

# Pineland Plaza



OFFERING MEMORANDUM

12936 SW 120 St.  
Miami, FL 33186

ONE

Sotheby's  
INTERNATIONAL REALTY

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Manny Chamizo III

Global Commercial Director

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## The Space

Location	12936 SW 120 St., Miami, FL, 33186
COUNTY	Miami-Dade
Square Feet	958
Annual Rent PSF	\$42.00
Lease Type	Modified Gross



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
15,889	158,280	401,442



### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,454	\$105,179	\$104,108



### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,435	55,103	134,407

Exclusively Marketed by:



**Manny Chamizo III**  
Global Commercial Director  
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## PROPERTY FEATURES

TOTAL TENANTS	8
BUILDING SF	6,709
GLA (SF)	5,933
LAND SF	38,055
LAND ACRES	.87
YEAR BUILT	2004
ZONING TYPE	Industrial: Retail
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	42
PARKING RATIO	7.08/1000SF
NUMBER OF PADS	1
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

