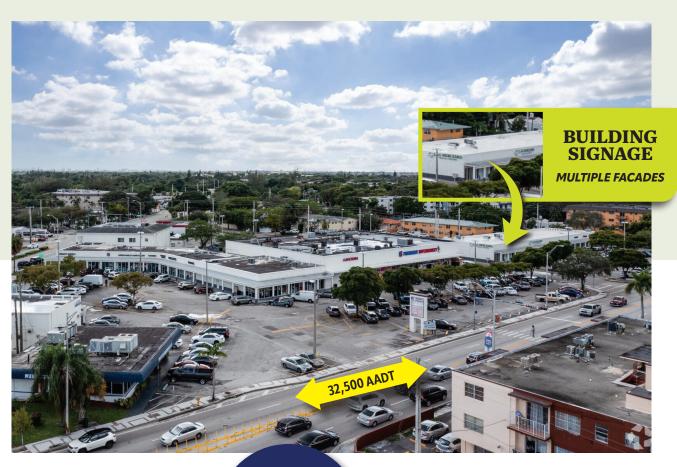
COLONIAL SHOPPING CENTER

412-436 NE 125th St., North Miami, FL 33161

This sublease opportunity allows a medical practice to **OPEN IMMEDIATELY** and capture the highly desirable North Miami demographic. With abundant parking, a central location, and speed to market (FF&E available), this space offers great value to qualified medical practices.



LOCATION: In the Heart of North Miami, Located Minutes Away from I-95 & Biscayne Blvd., Centrally Located between Regional Hospitals

SCHEDULE A TOUR TODAY! **PREMISE SIZE:** 9,055 SF **RENTAL RATE:** Call for Details

TERM: Sublease (Direct Lease Possible)

AMENITIES: Abundant Parking, Nearby Dining, Retail Exposure, Building & Monument Signage



10167 NW 31st Street, Suite 102 Coral Springs, FL 33065 (954) 346-8200, ext. 201 www.floridamedspace.com Zack Adams
LEASING & SALES AGENT

(954) 729-8893 zack@floridamedspace.com

Luke Nill

DIRECTOR OF LEASING & SALES

(561) 806-4040

luke @ floridamed space.com

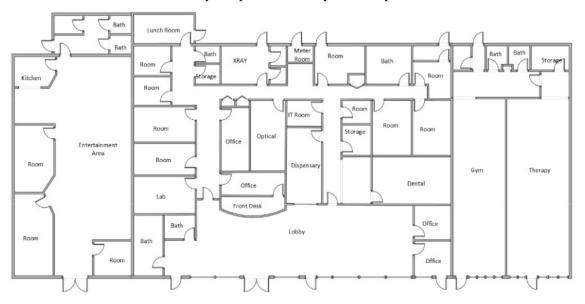


HEALTHCARE REAL ESTATE EXPERTS





9 EXAM ROOMS, LAB, PHARMACY, DENTAL, PT & OPTICAL



DEMOGRAPHICS

POPULATION

1 MILE: 25,371

2 MILE: 178,037

3 MILE: 474,049

MEDIAN INCOME

1 MILE: \$48,504

2 MILE: \$49,391

3 MILE: \$49,179

TRAFFIC COUNT

32,500 ADT

CALL, TEXT OR EMAIL FOR MORE INFORMATION

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