

Windsor Ludlam

RETAIL SPACE FOR LEASE



7004 Bird Road, Miami, FL 33155

CBRE

Property Info

- Mixed-use project within walking distance of the Bird Road Art District
- 312 units directly adjacent to the much anticipated Ludlam Trail
- 19' ceiling heights for the retail spaces
- Excellent signage opportunity directly on Bird Road
- On-site parking in the garage



Demographics



POPULATION



AVG HH INCOME



DAYTIME POPULATION



MEDIAN AGE

1 MILE	16,029	\$143,692	22,157	44.8
3 MILES	168,128	\$148,277	187,988	44.3
5 MILES	464,460	\$134,938	568,360	44.0

Close
Intersection
Aerial



TROPICAIRE SHOPPING CENTER

Publix Pizza Hut Target

McDonald's TACO BELL Sherwin-Williams

Cartridge World BEST BUY

Pollo Tropical BJs Youfit

DOLLAR TREE SUBWAY

SITE

PIZZA PAPA JOHN'S

IHOP

Orangetheory FITNESS

Quiznos BURGER KING

BIRD LUDLAM

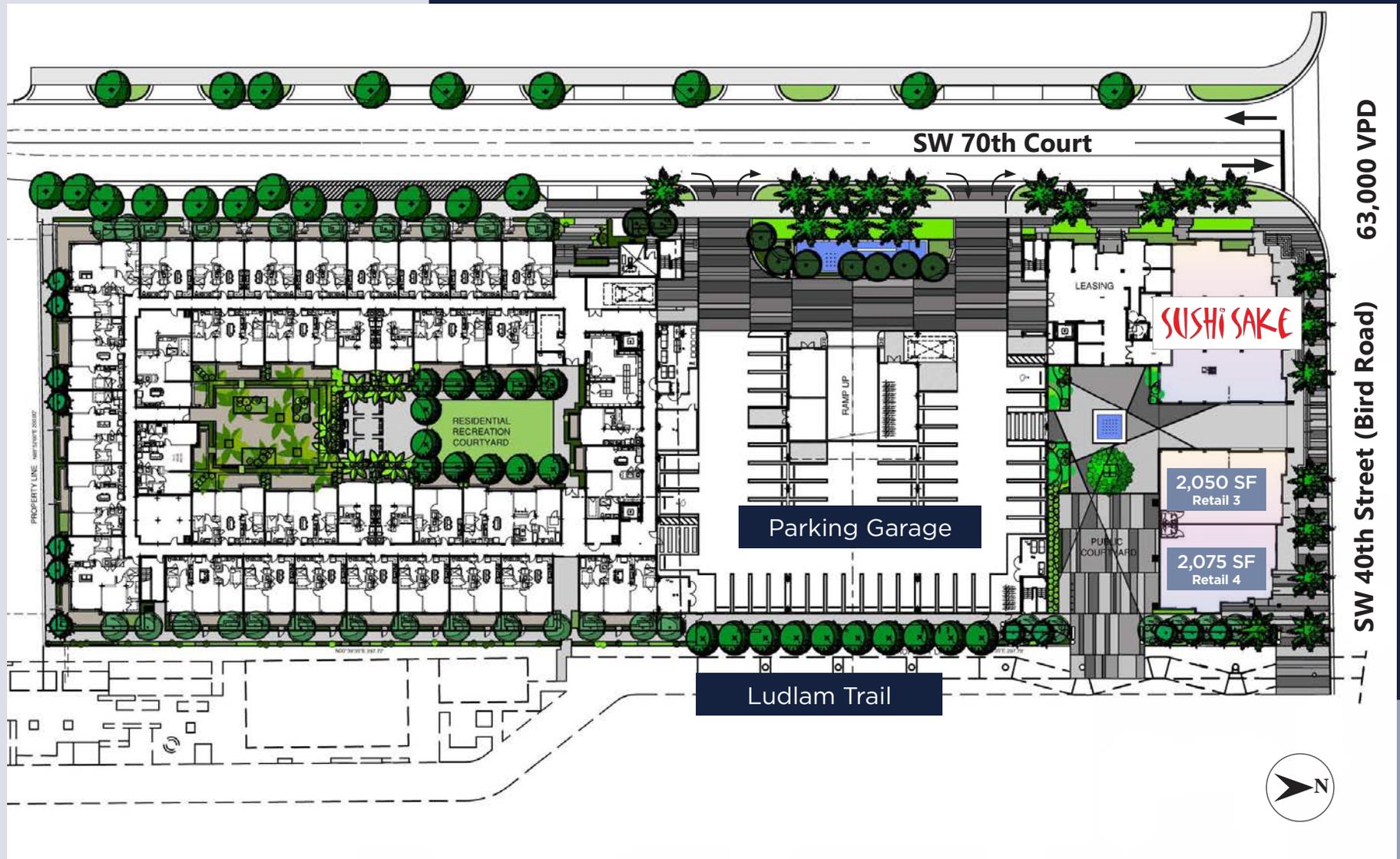
Winn-Dixie DQ Wendy's

McDonald's Starbucks SUBWAY

PET SUPERMARKET WING-STOP Little Caesars

Market Aerial





Site Plan

DOWNTOWN MIAMI

CORAL GABLES

COCONUT GROVE

64,000 ADP

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