



**For Sale**

# Freestanding Former Bank Building

## 10781 W Flagler St, Miami, FL

### Location Overview

- The property is strategically situated on the busy corner of W Flagler Street & SW 107th Avenue
- Excellent visibility and signage
- High Traffic count of 59,000 cars per day
- Across from FIU College of Engineering

### Property Features

Building Size:	Approximately 4,489 SF
Parcel Size:	Approximately 0.54 AC
Zoning:	General Commercial
Parcel ID:	30-4006-027-0020
Year Built:	1979

**Sale Price:**  
**\$3,450,000**

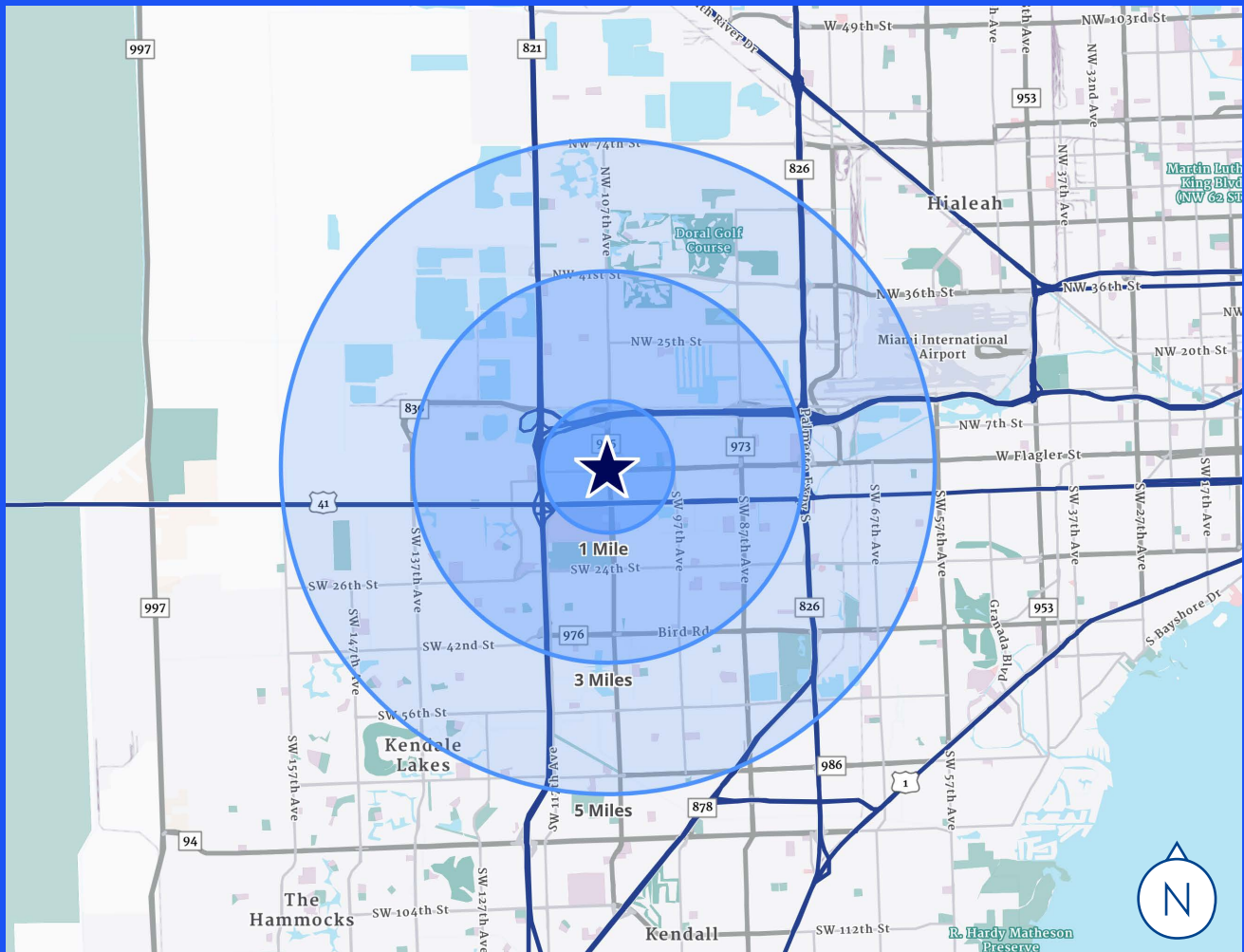
# 10781 W Flagler Street | Demographics

Population	1-Mile	3-Miles	5-Miles
2024 Population	39,515	182,201	395,714
2029 Population	38,832	177,208	389,832

Households	1-Mile	3-Miles	5-Miles
2024 Households	12,754	62,104	134,265
2029 Households	12,754	62,104	134,265
2024-2029 Annual Rate	-0.16%	-0.10%	0.22%

Average Household Income	1-Mile	3-Miles	5-Miles
2024 Avg. HH Income	\$73,528	\$91,803	\$103,739
2023-2028 Annual Rate	4.31%	4.07%	3.92%

Daytime Population	Total Daytime Population
2024	458,917





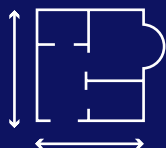
# 10781 W Flagler Street | Aerial Map



## Property Highlights



59,000 AADT



4,489 SF



Drive-thru



Across from FIU College of Engineering



Situated on a 0.54 AC parcel



Dedicated pylon sign



High visibility: direct frontage on SW 107th Avenue



Located by FL Turnpike



# 10781 W Flagler Street | Photos

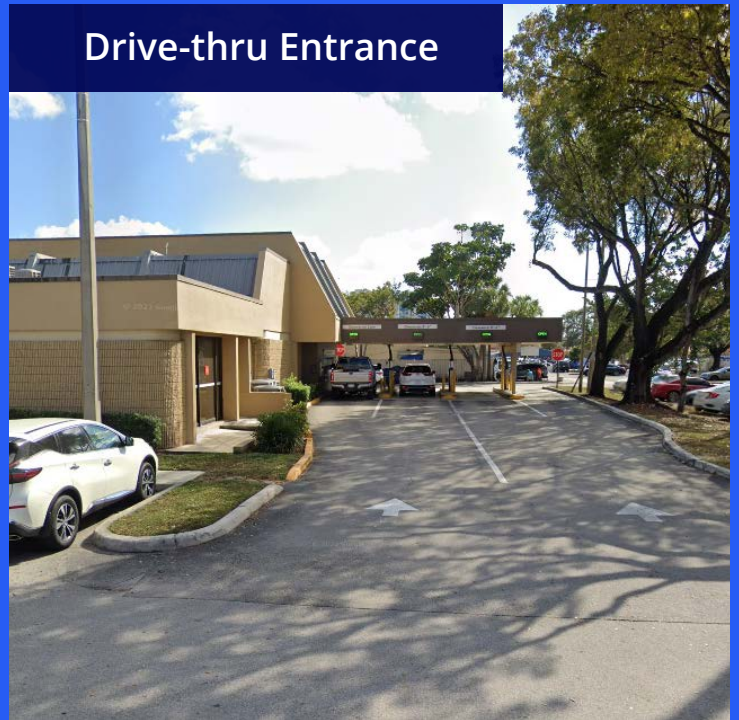
4-Lane Drive-thru



Side Parking



Drive-thru Entrance





# 10781 W Flagler Street | Market Drivers

## Tourism

Miami is a world-class destination known for its stunning beaches, vibrant culture, and endless entertainment. With year-round sunshine and a diverse mix of activities, Miami welcomes millions of visitors each year, contributing billions to the local economy.

From the iconic shores of South Beach to the artistic streets of Wynwood, Miami offers an unforgettable experience for every traveler. Explore the Everglades on an airboat tour, take a stroll through the historic Art Deco District, or enjoy the luxury shopping and dining in Brickell and Bal Harbour. Outdoor enthusiasts can kayak through Biscayne Bay, snorkel in Key Biscayne, or take in breathtaking views from the Miami Beach Boardwalk.



## Growing Population

Florida's population growth has consistently outpaced the national average, increasing by 21.2% since 2010 compared to the U.S. growth rate of 9.6%. Miami-Dade County, a key driver of the state's expansion, has experienced steady growth, now home to approximately 2.7 million residents. While South Florida's Tri-County area (Miami-Dade, Broward, and Palm Beach) has seen substantial increases, Miami's diverse economy, strong job market, and international appeal continue to attract new residents. Over the next five years, Miami's population is projected to grow to 3.02 million further cementing its position as one of the most dynamic metropolitan areas in the country.



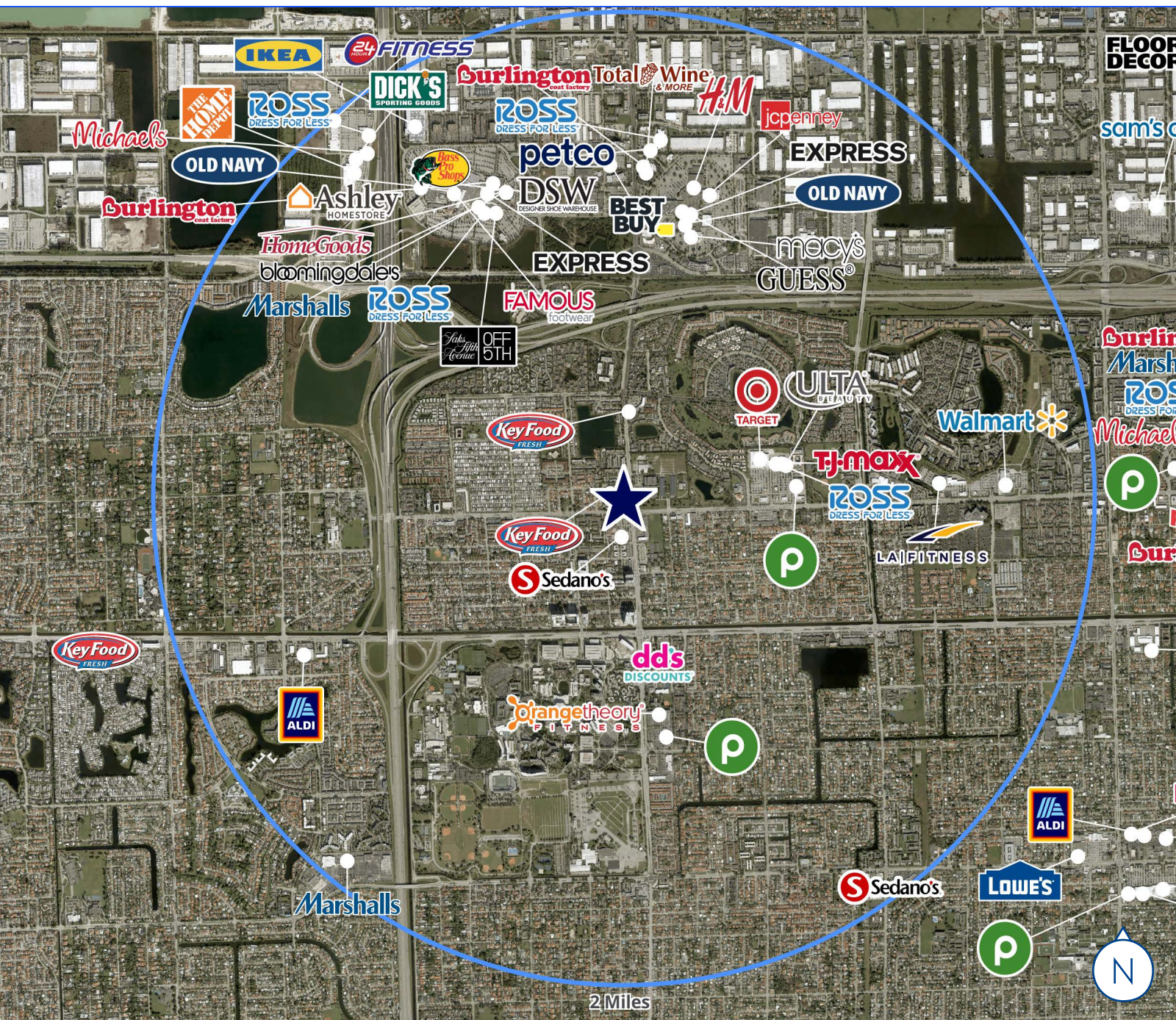
## Pristine Beaches

Miami is home to some of the most iconic and picturesque beaches in the world, offering over 20 miles of stunning coastline along the Atlantic Ocean. From the vibrant shores of South Beach to the tranquil beauty of Key Biscayne, Miami's beaches cater to every preference. Miami Beach provides easy access to crystal-clear waters and soft, white sand, with many areas featuring public access, lifeguarded swimming zones, and beachfront amenities. Visitors can explore the lively atmosphere of Lummus Park Beach, relax at the family-friendly Crandon Park Beach, or enjoy the serene, nature-filled shores of Bill Baggs Cape Florida State Park. For a quieter retreat, Surfside Beach and North Beach provide a more relaxed, local feel.





# 10781 W Flagler Street | Area Retailers



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