



GROSS LEASABLE

64,303 SF

AVAILABLE

1,145 SF

14,250 SF - Parcel

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	27,850	186,909	469,094
HOUSEHOLDS	8,501	60,574	165,904
AVG HH INCOME (\$)	\$61,340	\$66,119	\$65,481



LOCATION

Located on NE 125th ST and West Dixie Highway

PROPERTY HIGHLIGHTS

- High Volume Anchor Sales
- Prime Retail Space Available
- Traffic counts exceeding 55,000 VPD
- Active and Densely Populated North Miami Trade Area
- 14,250 SF vacant parcel Available
- Visit www.ColonialShoppingCenterMiami.com for more info

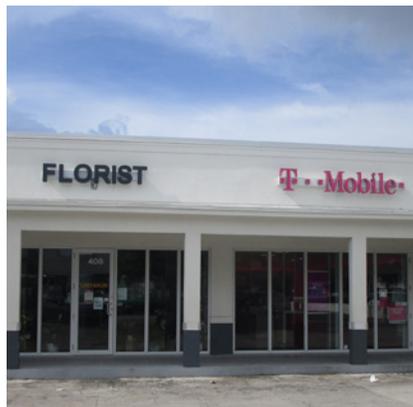
MAJOR TENANTS

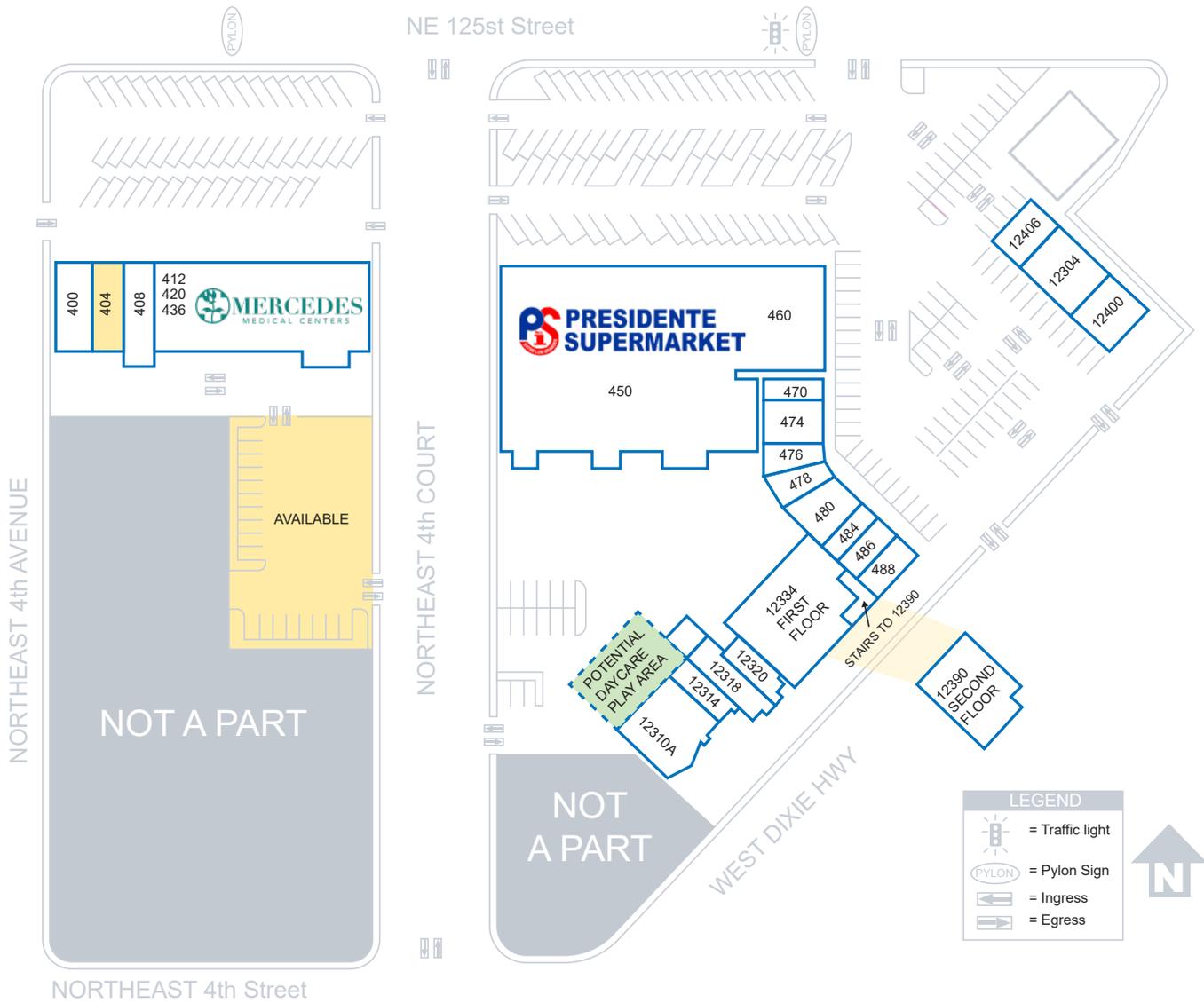
- Presidente Supermarket
- Las Mercedes Medical Center

LEASING CONTACT

HORIZON PROPERTIES

Allan Benes
305.364.9945
Allan@HorizonPropertiesFL.com





BAY	TENANT	SF
400	Coin Laundry	1,419
404	VACANT (Available 5/1/2023)	1,145
408	Greynolds Flower Shop	1,200
412-436	Las Mercedes MC	9,055
450-460	Presidente Supermarket	23,927
470	Barber Shop	551
474	Income Tax	1,088

BAY	TENANT	SF
476	Chinese Take-out	632
478	Dry Cleaners	697
480	Nail Salon	1,142
484	Clariteck	540
486	Optical	656
488	Beauty Supply	1,200
12310 A	Daycare	2,350
12314	North Miami Nutrition	731

BAY	TENANT	SF
12318	Beauty Salon	1,087
12334	Las Mercedes MC	4,918
12390	Las Mercedes MC	4,209
12400	Insurance	1,299
12404	Dentist	2,041
12406	Tax	700
PARCEL	VACANT	14,250