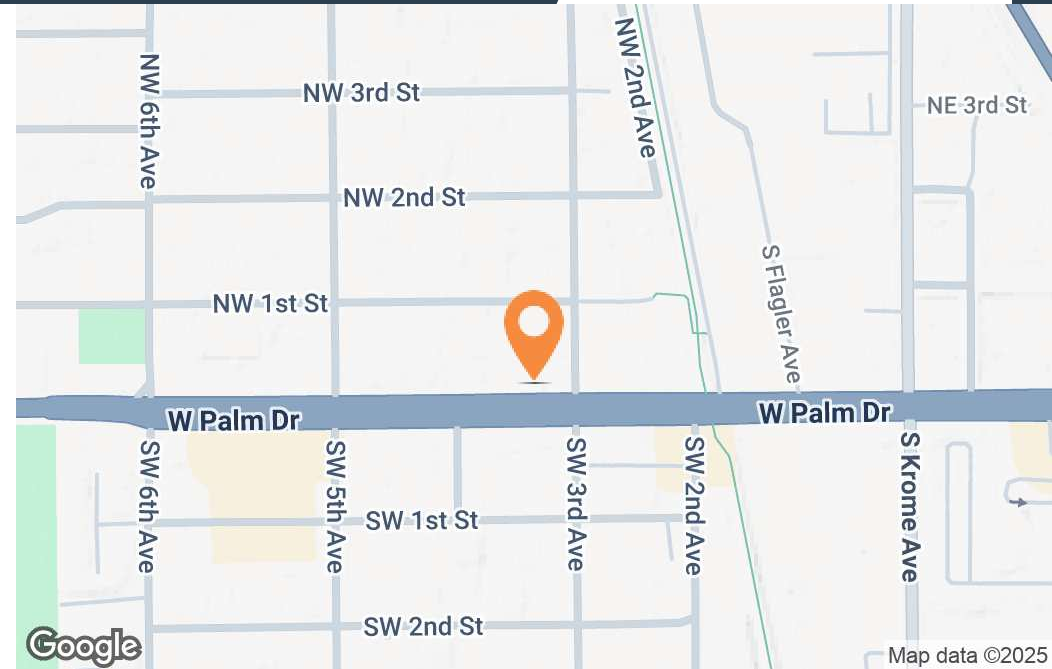


FOR LEASE 316 W PALM DR

PRIME LAND FOR LEASE

SUBJECT PROPERTY

**+ AVAILABLE SF**

14,500 SF

+ LEASE TYPE

Ground

+ LEASE RATE

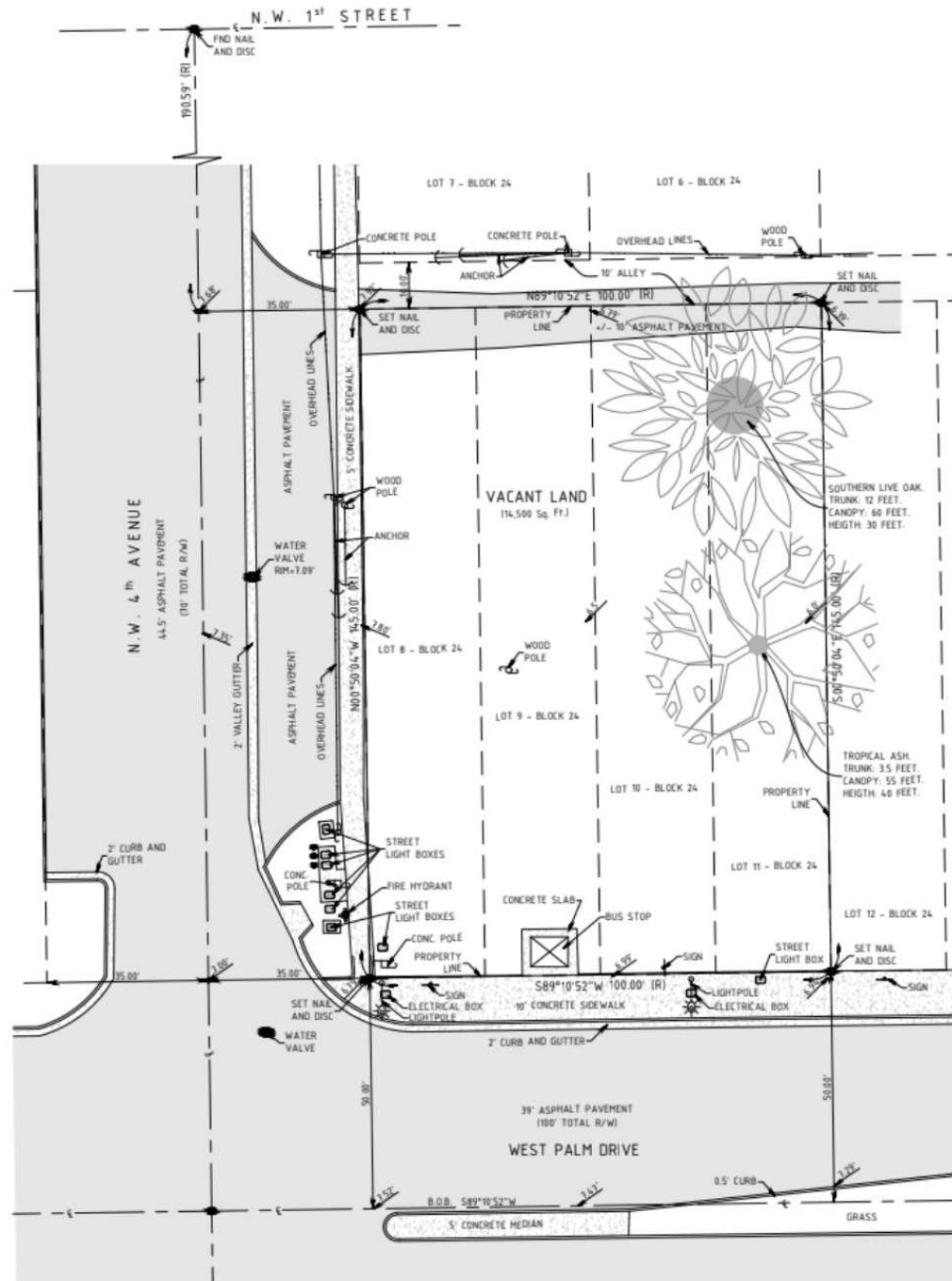
\$5.88 SF/yr

PROPERTY OVERVIEW

Prime Land for Lease in Miami-Dade County. Located along W Palm Dr, this 0.33-acre property offers a strategic opportunity for commercial development or lease. Positioned in a growing area of Miami-Dade County, the site features approximately 14,500 SF with a competitive leasing rate.

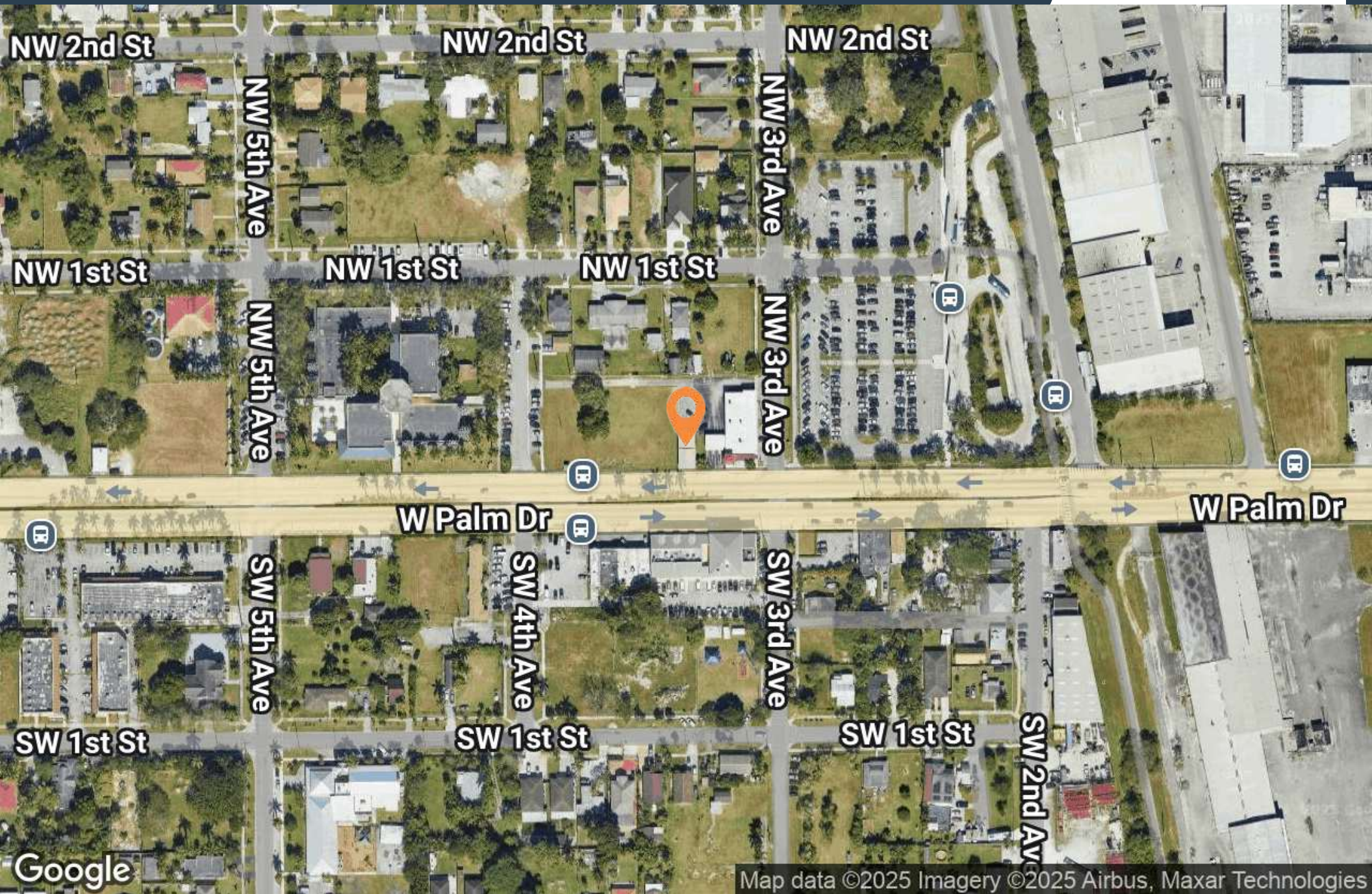
PROPERTY HIGHLIGHTS

- Leaseable Area: 14,500 SF
- Ideal for retail, offices, cafés, or personal service businesses
- Located in a growing commercial corridor of Miami-Dade County
- High visibility and easy access from W Palm Dr
- Strong potential for neighborhood-serving businesses
- Flexible layout with full build-out opportunity



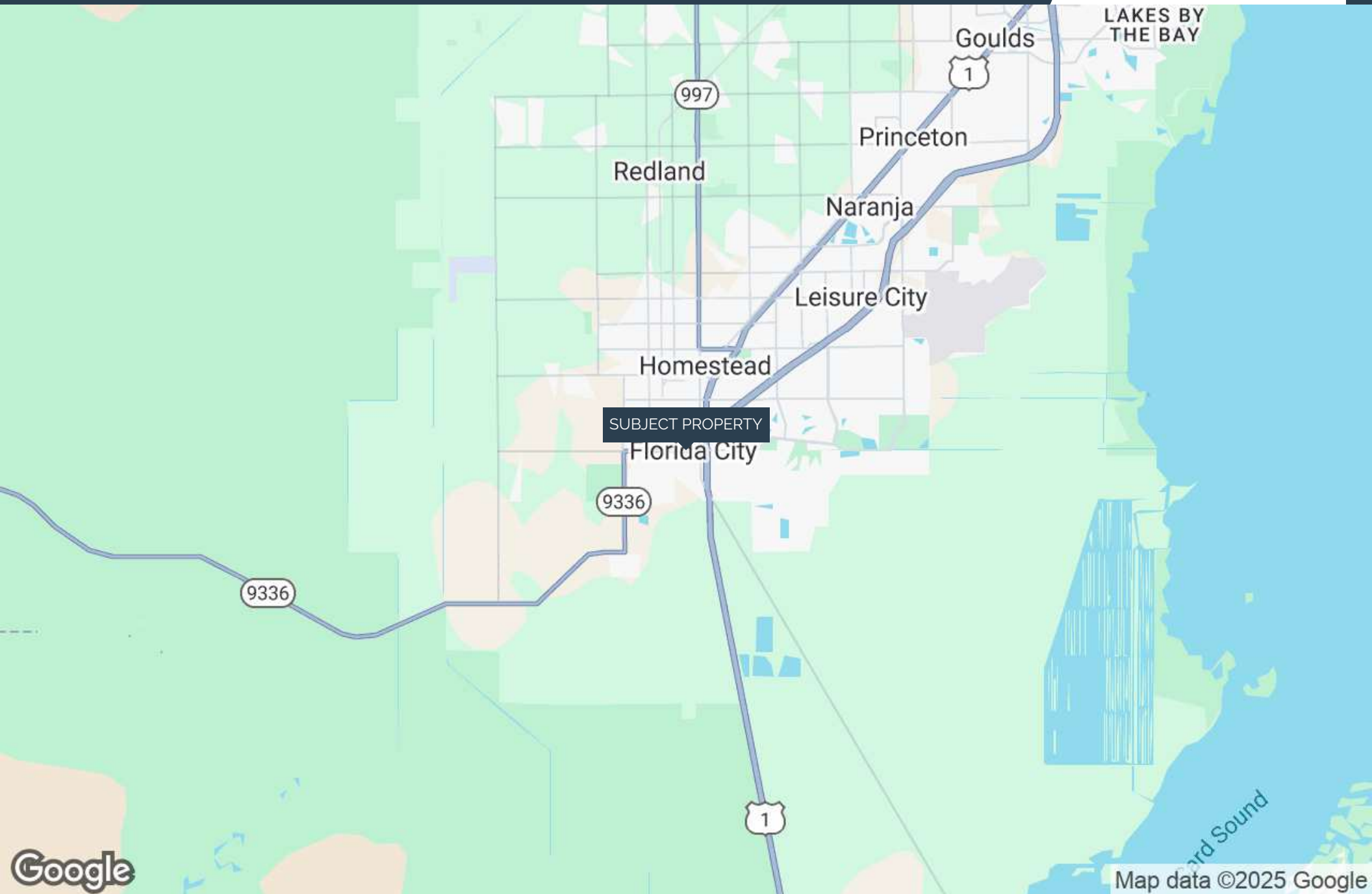






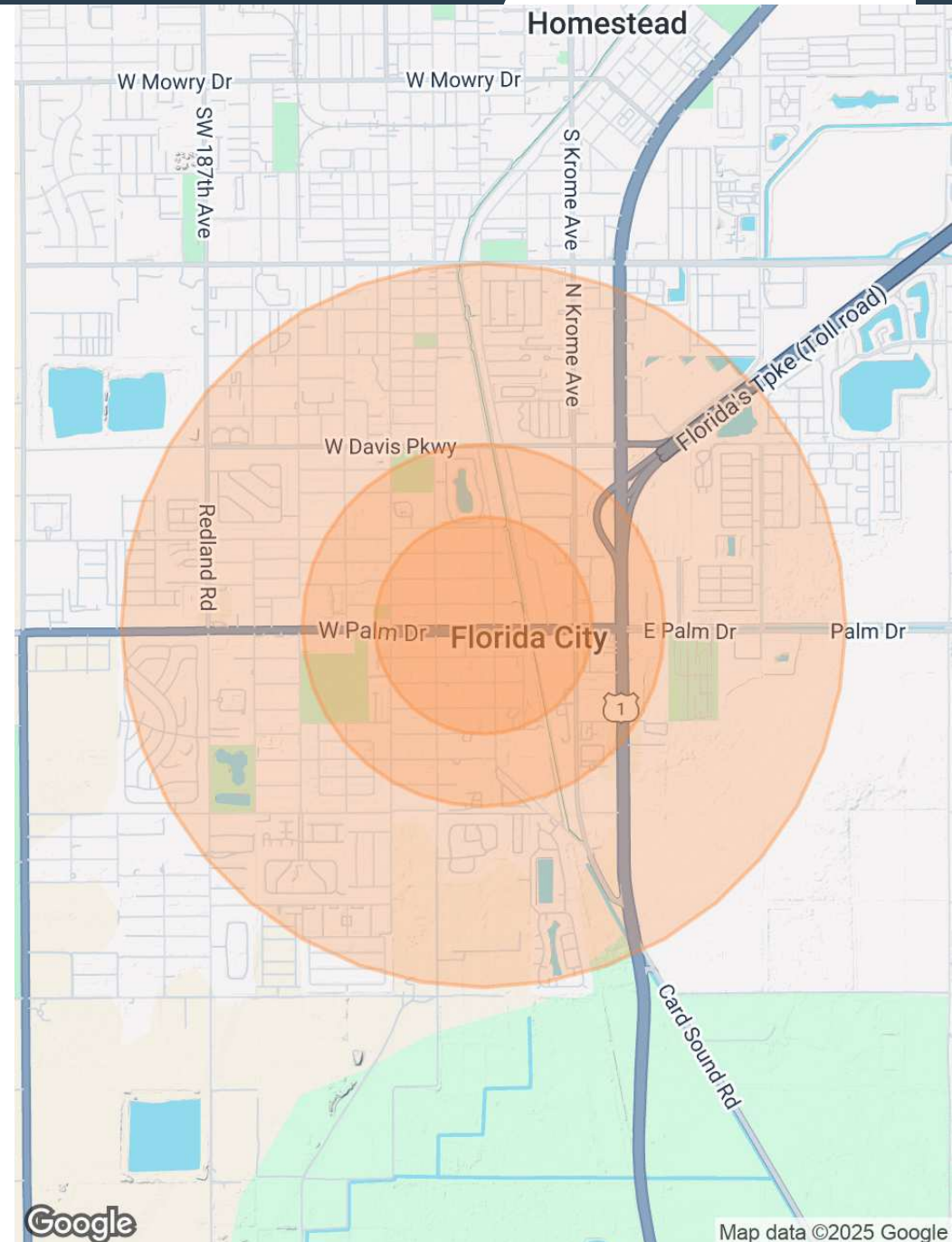


Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,048	2,643	13,582
Average Age	35	36	36
Average Age (Male)	34	35	35
Average Age (Female)	36	37	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	809	4,269
# of Persons per HH	3.5	3.3	3.2
Average HH Income	\$63,194	\$68,341	\$66,485
Average House Value	\$467,235	\$477,903	\$374,364
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	65.2%	64.2%	57.4%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	302	761	3,363
Total Population - Black	274	707	4,797
Total Population - Asian	3	9	51
Total Population - Hawaiian	0	0	1
Total Population - American Indian	11	27	126
Total Population - Other	149	370	1,742

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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COMMERCIAL DIVISION OF FORTUNE

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FORTUNE INTERNATIONAL — REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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