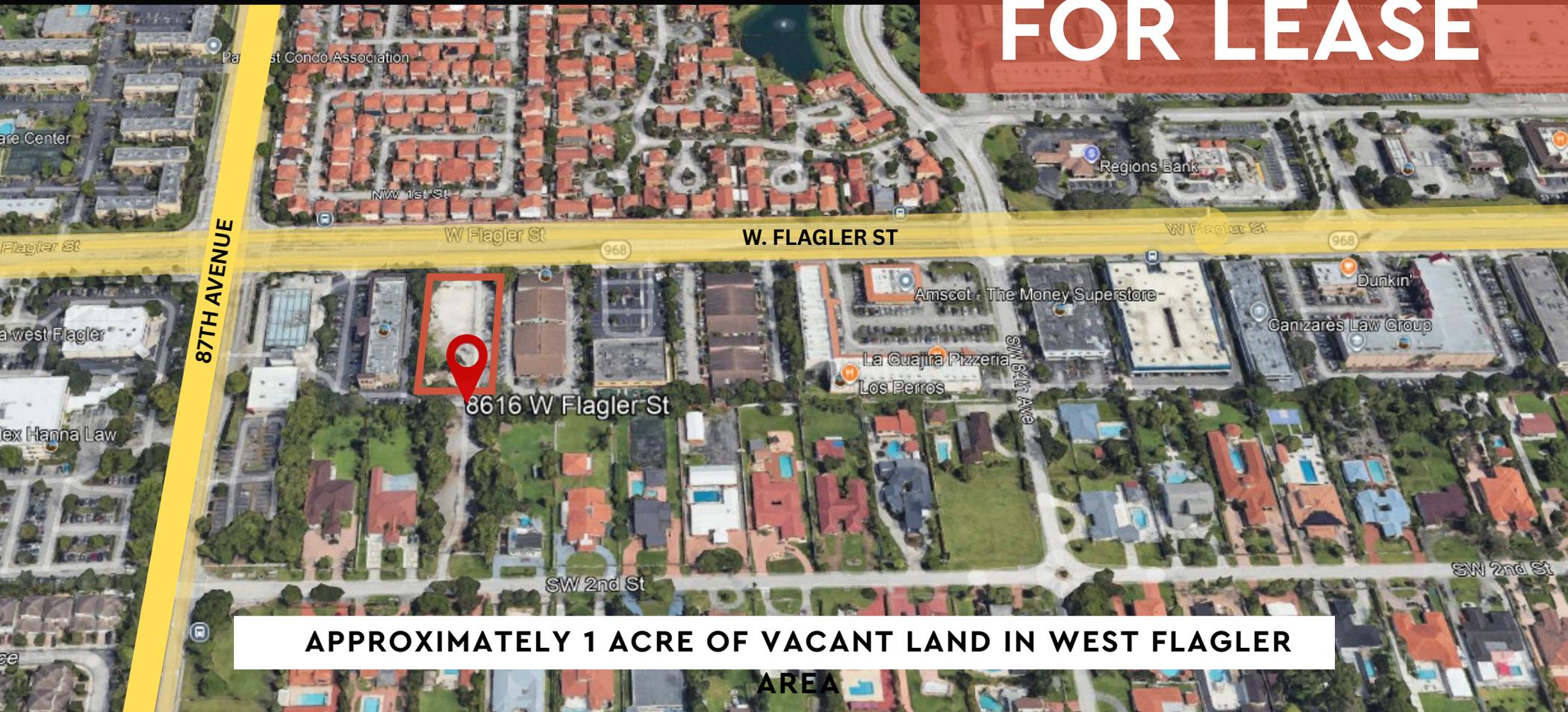


# 8616 W. Flagler St.

MIAMI, FL 33144

## FOR LEASE



APPROXIMATELY 1 ACRE OF VACANT LAND IN WEST FLAGLER  
AREA

**Daniel Pou**

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305.934.8390  
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www.fusecre.com

**Ivo Tsinev**

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## PROPERTY HIGHLIGHTS:

- Prime Retail / Commercial Leasing Opportunity on W Flagler Street, one of Miami-Dade's most heavily trafficked east-west corridors with exceptional street visibility and proximity to major arterial roadways.
- Dense, Infill Trade Area surrounded by established residential neighborhoods and nearby retail, providing a built-in customer base.
- Flexible Layout & Use Potential suitable for a variety of tenants. Ideal for car wash, fast food or free standing fast casual restaurants.



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## AVAILABILITIES

- Approximately 1 Acre of Vacant Land

## DEMOGRAPHICS

2024	1 mile	3 mile	5 mile
 Total Population:	40,200	185,800	418,300
 Average Income:	\$85,600	\$92,100	\$105,400
 Households:	16,300	64,300	148,00



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## Daniel Pou

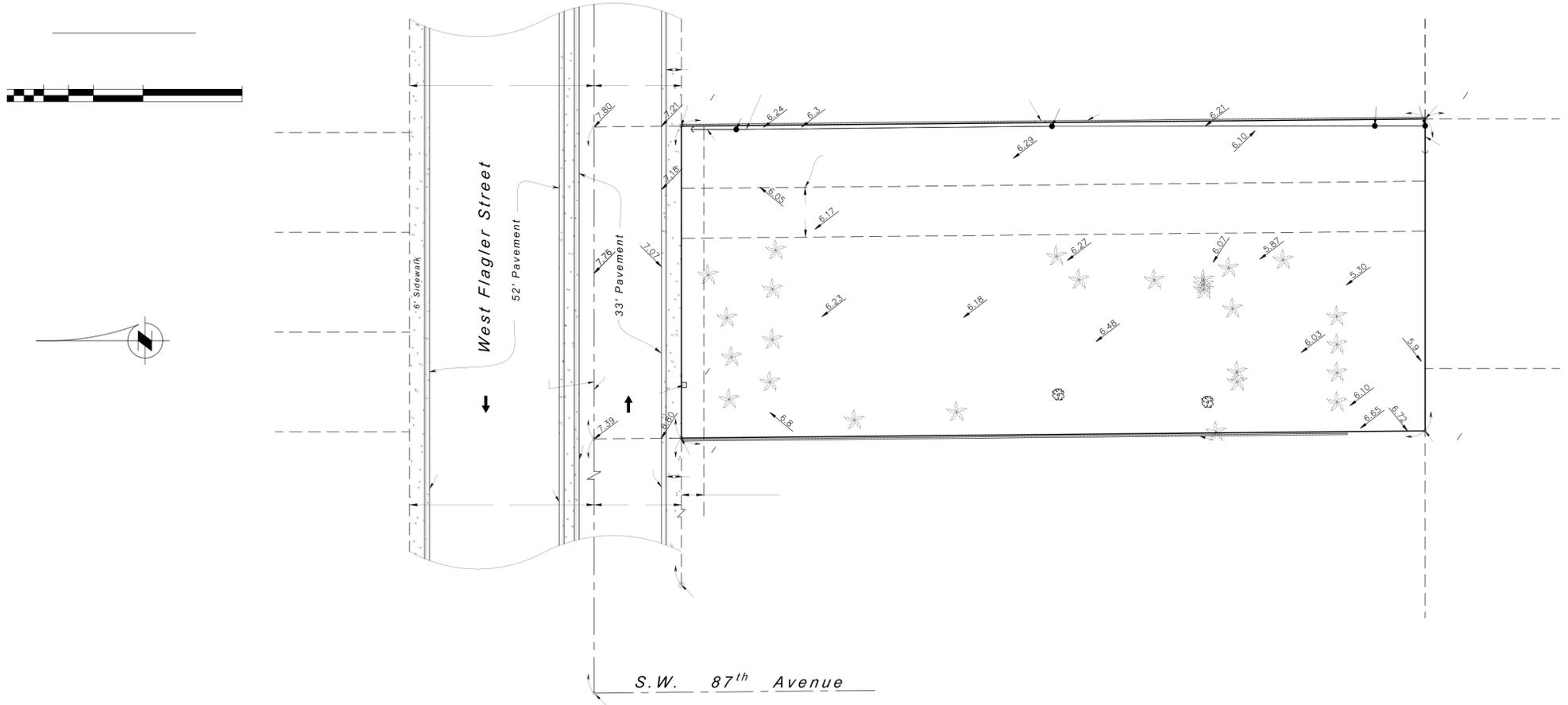
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# CONTACT



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