



# The Prado Shopping Center

For More Information

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## RESTAURANT SPACE FOR LEASE

NWC US-1 & S.W. 136th St | Miami, FL 33176

Space Available: 8,500 SF - 2nd Generation Restaurant Space  
Lease Rate & Type: \$57.50 PSF, NNN  
Available: June 1st, 2026

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**NAI** Miami  
Fort Lauderdale



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## Property Features

- Directly across from the upscale The Falls Mall, anchored by Fresh Market, Apple and Shake Shack
- Abundant parking
- Join the following tenants: TJ-Maxx, Five Guys, Coldstone, Crumbl and Baptist Health South Florida
- Located in the mature and affluent Pinecrest/ Palmetto Bay/Falls Florida communities

## Availabilities

8705 S.W. 136th St

8,500 SF - 2nd Gen  
Restaurant Space

## Demographics

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME	TOTAL TRAFFIC COUNT
1 Mile	10,749	\$171,967	US-1 65,500
3 Mile	96,607	\$191,855	SW 136th Street 11,600
5 Mile	268,536	\$155,610	CARS PER DAY





# 2nd Generation Restaurant Space

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# Site Plan

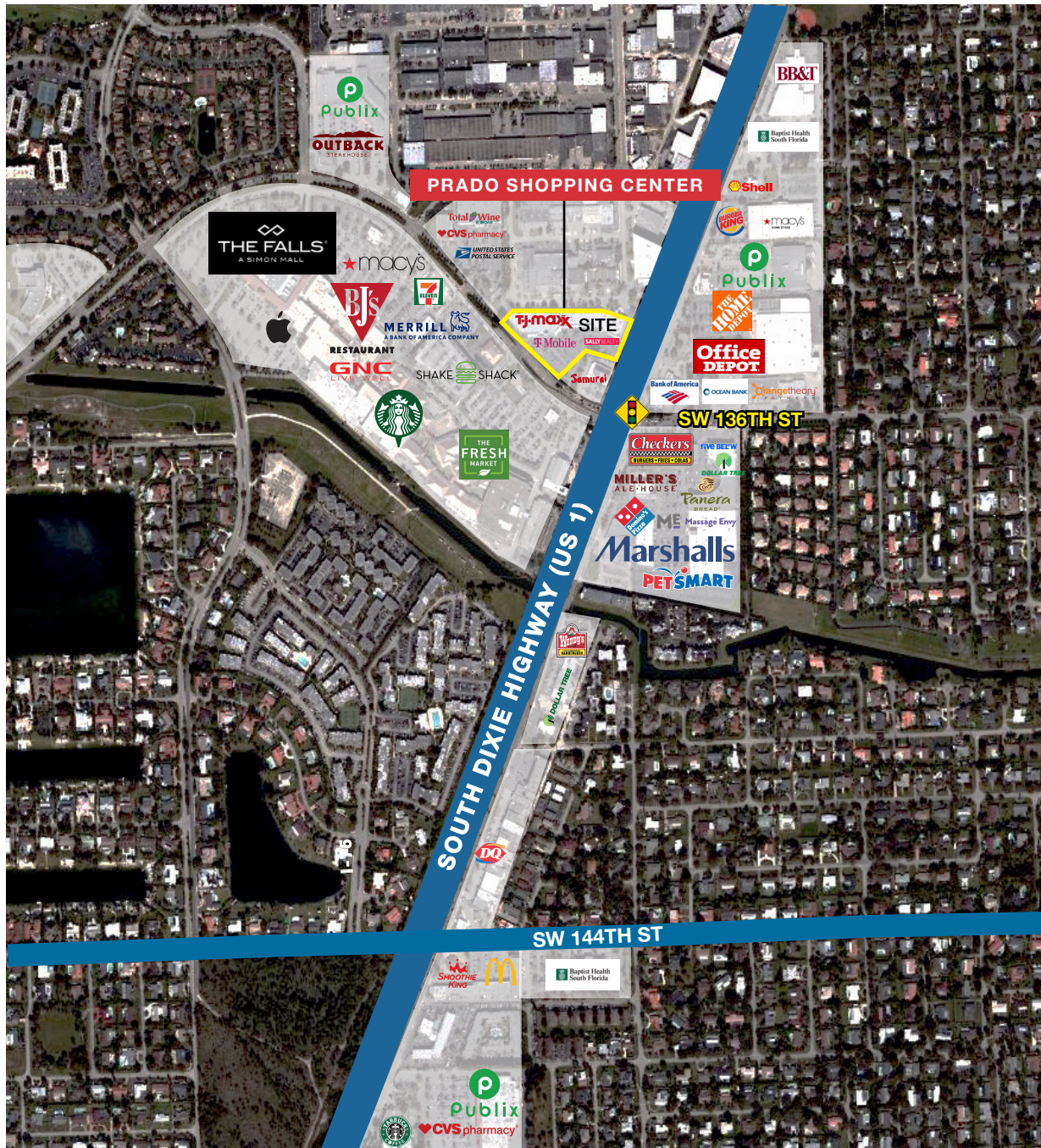
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# Retail Map

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