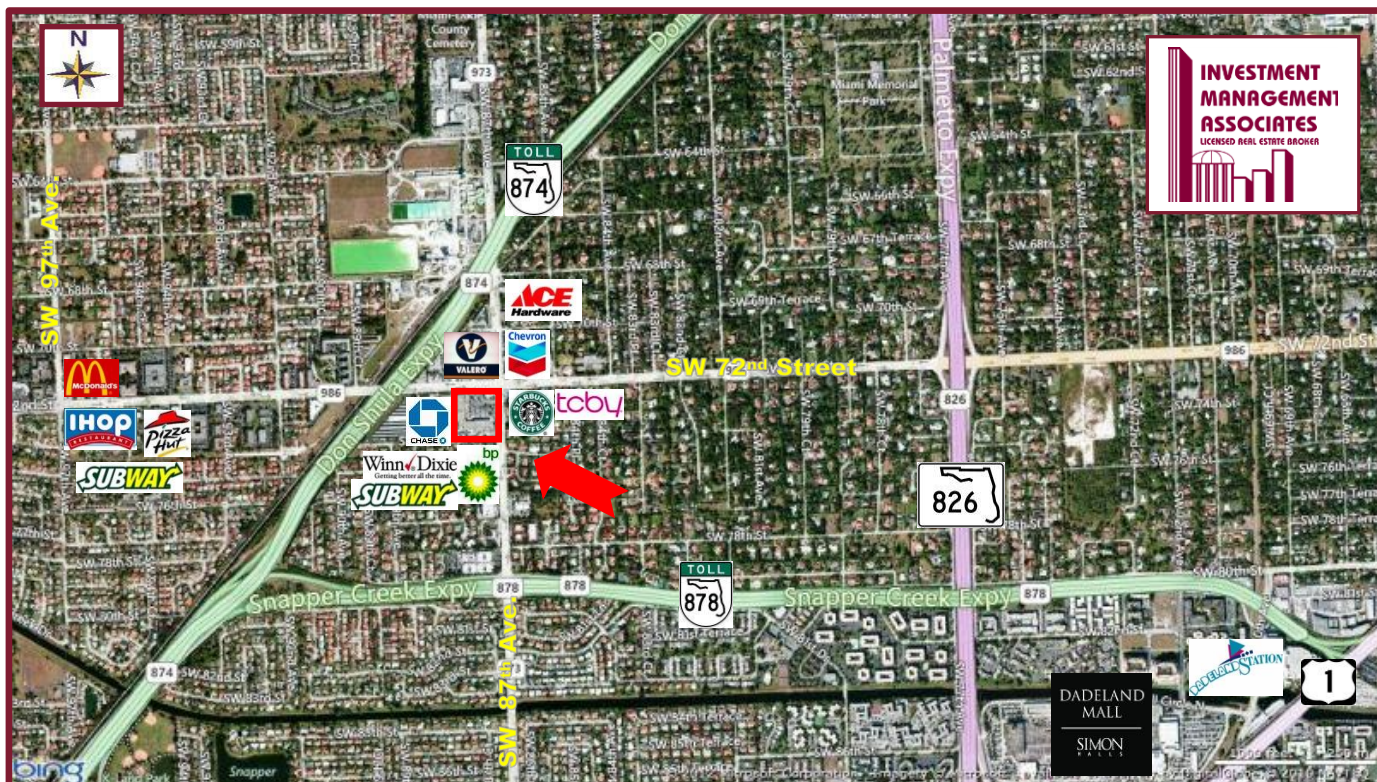


SUNSET WEST SHOPPING CENTER



LOCATION . . . LOCATION . . . LOCATION

**Southwest Corner:
SW 87th Avenue & SW 72nd Street
Miami, Florida 33173**



SUNSET WEST SHOPPING CENTER



SIZE: ◆ 75,000± SF

AVERAGE HOUSEHOLD INCOME: ◆ 1 Mile: \$131,526± ◆ 3 Mile: \$95,848± ◆ 5 Mile: \$101,738±

POPULATION: ◆ 1 Mile: 11,728± ◆ 3 Mile: 148,172± ◆ 5 Mile: 414,758±

TRAFFIC COUNT: ◆ 77,000± Vehicles per Day

JOIN: ◆ Winn-Dixie ◆ Chase Bank ◆ UPS Store ◆ Shinju Japanese Buffet
◆ Marathon Oil ◆ Subway ◆ MetroPCS ◆ Dental American Group

HIGHLIGHTS:

- ◆ **Newly renovated**, with no anchored competition within 2 miles.
- ◆ **Prime location** in the Kendall Market, surrounded by dense established residential neighborhoods and schools.
- ◆ Centrally located at the **intersection of 2 major arteries**: SW 72nd Street (Sunset Drive), a **major east-west commercial corridor** and commuter route, and SW 87th Avenue (Galloway Road), a **major north-south corridor**.
- ◆ **Easy access** to Don Shula Expressway (SR 874), Snapper Creek Expressway (SR 878) and Palmetto Expressway (SR 826)



FOR LEASING INFORMATION

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