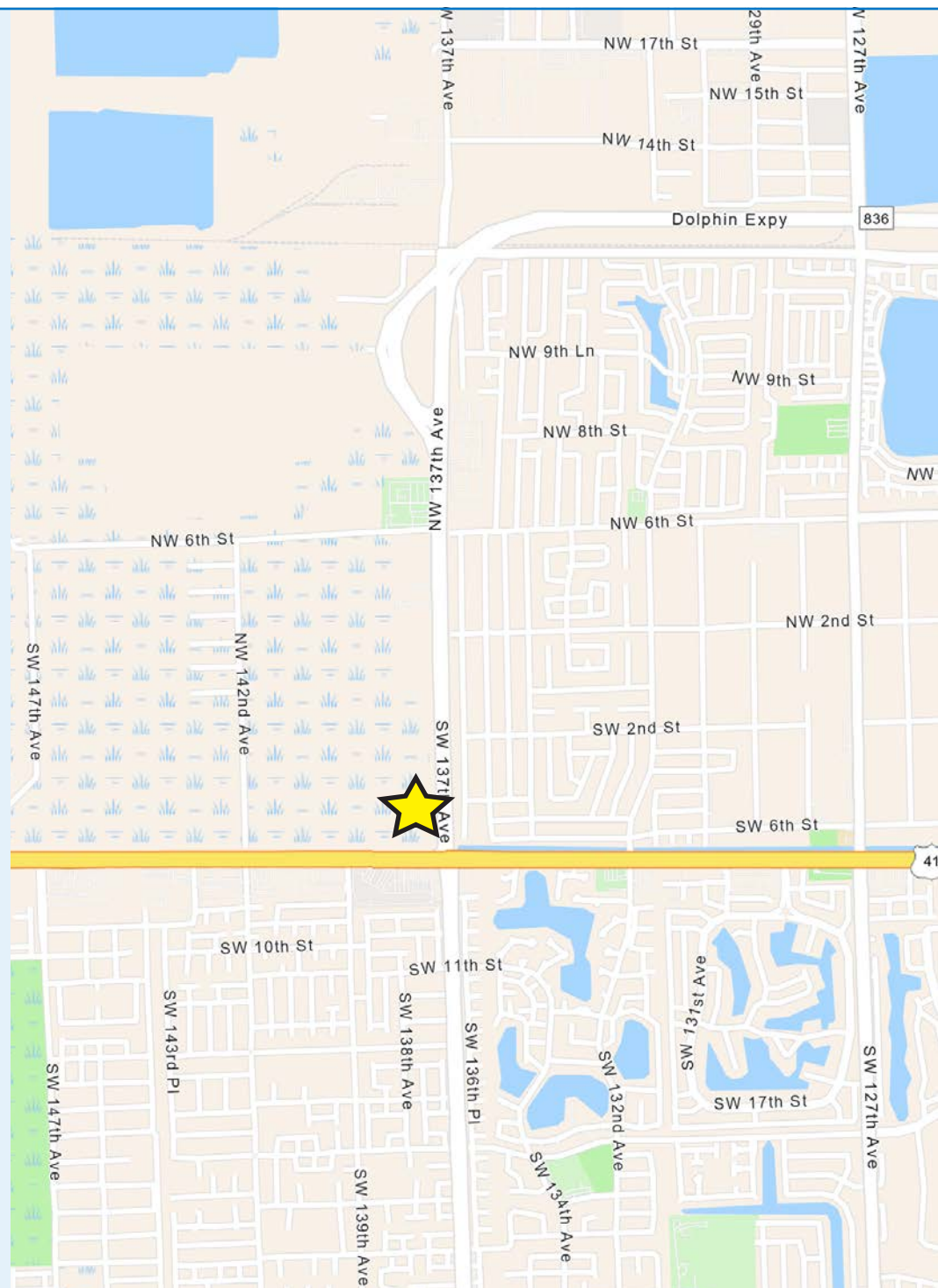


PROPERTY HIGHLIGHTS

- The project will be anchored by BJ's Wholesale Club and shadow anchored by Target located at the NW quadrant of SW 8th St (Tamiami Trail) and SW 137th Ave
- This is strategically positioned to capture the under-served market of West Miami and will benefit from its regional access to the Dolphin Expwy (836) & Florida's Turnpike
- 15± Acres; 150,000 SF proposed retail
- Pad sites available
- Projected Delivery: 4th Qtr 2026

DEMOGRAPHICS

DEMOGRAPHICS		3 MILES	5 MILES	7 MILES
	TOTAL POPULATION	132,887	334,261	602,122
	MEDIAN HH INCOME	\$70,083	\$70,166	\$73,446



AERIAL

MIAMI-DADE COUNTY
PUBLIC SCHOOLS

NW 137th Ave

NW 6th St

NW 2nd St

SW 2nd St

SITE
PROPOSED
BJ's

PROPOSED
Chick-fil-A

PROPOSED
TARGET
OPENING
SIMULTANEOUSLY

48,500 ADT

SW 8th St

54,500 ADT

36,500 ADT

41

Sedano's

**BONEFISH
GRILL**
MATTRESS FIRM

LA FITNESS

**CVS
pharmacy**

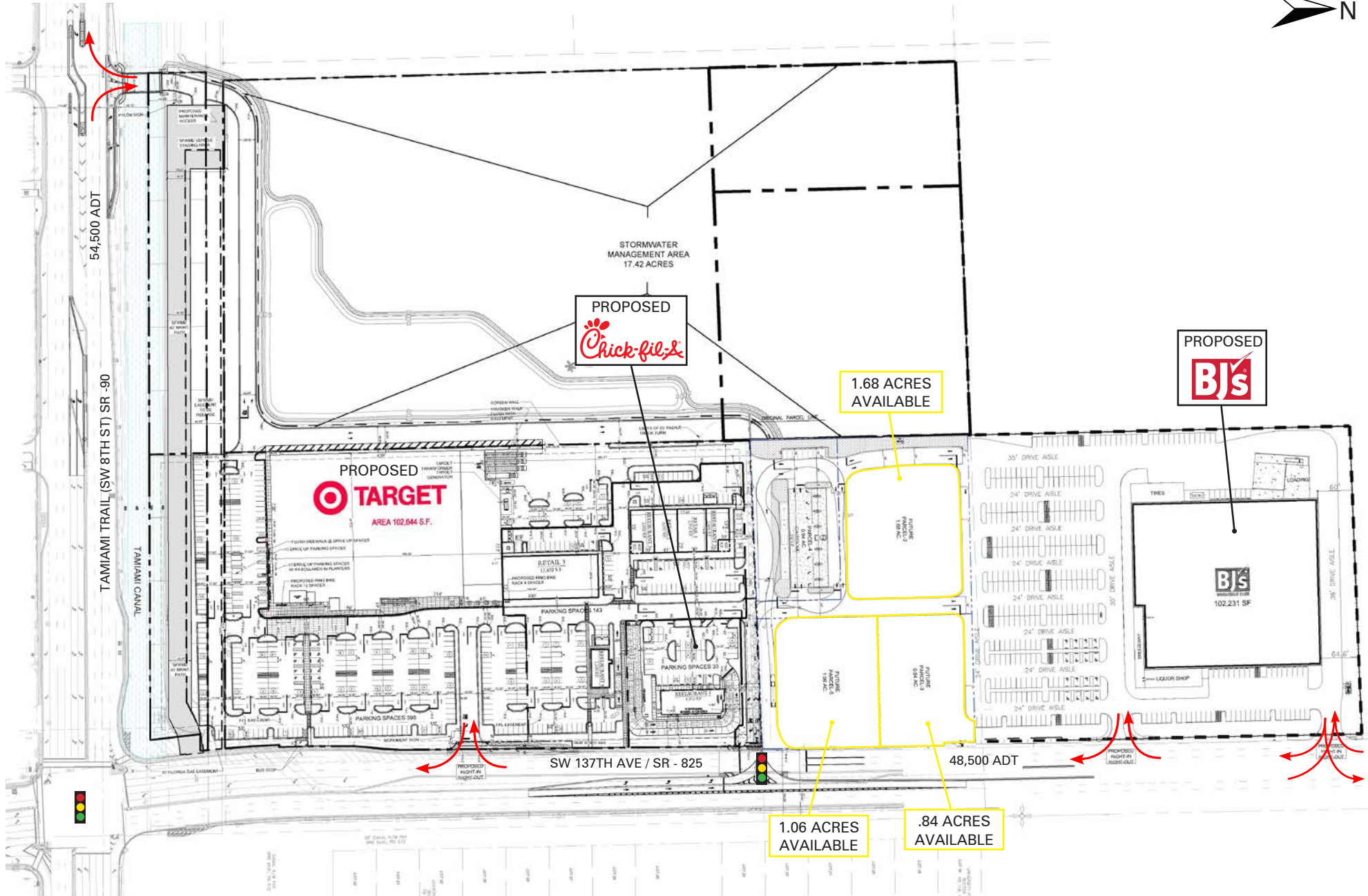
Walgreens

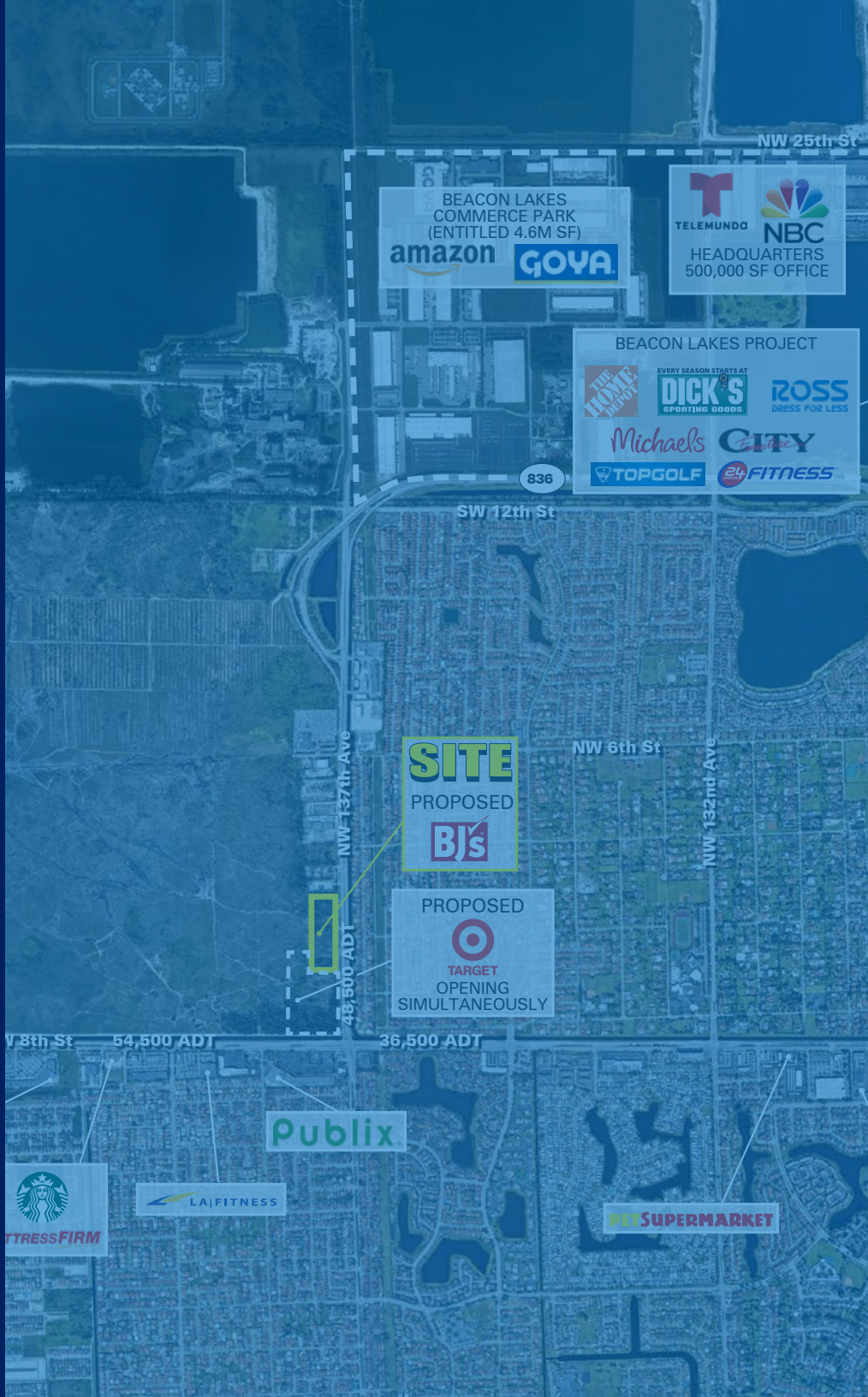
BankUnited

**Advance
Auto Parts**



SITE PLAN





WEST MIAMI, FL

SW 8TH ST & NW 137TH AVE

150,000 SF AVAILABLE FOR LEASE | LAND

DANIEL LYNCH

561.424.3011

DLYNCH@ATLANTICRETAIL.COM

ROSS WATERS

561.424.3014

RWATERS@ATLANTICRETAIL.COM



ALBANY
ATLANTA
BOSTON
CHARLOTTE
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

HOLTEC BUILDING
1001 N US HWY ONE, SUITE 600
JUPITER, FL 33477
561.427.6699

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC_RETAIL/](https://www.instagram.com/atlantic_retail/)

REALTY
RESOURCES