



Retail

AMERICAN PLAZA

SW 216TH STREET

SW 112TH AVENUE

American Plaza

RETAIL SPACE FOR LEASE

11045 SW 216th Street | Miami, FL 33170

Total Available: **1,007 SF***

Lease Rate & Type: **\$40.00 PSF, NNN**

***Available November 2025**

For More Information

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NAI Miami
Fort Lauderdale

American Plaza

11045 SW 216th Street | Miami, FL 33170

Property Features

- Highly visible location with excellent ingress and egress on SW 216th Street and SW 112th Avenue
- Vanilla shell delivery minimizes build out expense
- Monument signage opportunities on both roads
- Parapet signage available above each store

Demographics

	1 Mile	3 Miles	5 Miles
Population	19,927	141,698	261,057
Avg. Household Income	\$59,131	\$85,425	\$91,952

Traffic Count

	CARS PER DAY
SW 216th Street	3,500
SW 112th Avenue	18,600



Site Plan

11045 SW 216th Street | Miami, FL 33170



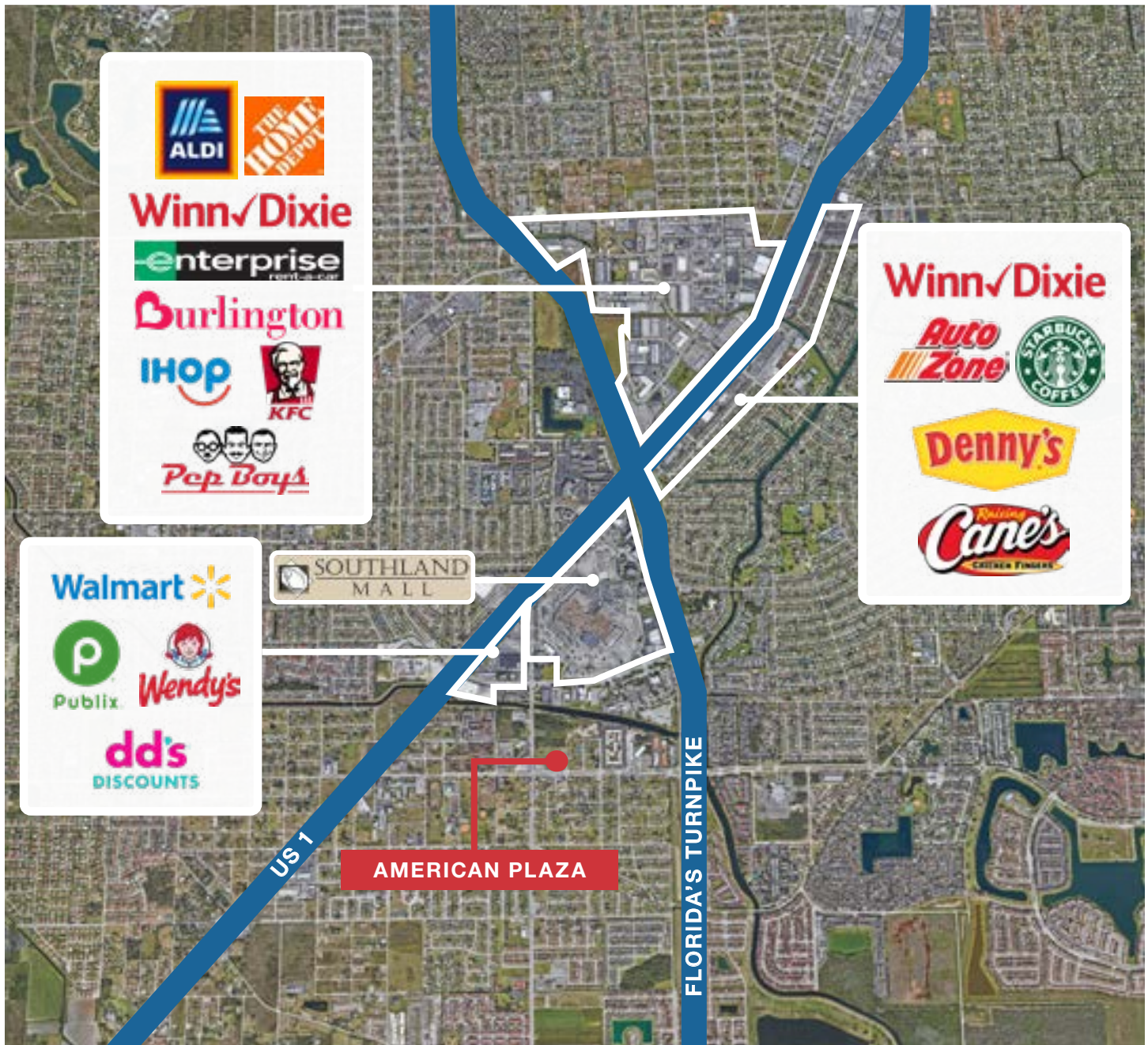
Availabilities

Unit 1	1,007 SF*	Unit 7 & 8	Alliance Laundry Systems	Unit 16	Lash Heaven
Unit 2	Pharmacy	Unit 9	Barber Shop	Unit 17	Always Children's Daycare
Unit 3	Always Children's Daycare	Unit 10-13	Medical Clinic		
Unit 4	Domino's Pizza	Unit 14	Lash Heaven		
Unit 5 & 6	Always Children's Daycare	Unit 15	Sebanda Insurance		

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