

◆ For Sale ◆

Prime Parcel Adjacent to Southland Mall

11185 SW 211th Street
Cutler Bay, FL 33189



Development Opportunity in Prime Retail Location Offering Amazing Access & Visibility:

- ◆ 2.73 Acres ± | 390'± Frontage on SW 211th Street (6 Lanes)
- ◆ Within 1 Block of US 1 & Florida Turnpike, with 176,000+ Vehicles Daily
- ◆ Southland Mall's Entrance & Access Roads Border Property Lines With Macy's, JC Penney, LA Fitness, Regal Movie Theater, & Sears
 - ◆ Surrounded by Established Residential Communities & National Retailers including Publix, Walmart, Target, & Mercedes-Benz
 - ◆ New South Miami-Dade Cultural Arts Center across the Street

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AVERAGE

HOUSEHOLD INCOME: ◆ 1 Mile: \$40,033± ◆ 3 Mile: \$63,618± ◆ 5 Mile: \$72,533±

POPULATION: ◆ 1 Mile: 25,282± ◆ 3 Mile: 136,265± ◆ 5 Mile: 263,862±

ZONING & LAND USES: TC, Town Center District – Village of Cutler Bay (*Must Be Verified By Buyer*)

◆ Permitted Uses:

- Mixed Use
- Commercial & Retail
- Multi-Family (Within Mixed Use Development)
- Civic (Excluding Educational Facility/School)
- Office
- Hotel
- Family Entertainment Center
- Bar or Nightclub
- Park
- Professional Service
- Place of Public Assembly
- Recreational Facility
- Restaurant
- Outdoor Dining

◆ Conditional Uses:

- Drive-Thru
- Automotive/Boat/Truck Sales, Services & Repair
- Parking Structure
- Educational Facility/School

◆ Prohibited Uses:

- Kennel
- Manufacturing
- Outdoor Storage
- Self Storage Facility
- Funeral Home
- Donated Goods Center
- Adult Entertainment
- Motel
- Pawn Shop
- Check Cashing Services

FOR INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES, INC.
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