

**Snapper Creek Expressway (38,000 VPD)**

**APPROVED ALF AND OFFICE BUILDING COMING IN 2026**

**HOME VALUES**  
\$1M - \$4.7M

**OFFICE IN THE PARK**

**Starbucks**

**Marathon**

**87th Avenue (27,500 VPD)**

**GALLOWAY MEDICAL CENTER**

**Baptist Health Primary Care**

**ALDI (replacing Winn-Dixie)**

**CHASE**

**Sunset Drive (39,000 VPD)**

**HOME VALUES**  
\$975K - \$1.3M

**GROVES AT SUNSET**  
200 units

**IMA**

**Sunset West SC**

**Businesses and Landmarks:**

- Publix
- CVS pharmacy
- McDonald's
- IHOP
- Pizzeria Hut
- Dunkin'
- Papa John's
- Burger King
- Navarero
- Sunoco
- Medical Offices
- Baptist Hospital
- Dadeland Mall
- Loft Hotels
- HomeGoods
- TJ-maxx
- Jamba
- Starbucks
- Publix
- Courtyard
- Trader Joe's
- BrandsMart USA
- West Elm
- Old Navy
- Carrot Express
- Five Belw
- UHealth
- Hilton
- Bank of America
- Target
- Best Buy
- Michaels
- Pet Smart
- Chase
- Subway
- Aldi
- Coming Soon
- Chickadee Kitchen
- The UPS Store

**Streets:** Miller Dr, Sunset Dr, Kendall Dr, SW 87th Ave, SW 88th St, SW 89th St, SW 90th St, SW 91st St, SW 92nd St, SW 93rd St, SW 94th St, SW 95th St, SW 96th St, SW 97th St, SW 98th St, SW 99th St, SW 100th St, SW 101st St, SW 102nd St, SW 103rd St, SW 104th St, SW 105th St, SW 106th St, SW 107th St, SW 108th St, SW 109th St, SW 110th St, SW 111th St, SW 112th St, SW 113th St, SW 114th St, SW 115th St, SW 116th St, SW 117th St, SW 118th St, SW 119th St, SW 120th St, SW 121st St, SW 122nd St, SW 123rd St, SW 124th St, SW 125th St, SW 126th St, SW 127th St, SW 128th St, SW 129th St, SW 130th St, SW 131st St, SW 132nd St, SW 133rd St, SW 134th St, SW 135th St, SW 136th St, SW 137th St, SW 138th St, SW 139th St, SW 140th St, SW 141st St, SW 142nd St, SW 143rd St, SW 144th St, SW 145th St, SW 146th St, SW 147th St, SW 148th St, SW 149th St, SW 150th St, SW 151st St, SW 152nd St, SW 153rd St, SW 154th St, SW 155th St, SW 156th St, SW 157th St, SW 158th St, SW 159th St, SW 160th St, SW 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# SUNSET WEST SHOPPING CENTER



**4,850 SF ALDI SUBLEASE 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:**

- Aldi (Coming Soon)
- Chicken Kitchen
- Ole's Jewelry Avenue
- Subway
- Chase Bank
- The UPS Store
- Integrum Medical Group
- Arturito's Pharmacy
- Sunset Animal Clinic
- Salvatore D. Fine Italian Cuisine
- Moderna Smile of Galloway
- Sunset Bakery

## 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 72<sup>nd</sup> Street (Sunset Drive), a major east-west commercial corridor and commuter route, and SW 87<sup>th</sup> 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



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