

FOR SALE ON US-1

GOULDS SHOPPING PLAZA
Signaled Intersection of US-1 and SW 216 Street
MIAMI, FLORIDA 33170



CONTACT ME TO LEARN MORE ABOUT
THIS PROPERTY:

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RETAIL STRIP SHOPPING CENTER FOR SALE ON US-1

at

**11601 SW 216 STREET
MIAMI, FL 33170**



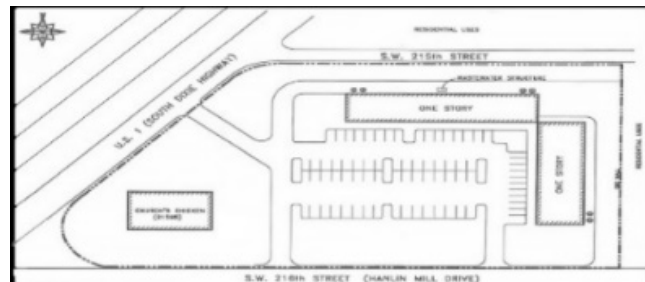
THE OFFERING

PRICE:	\$7,900,000
GROSS INCOME:	\$ 598,178
NOI:	\$ 460,527
CAP RATE:	5.8%
PRICE PER SF:	\$321

Retail Strip Shopping Center with National Tenant Restaurant Outparcel for Sale on Signaled Intersection of US-1 and SW 216th Street, in the fast-growing Goulds/Cutler Bay area of Miami, Florida. The shopping center is 24,626 SF and sits on 2.71 Acres and provides excellent visibility to 38,000 cars per day on US-1 and on SW 216th St. Tenants include Church's Chicken Outparcel National Restaurant Tenant, and Ten junior complimentary tenants. The shopping center is offered at a 5.8% Market Cap Rate and is 100% Occupied with stable tenants. This is an excellent investment for a buyer seeking a stable income. Located 1-mile South of the Florida Turnpike at Caribbean Boulevard and the New "Southplace City Center" at Southland Mall. A full Offering Memorandum is available upon request.

LOCATION HIGHLIGHTS

- On US-1 Signaled Intersection
- Church's Chicken National Tenant Anchor
- 100% Occupied
- 253,685 Population in 5-miles
- 38,000 Daily Traffic
- 4-Points of Entry
- 1-Mile South of Florida Turnpike
- Near Southplace City Center at Southland Mall
- Ample Parking (5 / 1,000 SF)



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