

Out-Parcel - Sale or Lease

Walmart Neighborhood Market
6991 SW 8th Street, Miami, FL 33144



Bill Lebo, blebo2600@gmail.com
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This information has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee or warranty about it. Any projections, opinions, assumptions, or estimates used are for example only. Please contact an attorney for all legal matters.

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Available:

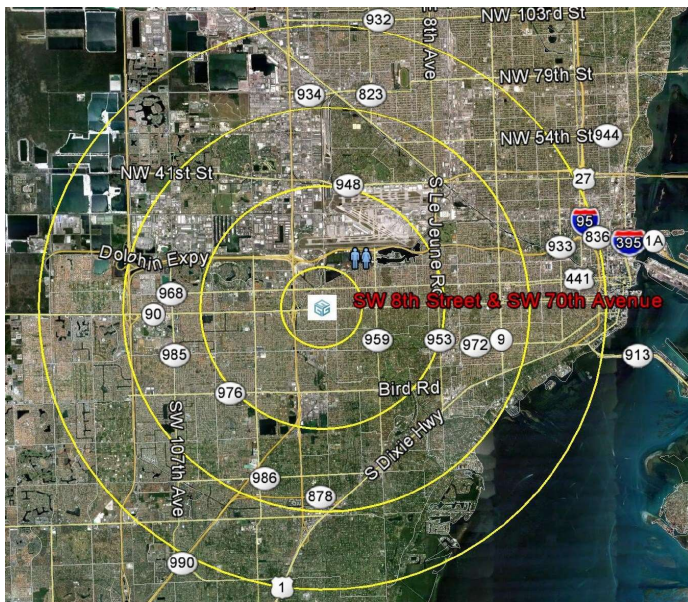
Highly visible, prime out-parcel located on SW 8th Street (Tamiami Trail) at SW 70th Avenue, just east of the Palmetto Expressway (SR 826).

The SW 8th Street corridor remains one of Miami-Dade County's vital east-west arteries, which runs through the "Little Havana" neighborhood to the east, continuing to the Miami Business District.



National retailers in the immediate area include the subject Wal-Mart which is open 24/7, Pollo Tropical which is the other Wal-Mart out-parcel, Dollar Tree, & T-Mobile, just to name a few.

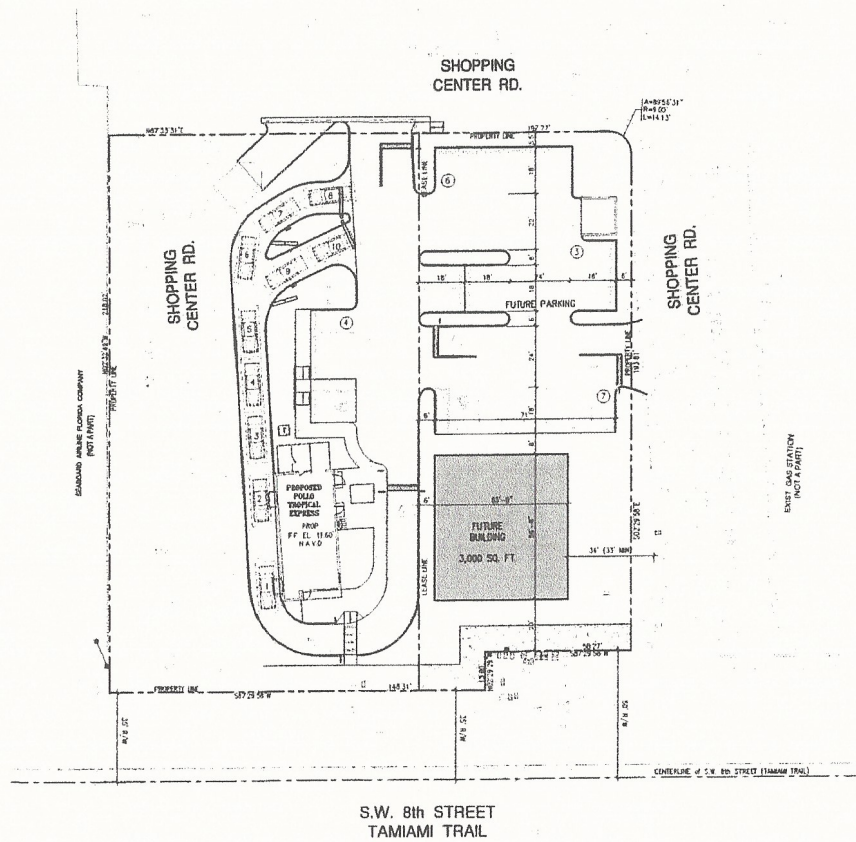
Subject property is in a densely populated and heavily traveled area with a huge daytime population.



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CONCEPTUAL SITE PLAN



LOCATION SKETCH
NOT TO SCALE

A location sketch showing the project site as a small rectangle. The site is located at the intersection of 'S.W. 8th St.' and 'Shopping Center Rd.'. Other streets shown include 'S.W. 10th St.', 'S.W. 12th St.', 'S.W. 14th St.', and 'S.W. 16th St.'. A north arrow is also present.

LEGAL DESCRIPTION (OVERALL):
TRACT A AND B, W/4TH QTR. ACCORDING TO THE PLAN THEREOF, AS RECORDED IN THE PLAT BOOK 170 PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1989, BASED ON MIAMI-DADE COUNTY BENCH MARK, NO. A 827, ELEVATION +10.25 AND LOCATED BY NGS LOGO CAP OVER STAINLESS STEEL ROD AT S.W. 8TH STREET (58' SOUTH OF CENTERLINE & 22' SOUTH OF BACK OF WALK) AND S.W. 70TH AVENUE (157' EAST OF CENTERLINE).

CKE GROUP
INCORPORATED
engineering • architecture • planning

6941 SW 8th St
MIAMI, FLORIDA

16500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014

seal
revisions

project no: 148
scale: AS SHOWN
date: 2/20/06
drawn by: LCH

SK-1

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EXHIBIT A-1 TO ECR
Building Area Site Plan

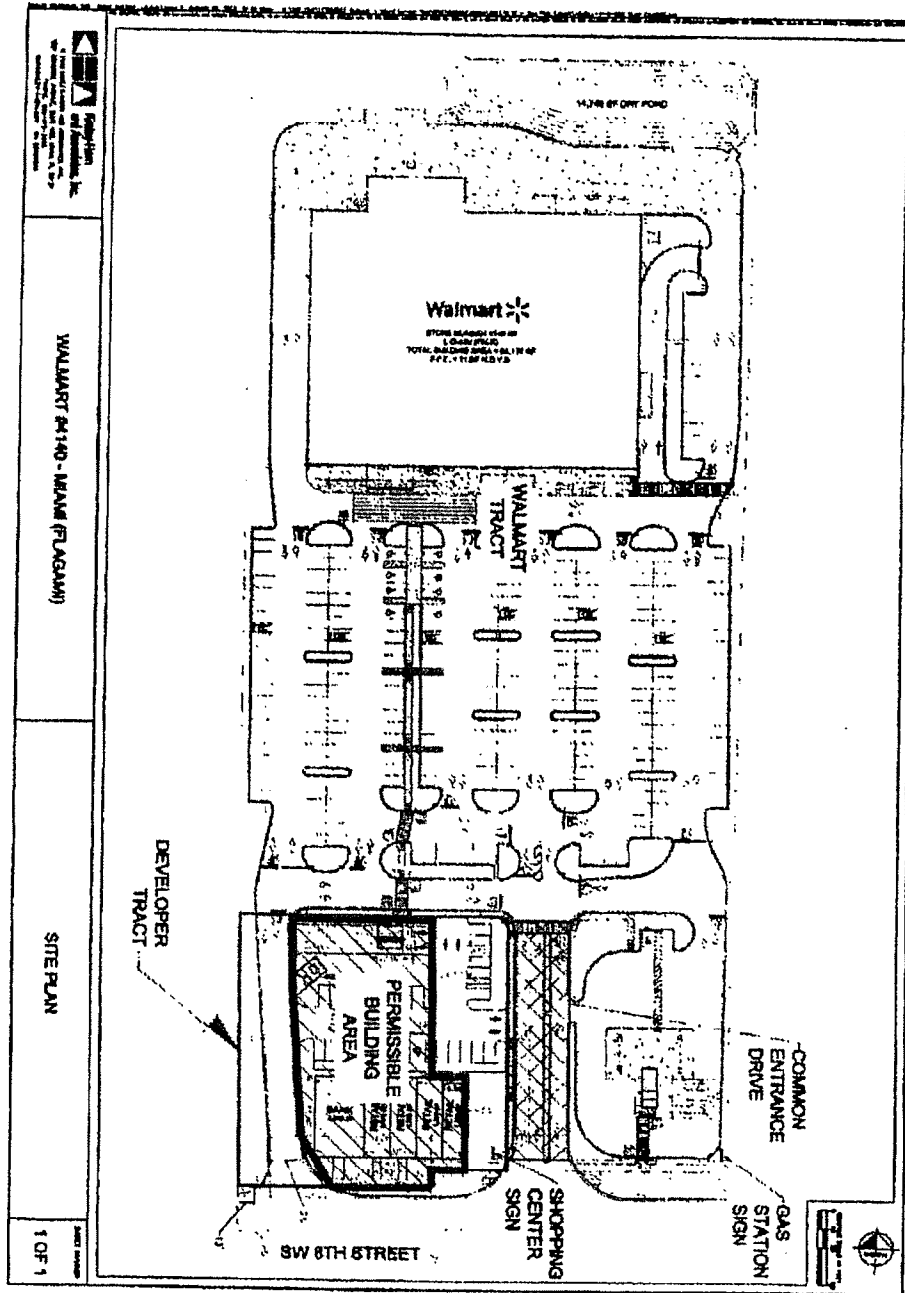
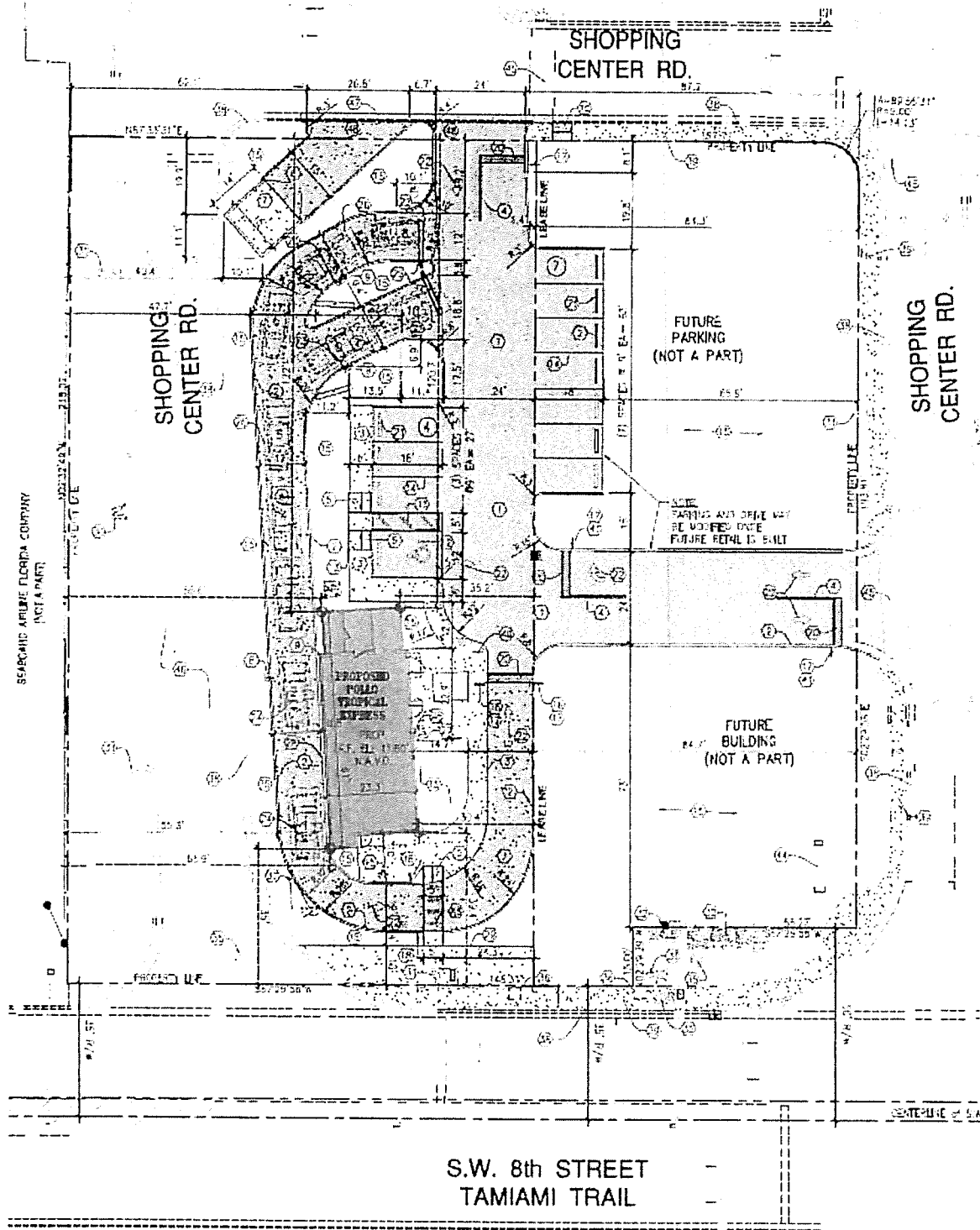


EXHIBIT F

POLLO PLANS



S.W. 8th STREET
TAMIAMI TRAIL