

San Miguel Shopping Plaza

PRIME RETAIL FOR LEASE

14024 SW 8th Street
Miami, FL 33184

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Lic: BR3258742



THE SPACE

Location	14024 SW 8th Street Miami, FL 33184
County	Miami Dade
APN	30-4903-002-0100
Cross Street	Tamiami
Traffic Count	24500
Square Feet	4137
Annual Rent PSF	\$30.00
Lease Type	NNN

HIGHLIGHTS

- Prime Location in the Tamiami Trail with 139th Ave
- High Visibility.
- Abundant parking.
- Dense demographics.
- Pylons signage available.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,584	115,428	304,935

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$111,474	\$110,128	\$103,105

NUMBER OF HOUSEHOLDS

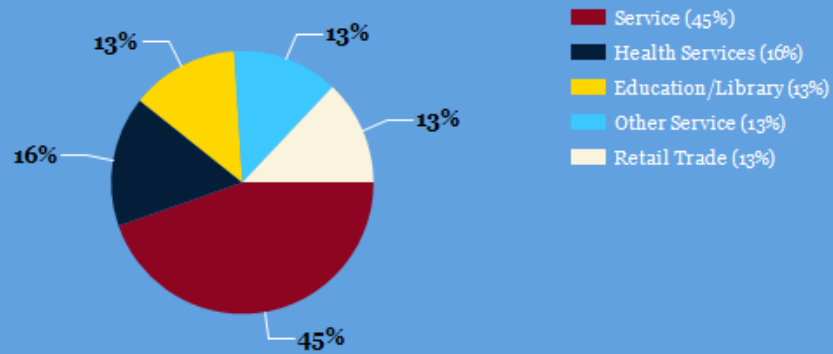
1.00 MILE	3.00 MILE	5.00 MILE
5,180	36,333	98,673

PROPERTY FEATURES

GLA (SF)	61,333
LAND SF	207,909
LAND ACRES	4.77
YEAR BUILT	2007
ZONING TYPE	Commercial



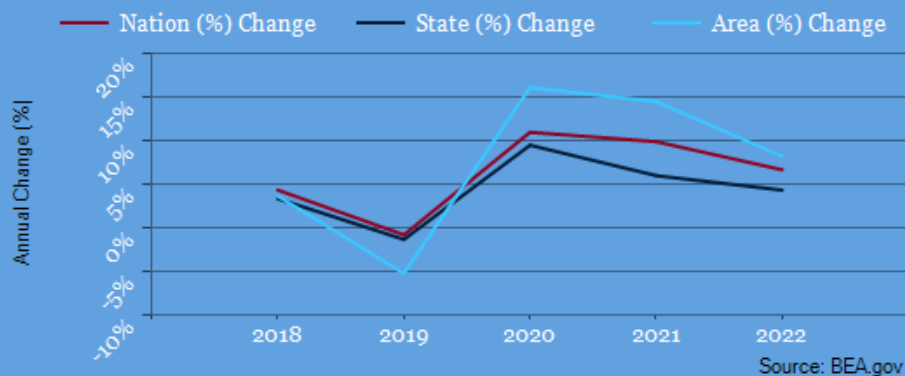
Major Industries by Employee Count

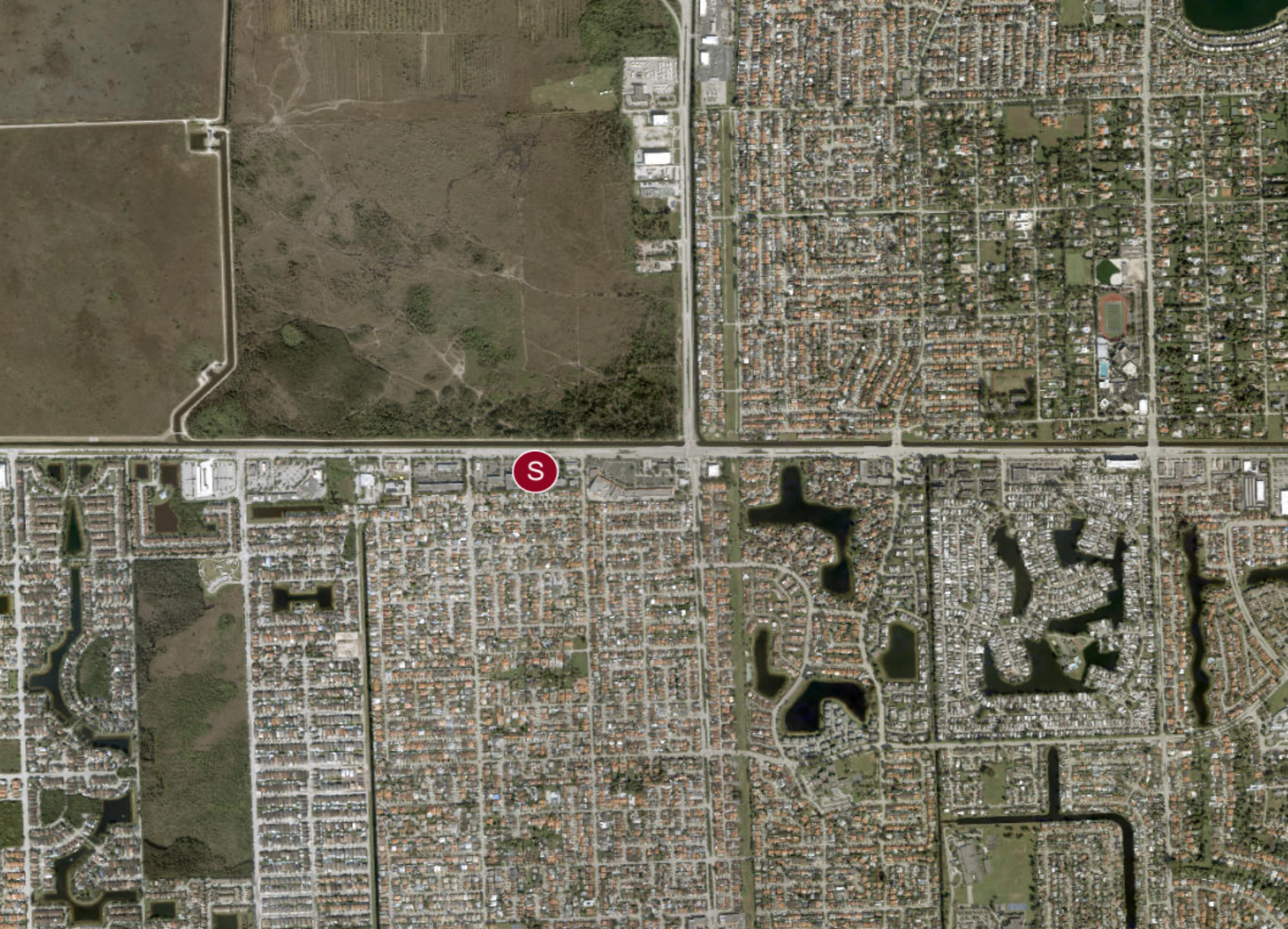


Largest Employers

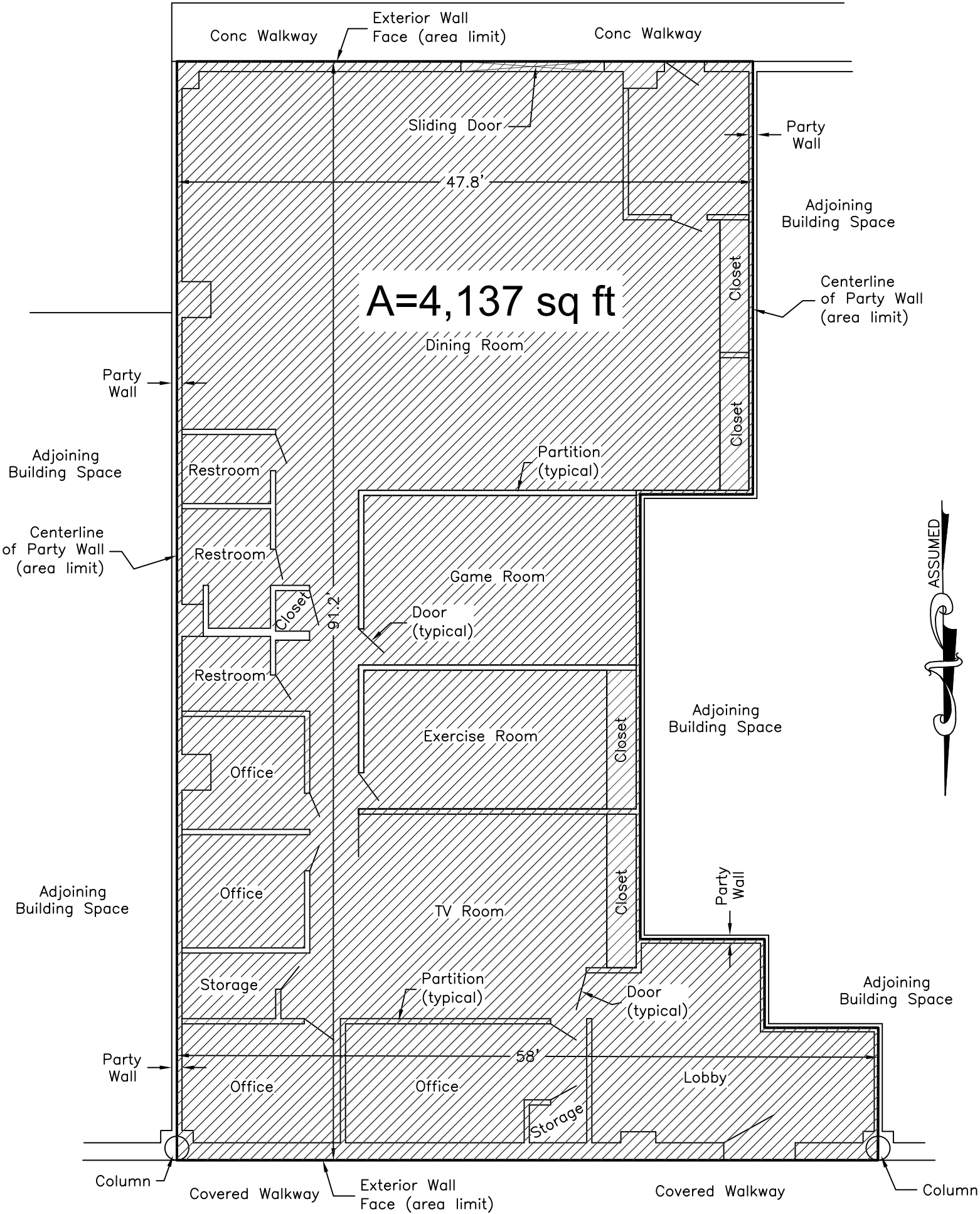
Miami-Dade County Public Schools	33,477
University of Miami	16,479
Baptist Health South Florida	16,000
American Airlines	11,353
Jackson Health System	9,800
Florida International University	5,740
Carnival Cruise Lines	3,500
Nicklaus Children's Hospital	3,500

Miami-Dade County GDP Trend



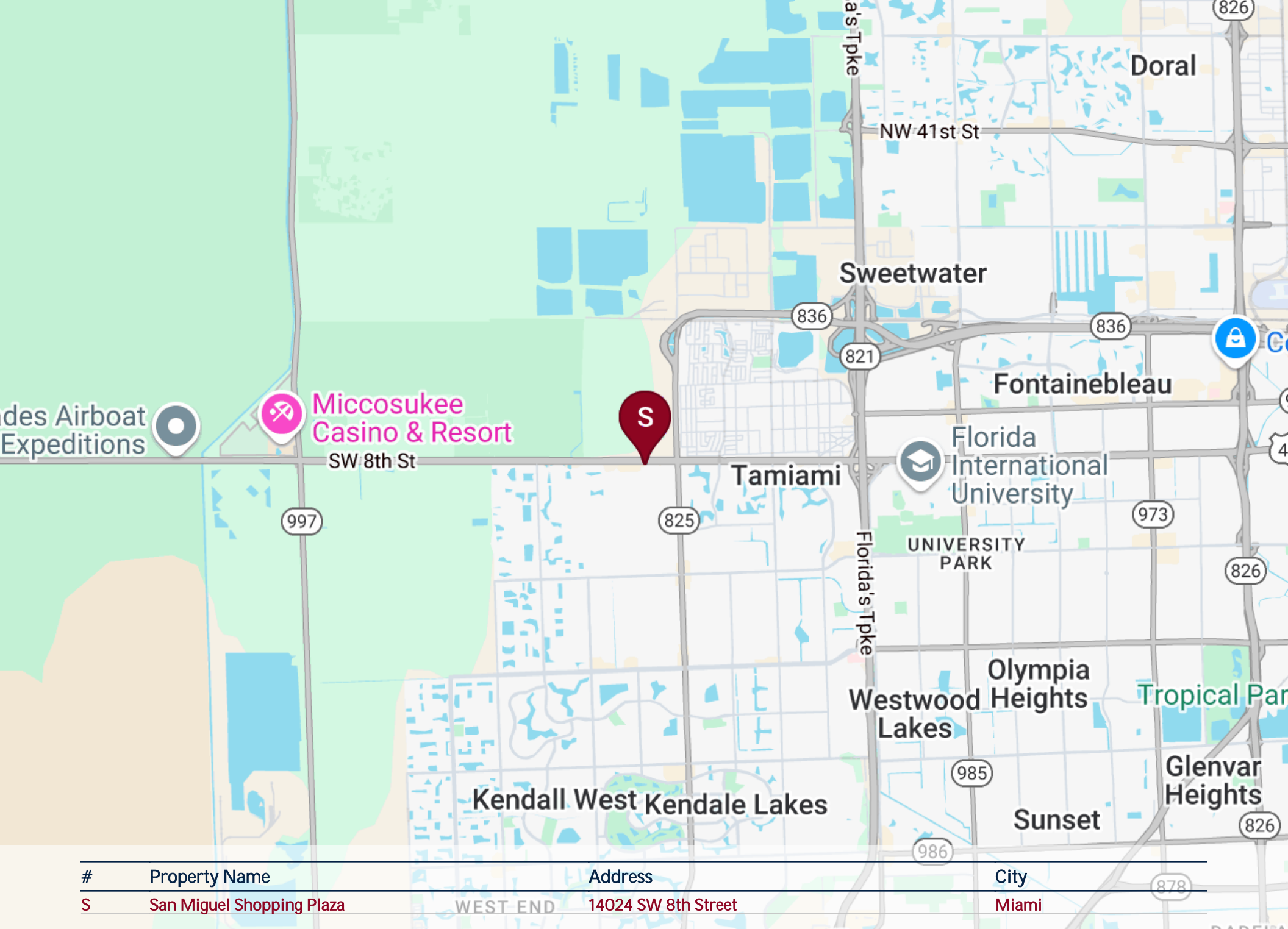


Property Address:
14024 SW 8th Street,
Miami, Florida 33184

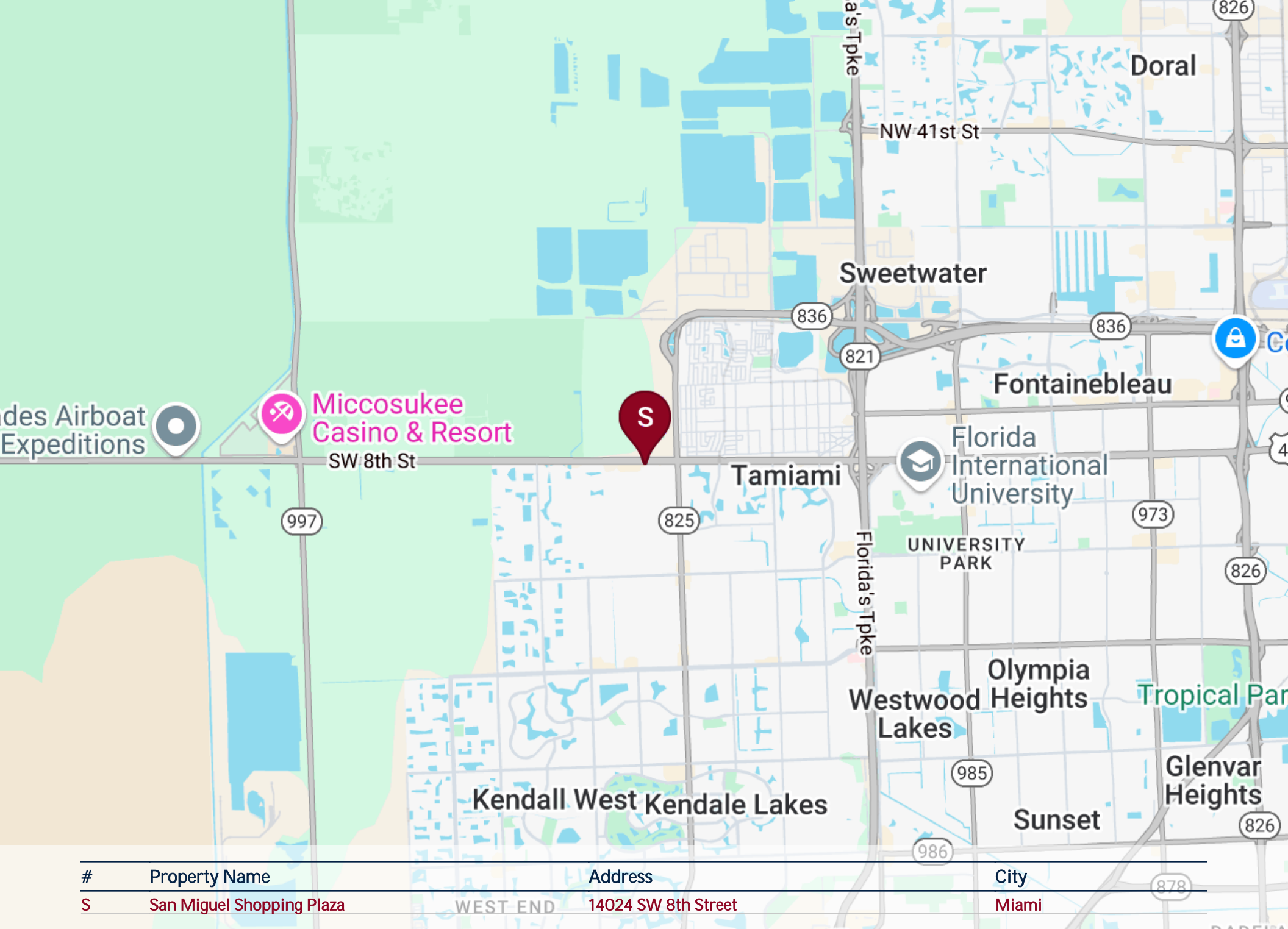


This is a Specific Purpose Survey to show the partition layout and to calculate the area of the subject space, this is NOT a boundary survey. This Survey does NOT reflect or determine ownership

Date of Field Work	02-07-2025	For: San Miguel Property Corp.
Aniano J. Garcia PLSM 5105		
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper		Order No 25-0023



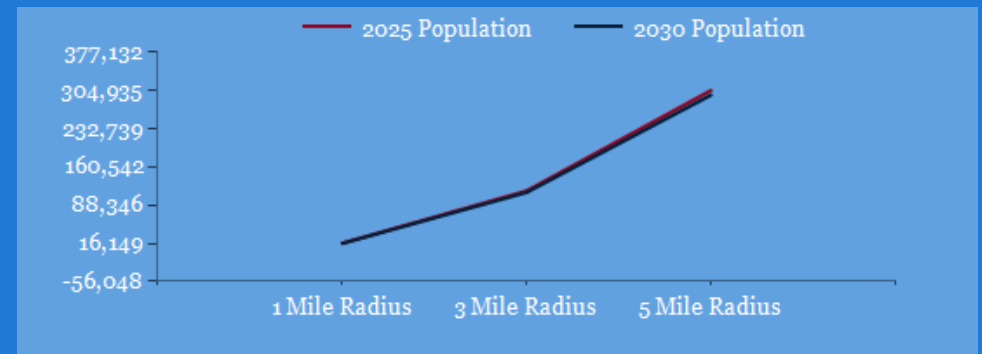
#	Property Name	Address	City
S	San Miguel Shopping Plaza	14024 SW 8th Street	Miami



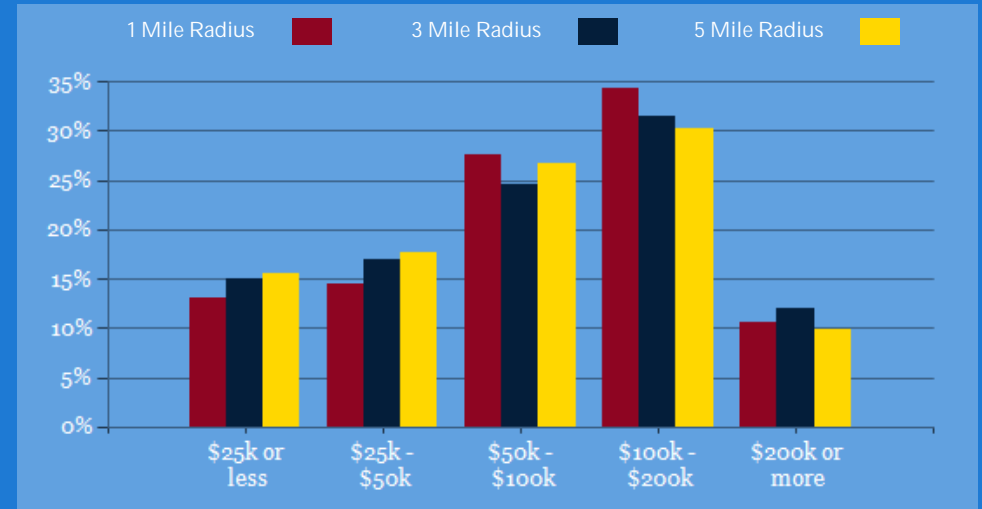
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,767	101,649	272,605
2010 Population	16,387	119,544	306,067
2025 Population	16,584	115,428	304,935
2030 Population	16,149	112,396	296,281
2025-2030: Population: Growth Rate	-2.65%	-2.65%	-2.85%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	325	3,036	8,456
\$15,000-\$24,999	353	2,392	6,876
\$25,000-\$34,999	338	2,677	7,092
\$35,000-\$49,999	410	3,459	10,390
\$50,000-\$74,999	557	3,715	11,466
\$75,000-\$99,999	870	5,230	14,867
\$100,000-\$149,999	1,068	7,549	19,847
\$150,000-\$199,999	713	3,883	10,002
\$200,000 or greater	547	4,391	9,671
Median HH Income	\$90,774	\$87,014	\$81,888
Average HH Income	\$111,474	\$110,128	\$103,105

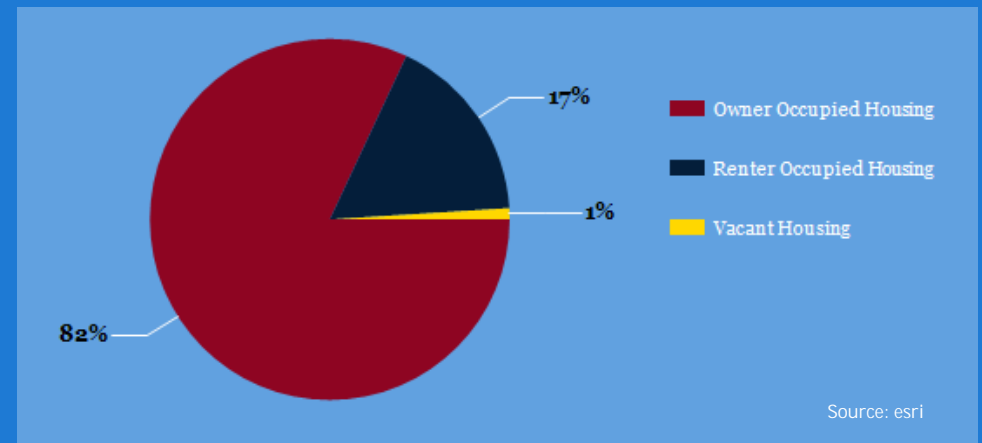
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,355	30,236	86,713
2010 Total Households	4,846	35,116	93,800
2025 Total Households	5,180	36,333	98,673
2030 Total Households	5,152	35,843	98,140
2025 Average Household Size	3.18	3.15	3.00
2025-2030: Households: Growth Rate	-0.55%	-1.35%	-0.55%



2025 Household Income



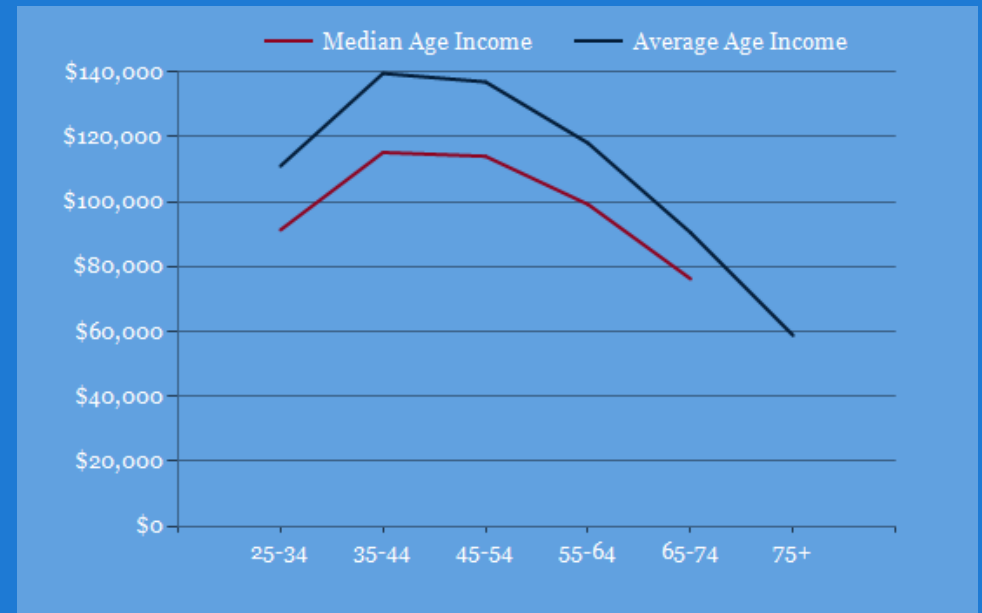
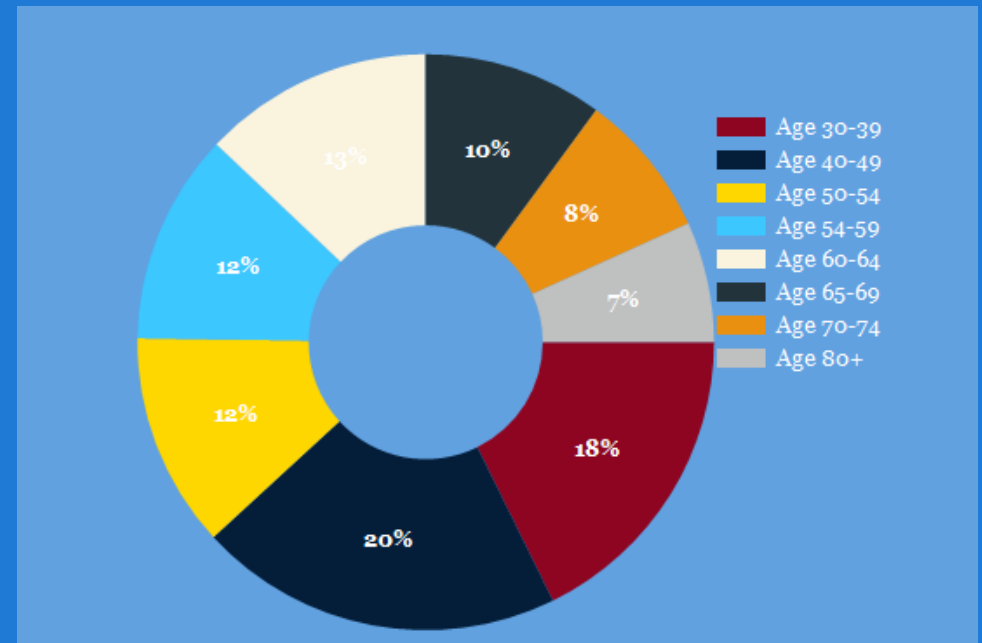
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	890	6,494	18,263
2025 Population Age 35-39	961	6,657	18,671
2025 Population Age 40-44	1,014	7,116	19,625
2025 Population Age 45-49	1,121	7,803	20,539
2025 Population Age 50-54	1,258	9,424	24,266
2025 Population Age 55-59	1,237	9,165	23,411
2025 Population Age 60-64	1,349	9,034	22,667
2025 Population Age 65-69	1,054	6,926	16,900
2025 Population Age 70-74	853	5,796	14,379
2025 Population Age 75-79	706	4,696	11,702
2025 Population Age 80-84	507	3,466	8,629
2025 Population Age 85+	638	3,799	9,731
2025 Population Age 18+	13,899	96,952	256,419
2025 Median Age	47	47	45
2030 Median Age	47	47	45

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,350	\$93,897	\$83,112
Average Household Income 25-34	\$111,054	\$114,539	\$100,793
Median Household Income 35-44	\$115,228	\$110,121	\$101,821
Average Household Income 35-44	\$139,609	\$135,636	\$123,803
Median Household Income 45-54	\$114,041	\$110,492	\$103,514
Average Household Income 45-54	\$136,987	\$136,773	\$125,900
Median Household Income 55-64	\$99,221	\$94,538	\$89,133
Average Household Income 55-64	\$118,117	\$116,580	\$110,432
Median Household Income 65-74	\$76,267	\$58,650	\$57,280
Average Household Income 65-74	\$90,535	\$85,823	\$82,874
Average Household Income 75+	\$58,841	\$58,879	\$60,014



San Miguel Shopping Plaza

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Exclusively Marketed by:

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San Miguel Shopping Center

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