



# Retail For Lease

**Bird Galloway Center**

8672 Bird Rd

Miami, FL 33155



# Property Overview

8672 Bird Rd, Miami, FL 33155

- Dominant neighborhood center in highly desirable neighborhood near Tropical Park and Westchester
- Located on one of the most highly trafficked intersections in South Florida
- Join an exceptional high volume tenant mix including La Carreta, Firestone, Conviva Care Center and WSS
- Over 3,800 visitors with 15% annual visitor growth, per Placer AI

## 3 Mile Demographics



184,648  
Est. population



\$56,576  
Average HH Income



44  
Median age



61,294  
Total households



### Tropical Park

- Attracts aprox. 1.5 million annual visitors
- Home of annual events, including Santa's Enchanted Forrest
- Ronald Reagan Equestrian Center hosts over 36 shows per year
- Cultural center currently under construction



### Christopher Columbus And St Brendan High Schools

- Each Places among top 20% private schools in Florida
- Combined nearly 3,000 students
- Above average tuition at both schools



### Regional Draw

- Join market with in place national tenants
- Publix
  - TJ Maxx
  - Target
  - Aldi
  - Ashley Furniture
  - Flannigan's
  - CVS



# Site Plan

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SUITE #	TENANT	SF
8508	WSS	8,412
8510	Vx Power	1,054
8512	Dentist	925
8516	Hair Salon	915
8518	Check Cashing	917
8520	911 Credit Repair	1,233
8522	La Francia Joyeria	797
8524	Alora Beauty	928
8526	Del Toro Insurance Agency	920
8530	Bird Road Auto Tag	1,838
8534	Time Shoe Repair	1,536
8536	SBHIS Insurance	756
8538	Three O Five Barbershop	379
8545	Miami Dance Academy	4,028
<b>8546</b>	<b>AVAILABLE</b>	<b>4,695</b>
<b>8584</b>	<b>AVAILABLE</b>	<b>4,472</b>
8586	Pae Professional Services	8,377
8590	Speech Pathology And Educational Center	2,390
8592	Party Cake Bakery V	2,833
8595	World Class Martial Arts	2,276
8608	Humana Medical Plan	15,000
8670	Daycare	5,524
8676	Sally Beauty Supply	2,043
8680	Dekogarley Group Corp	2,070
8690	Bridgestone Retail Operations	7,099
<b>GLA</b>		<b>80,664</b>

To learn more about our Retail Services,  
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