

# 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 RANGE	3-MILE RANGE	5-MILE 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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