



Shops of Bird Road #2

8870 SW 40 Street | Miami, FL 33165

Allan Benes

SENIOR BROKER ASSOCIATE
allan@horizonpropertiesfl.com
(305) 364-9945

HORIZON
PROPERTIES

CoStar
POWER BROKER

Member of
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Shopping Centers

www.horizonpropertiesfl.com

The Shops of Bird Road #2

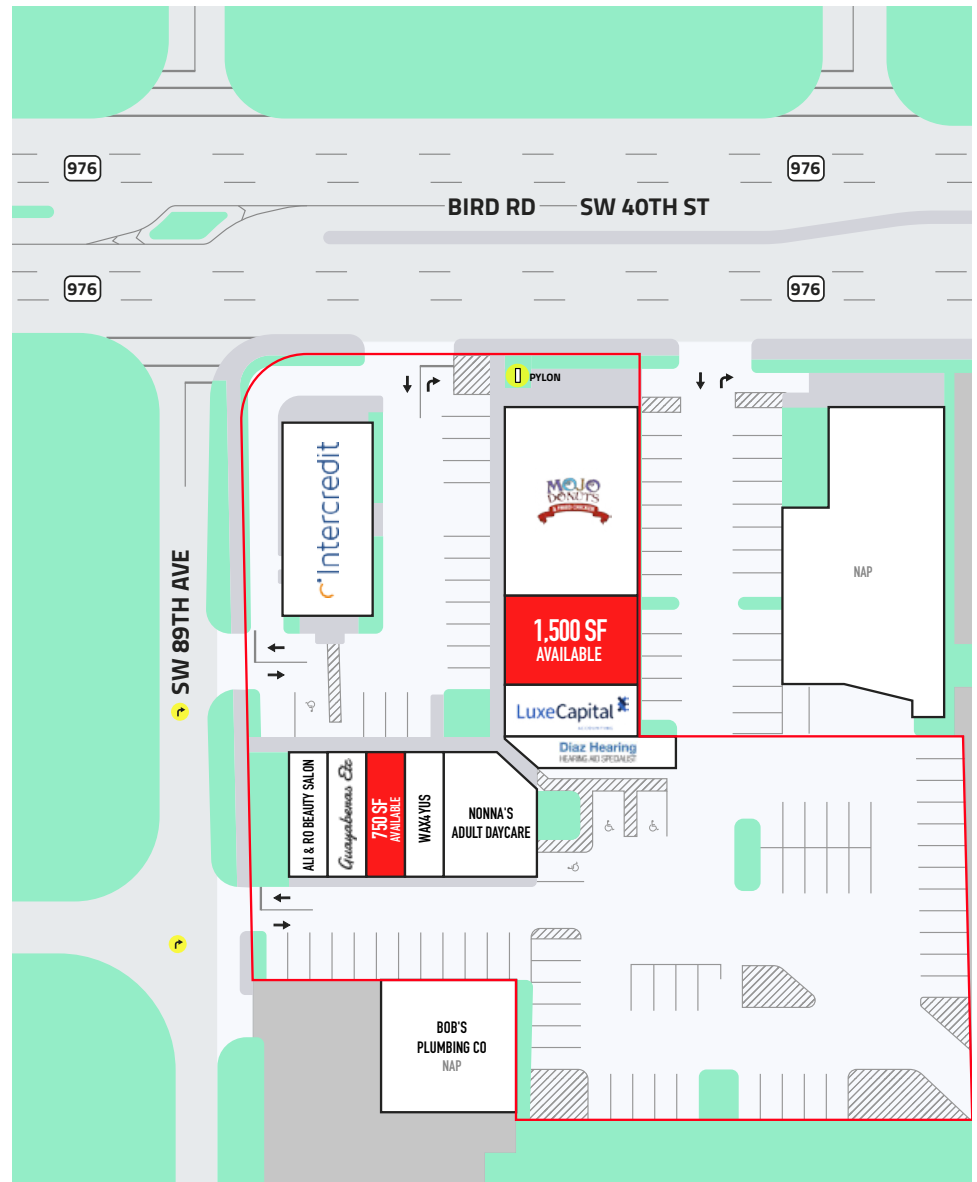
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AVAILABILITIES

- Units 9-10: 1,500S F - Currently Florida Armory
- Unit 8: 750 SF - Former Insurance Office

PROPERTY HIGHLIGHTS

- The Shops of Bird Road #2 is a 14,000 SF neighborhood shopping center located on Bird Road (SW 40th St)
- Strategically located in the Westchester submarket
- The Shops of Bird Road #2 offer excellent exposure, access and pylon signage directly on Bird Road with a traffic count exceeding 59,000 vehicles daily
- Newly renovated Center
- Co-Tenants include: Mojo Donuts, Intercredit Bank, Accounting Office, Waxing Spa, Beauty Salon, Adult Daycare, and Hearing Aid



DEMOGRAPHICS



Total Population

1 mile

19,653

3 mile

175,819

5 mile

460,310



Average HH Income

\$72,900

\$83,687

\$86,209



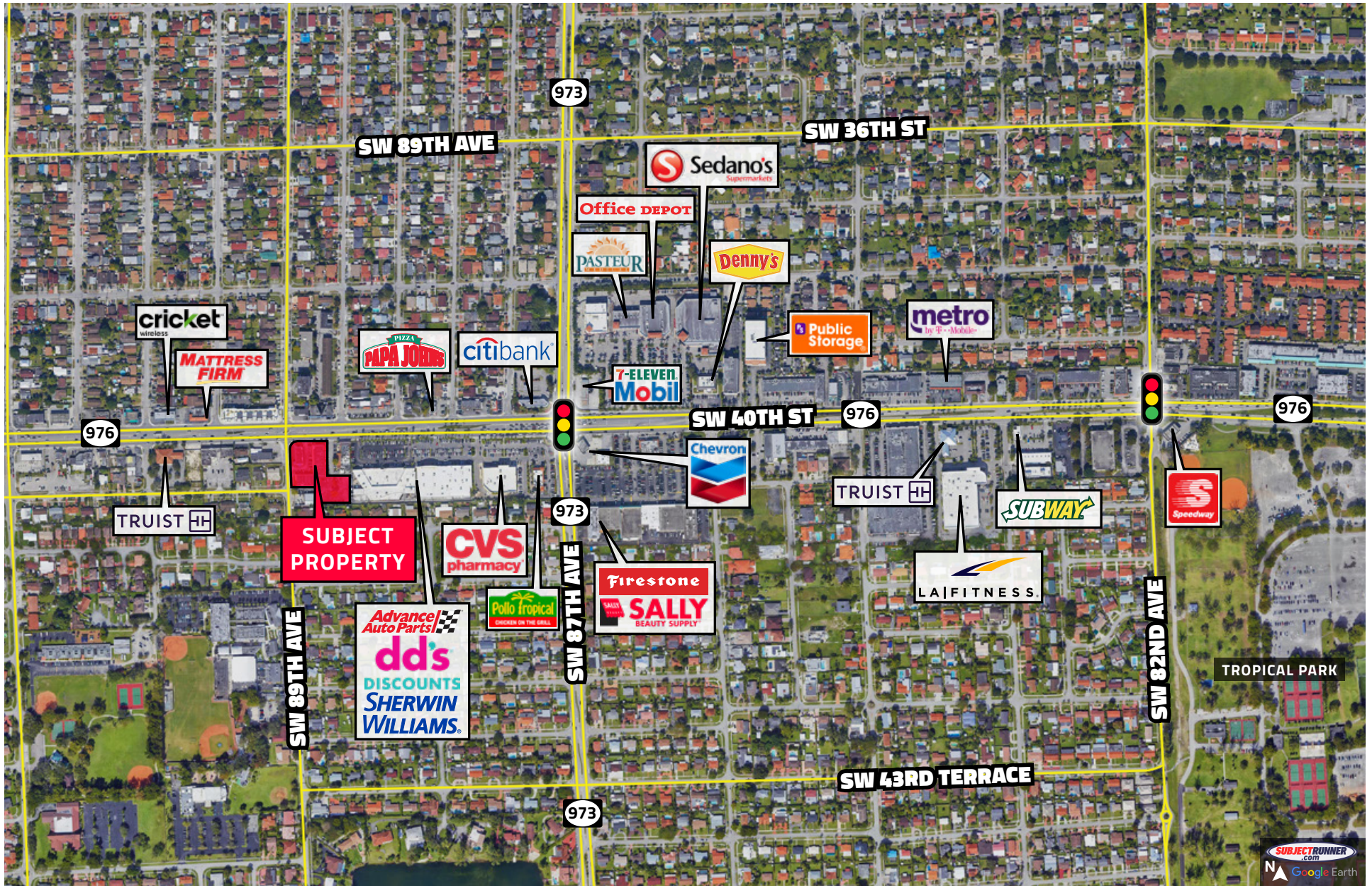
Households

6,078

58,570

159,219

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