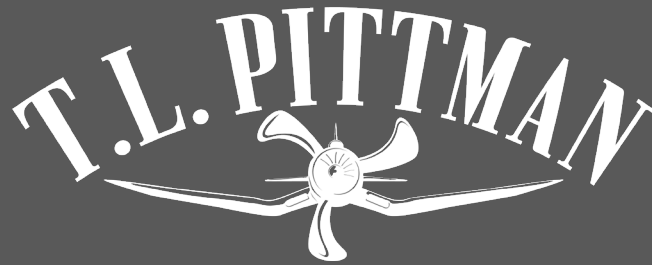


SUB-LEASE OPPORTUNITY



MIRAMAR, FL

Former *Walgreens* #6949-S

±14K SF + DT | Dec '31 | \$16.14/sf, MG

2499 SW 101ST AVE



Property Overview

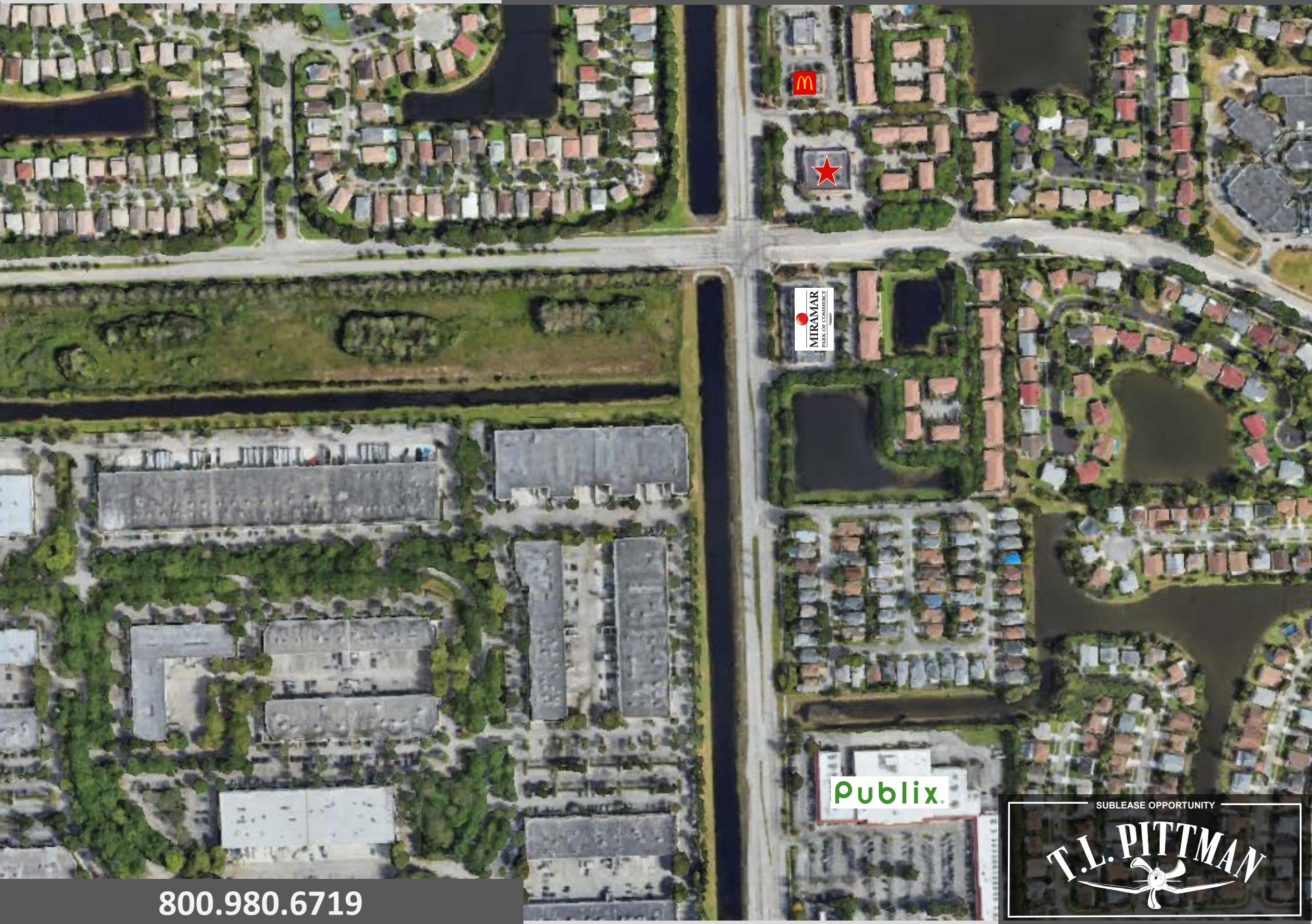
- ✦ **Rent.** \$16.14/sf, Modified Gross *(includes RET + CAM)*
- ✦ **Master Lease Expiration.**
- ✦ **Building.** ±14,560 SF + drive thru
- ✦ **Year Built.** 2007
- ✦ **Property.** 1.77 AC
- ✦ **Parcel.** 51-41-20-27-0025
- ✦ **Parking.** ±67 spaces
- ✦ **Opportunity.** Sublease opportunity
- ✦ **Zoning.** TND
- ✦ **Frontage.** ±246' on Palm Ave
- ✦ **Access.** Located at the NEC corner of 101st Ave. (Palm Ave.) and Miramar Blvd.
- ✦ **Traffic.** Over 45,000 VPD
- ✦ **Nearby Businesses.** Across the street from Miramar park of commerce.
- ✦ **Location.** Located 20 mi. west of Miami Beach with population of 489,820 and over 166,500 households in a 5-mile radius.



Prohibited Uses. Assembly halls, bars/adult entertainment, children's play and/or party facilities, educational or training facilities, second hand stores, sleeping quarters and uses involving hazardous material or industrial activity.

Miramar, FL

2499 SW 101ST AVE



800.980.6719

Publix



SUB-LEASE TERMS

SUGGESTED RENT*

\$16.14/sf

(inclusive of RET; R&M, insurance, utilities separate)

TERM

6.8 years

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of
Walgreen Co.'s Real Estate Committee*

CONTACT

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