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# West Flagler Retail

## FOR SALE

1044 West Flagler Street | Miami, FL 33130

Building Size: 3,060 SF  
Lot Size: 7,500 SF  
Sale Price: \$1,695,000.00

### For More Information

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Retail



# West Flagler Retail

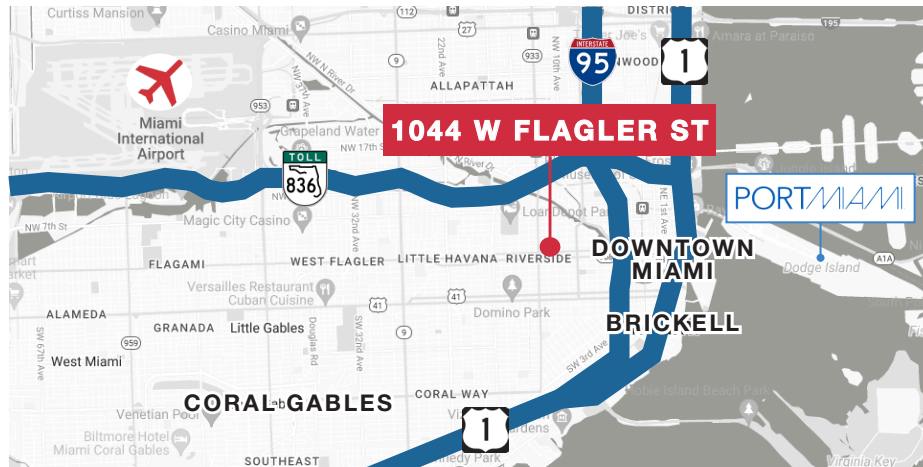
1044 West Flagler Street | Miami, FL 33130

## Property Features

- Ideal for owner-user, investor, or developer
- Excellent frontage on West Flagler Street with 20,500 VPD
- Large signage capability
- Great visibility
- T6-12-O Zoning (favorable zoning)

## Location Features

- Easy access to I-95
- Close to all West Flagler Street retail/restaurants
- One (1) mile from Brickell, Downtown Miami, and Coral Gables



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# Aerial Map

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# Retail Map

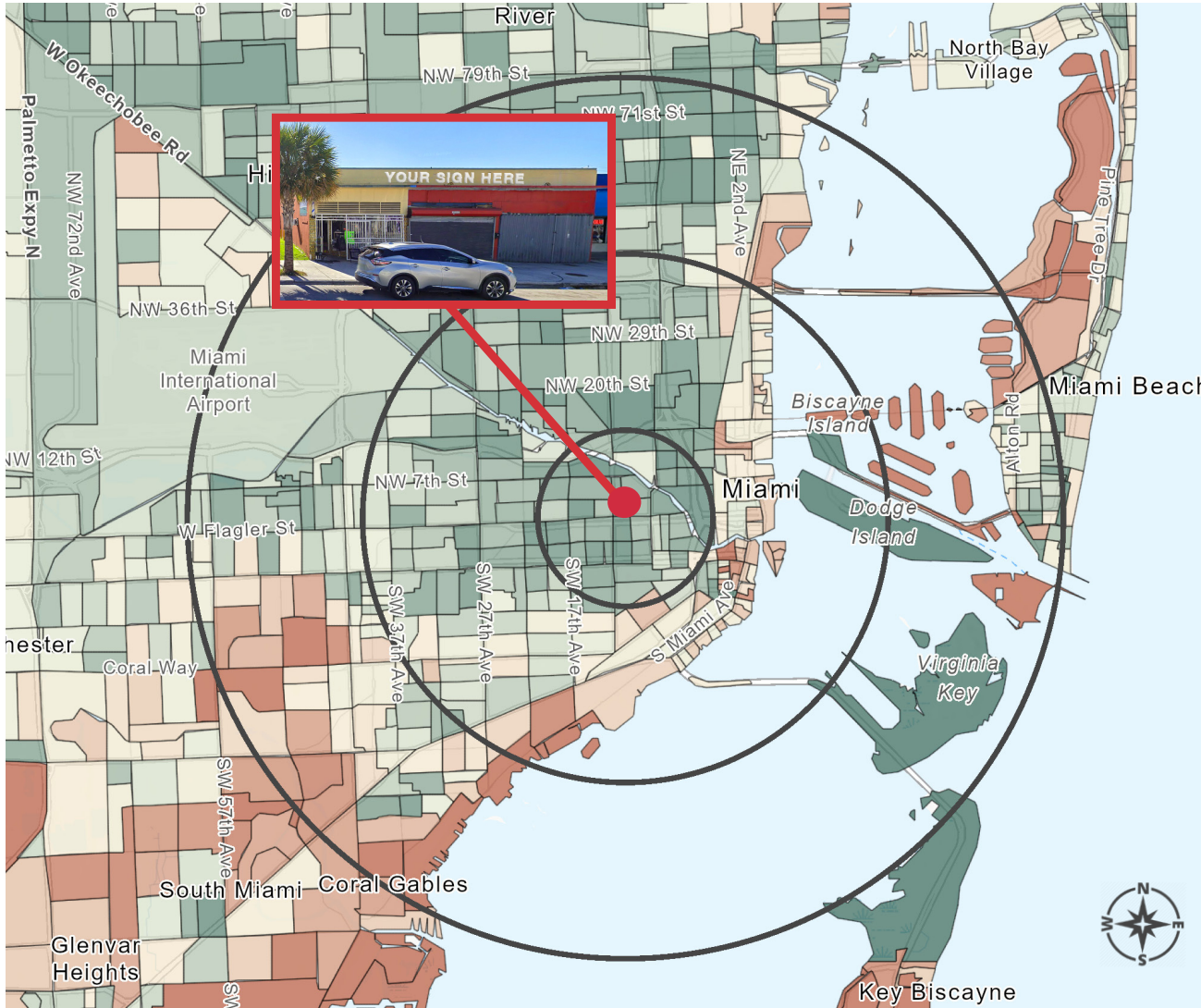
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# Demographics

1044 West Flagler Street | Miami, FL 33130



## Demographic Summary



	1 Mile	3 Miles	5 Miles
<b>Population</b>	64,798	327,911	539,686
<b>Households</b>	27,955	145,695	235,179
<b>Average Household Size</b>	2.27	2.22	2.27
<b>Median Age</b>	41.8	39.4	39.9
<b>Median Household Income</b>	\$31,750	\$55,917	\$55,240
<b>Average Household Income</b>	\$53,908	\$93,704	\$95,842

## Average Household Income



2023 Median Household Income by Block Groups



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