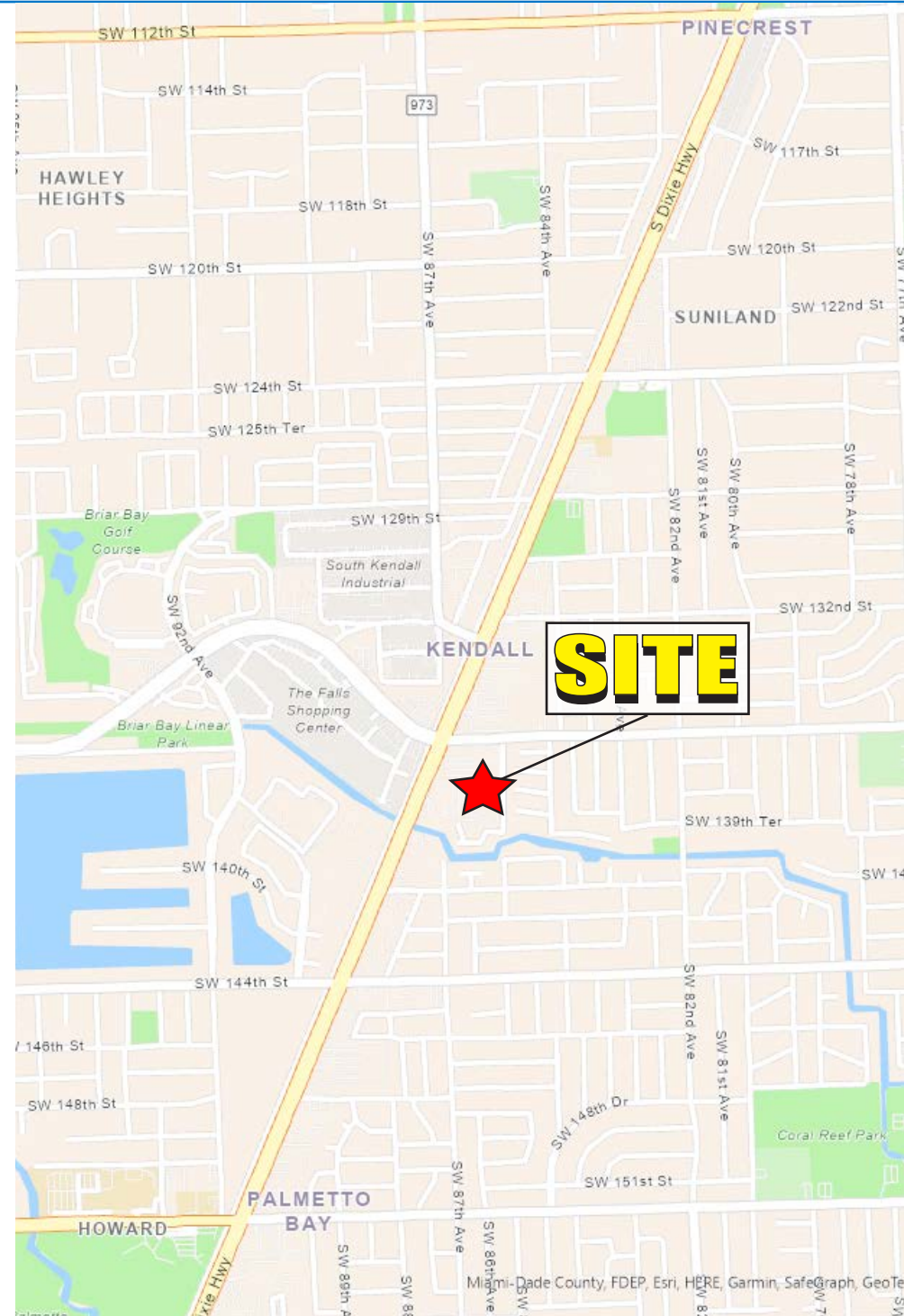
# PROJECT DETAILS

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## PROPERTY HIGHLIGHTS

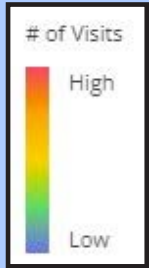
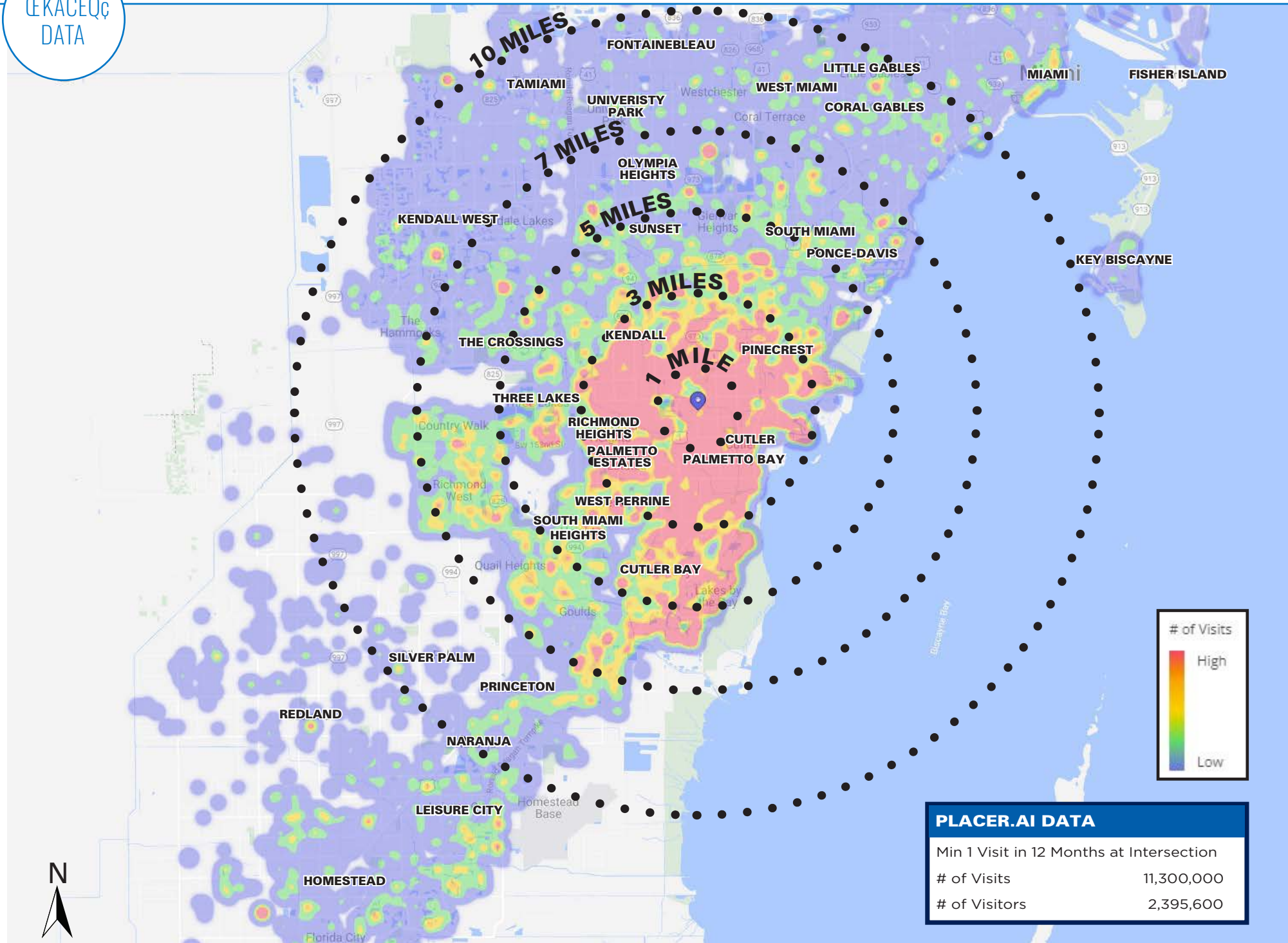
- Atlantic Retail is pleased to exclusively represent Colonial Palms Plaza (188,389 SF) at the southeast corner of US-1 and 136th St in Miami, FL. The property serves an incredibly dense and affluent trade area with a population of 90,826 and average household income of \$167,409 within 3 miles.
- Over 37,848 employees within 3 miles
- Over 92,000 ADT
- High barrier to entry market
- Placer.AI Data:
  - # of Visits 1 Year - 11,300,000
  - # of Visitors 1 Year - 2,395,600

| DEMOGRAPHICS  | 1 MILE    | 3 MILE    | 5 MILE    |
|---|-----------|-----------|-----------|
|  | 11,009    | 90,826    | 256,964   |
|  | 15,408    | 37,848    | 153,053   |
|  | \$151,351 | \$167,409 | \$127,968 |





EKACEQc  
DATA

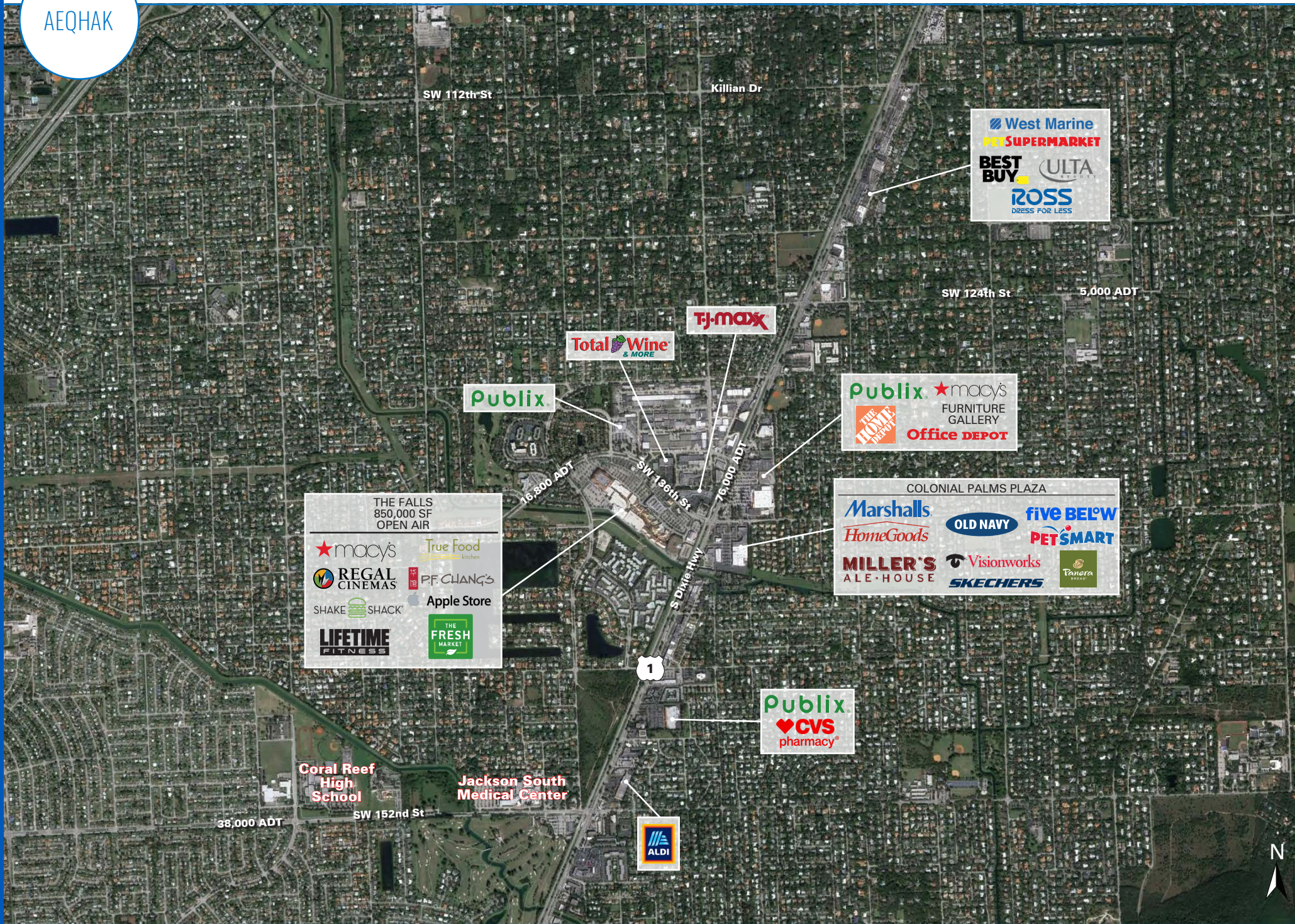


| PLACER.AI DATA                           |            |
|--|------------|
| Min 1 Visit in 12 Months at Intersection |            |
| # of Visits                              | 11,300,000 |
| # of Visitors                            | 2,395,600  |





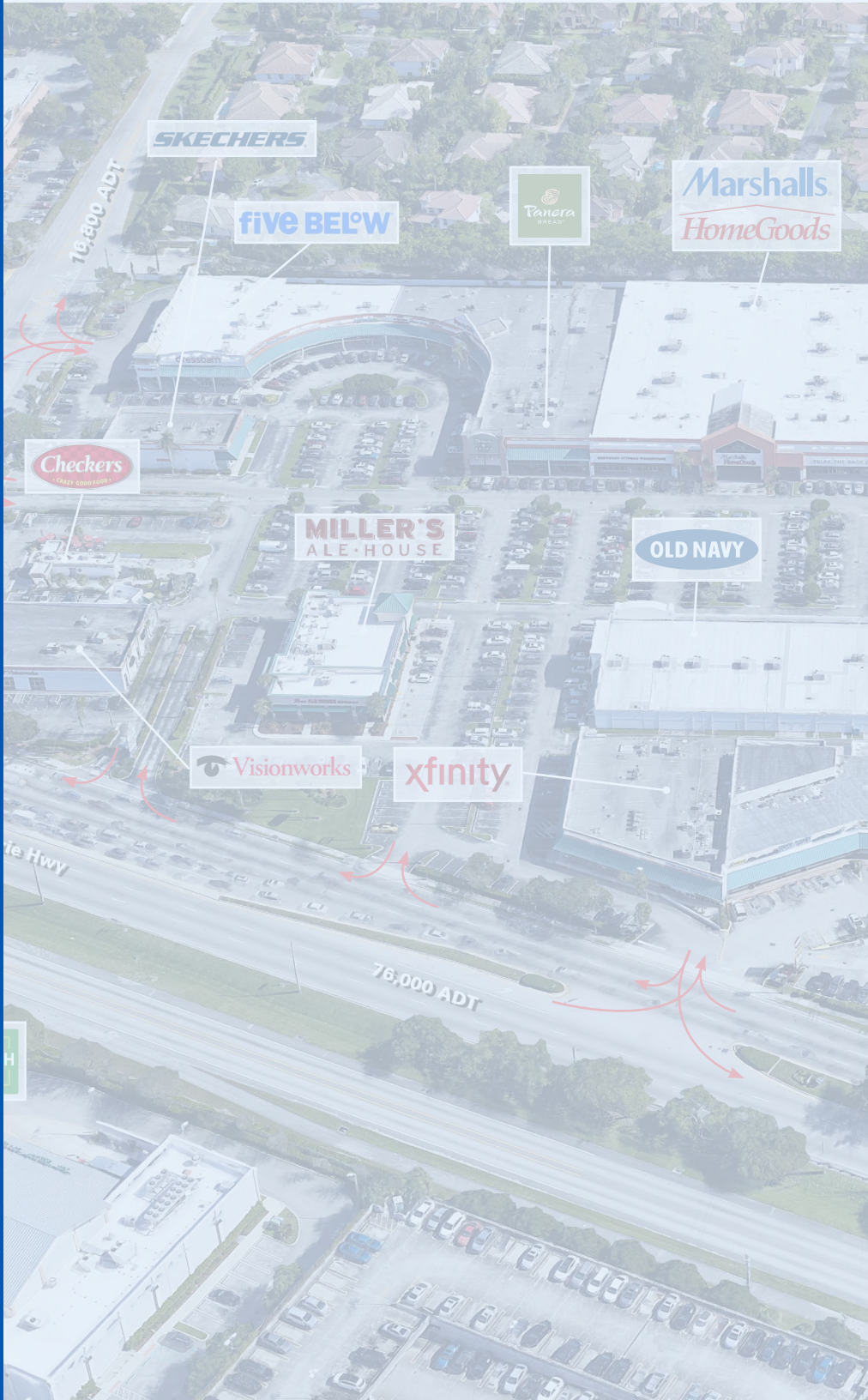
AEQHAK







| Suite # | GLA    | Tenant                     |
|---------|--------|----------------------------|
| 10      | 48,475 | Marshalls - Homegoods      |
| 20      | 27,000 | Petsmart                   |
| 30      | 5,000  | Skechers                   |
| 40      | 3,000  | Checkers                   |
| 50      | 7,500  | Visionworks                |
| 60      | 7,748  | Millers Ale House          |
| 106     | 8,025  | Five Below                 |
| 108     | 1,200  | Sport Clips                |
| 109     | 1,150  | The UPS Store              |
| 110     | 1,740  | French Bistro              |
| 112-113 | 7,834  | Mia Salon Suite            |
| 115     | 700    | Mr. Cleaners               |
| 116     | 1,500  | Skin Local                 |
| 117     | 1,725  | Cafe Portofino             |
| 119     | 11,208 | Available                  |
| 121     | 2,250  | Coming Available           |
| 123     | 1,125  | Hair Cuttery               |
| 124     | 1,125  | Merle Norman               |
| 125     | 2,250  | Amores Dental              |
| 127     | 5,250  | Panera Bread               |
| 128     | 3,336  | Coming Available           |
| 129     | 3,336  | Relax The Back             |
| 130     | 14,633 | Old Navy (Pending Lease)   |
| 139     | 2,917  | Massage Envy               |
| 141     | 3,708  | Venetian Nail Spa          |
| 143     | 2,916  | MAS Martial Arts           |
| 144     | 1,328  | Dominos                    |
| 145     | 2,894  | Coming Available           |
| 146     | 4,084  | Xfinity                    |
| 147     | 2,997  | Pinecrest Modern Dentistry |



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