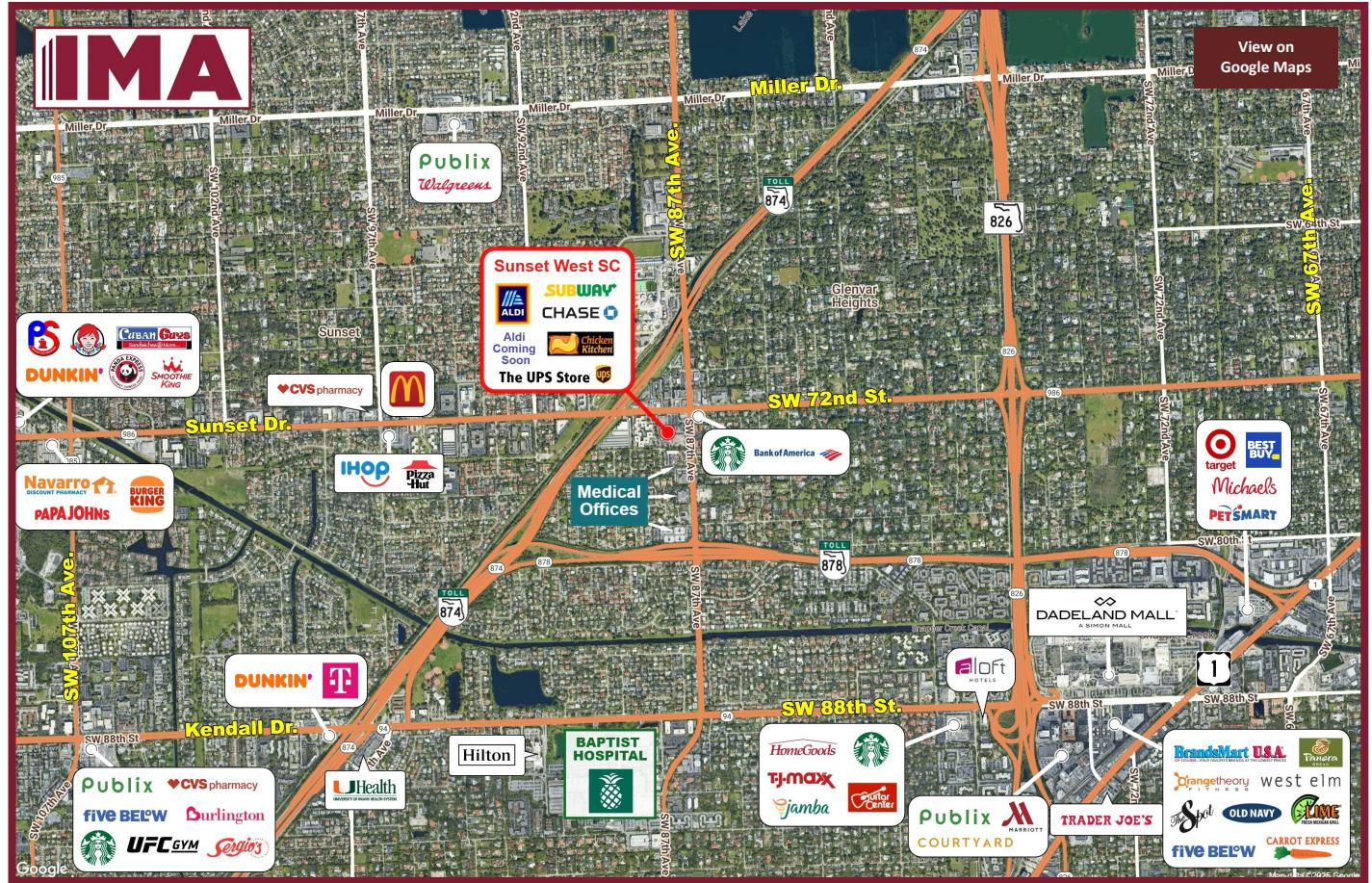


SUNSET WEST SHOPPING CENTER

4,850 SF Sublease Available Adjacent to New Aldi



SW 72nd Street & SW 87th Avenue, Miami, FL



SUNSET WEST SHOPPING CENTER



4,850 SF ALDI SUBLLEASE AVAILABLE



SHOPPING CENTER SIZE: 75,000 ± SF

POPULATION: 1 Mile: 12,020 3 Mile: 145,239 5 Mile: 388,077 | **DAYTIME POPULATION:** 2 Mile: 38,006

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$174,222 3 Mile: \$142,059 5 Mile: \$150,295

TRAFFIC COUNT: 66,500 ± ADT

JOIN:	<ul style="list-style-type: none"> • Aldi (Coming Soon) • Chicken Kitchen • Ole's Jewelry Avenue 	<ul style="list-style-type: none"> • Subway • Chase Bank • The UPS Store 	<ul style="list-style-type: none"> • Integrum Medical Group • Arturito's Pharmacy • Sunset Animal Clinic 	<ul style="list-style-type: none"> • Salvatore D. Fine Italian Cuisine • Moderna Smile of Galloway • Sunset Bakery
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PROPERTY HIGHLIGHTS:

- Super dense and affluent demographics
- Best grocery anchored center in the market, plus quality service and daily needs co-tenants
- Stable seasoned tenant base
- Impressive office population
- Significant medical uses to the south
- Prime location in the Kendall market, surrounded by dense established residential neighborhoods and schools
- Centrally located at the intersection of 2 major arteries: SW 72nd Street (Sunset Drive), a major east-west commercial corridor and commuter route, and SW 87th Avenue (Galloway Road), a major north-south corridor
- Easy access to Snapper Creek Expressway (SR-878), Don Shula Expressway South (SR-874) and the Palmetto Expressway (SR-826)

FOR LEASING INFORMATION



INVESTMENT MANAGEMENT ASSOCIATES
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com



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