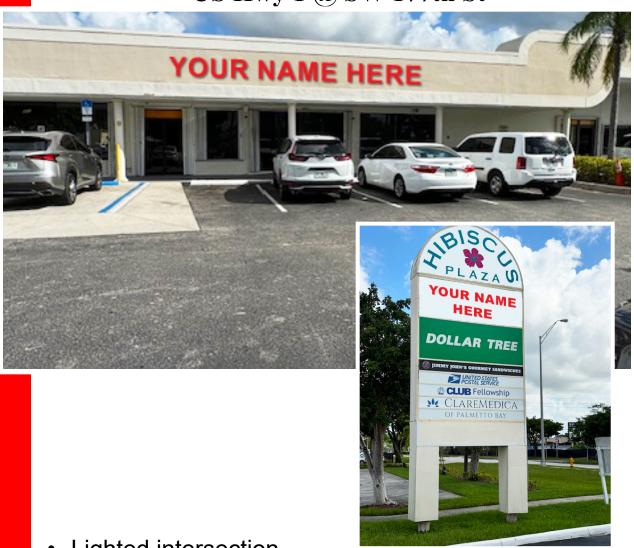
### **AVAILABLE FOR LEASE**

±9,100 SF Space Available

9831 E. Hibiscus St, Palmetto Bay/ Miami, FL US Hwy 1 @ SW 177th St



- Lighted intersection
- · Large pylon signage included
- Excellent street visibility and easy Access
- Area tenants include: Dollar Tree, Jimmy John's, Honda, Volkswagen, Nicklaus Children's Palmetto Bay Urgent Care Center

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Traffic Counts: US Hwy 1 29,000 - vpd S Dixie Hwy 27,500 - vpd

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
	<b>RANGE</b>	<b>RANGE</b>	RANGE
POPULATION	16,559	133,925	273,368
MEDIAN AGE	38.1	41.1	39.9
AVG. HOUSEHOLD INCOME	\$89,354	\$104,153	\$110,683

### FOR INFORMATION CALL 561-922-7100

#### **Arnie Sevell**

arnoldsevell@sevellrealty.com

BROKER PARTICIPATION INVITED-CALL FOR DETAILS

#### Sevell Realty Partners, Inc.

2585 NW 23RD WAY BOCA RATON, FLORIDA 33431-4014

LICENSED REAL ESTATE BROKER

NOTE: THIS OFFERING SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE/LEASE OR WITHDRAWAL WITHOUT NOTICE

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