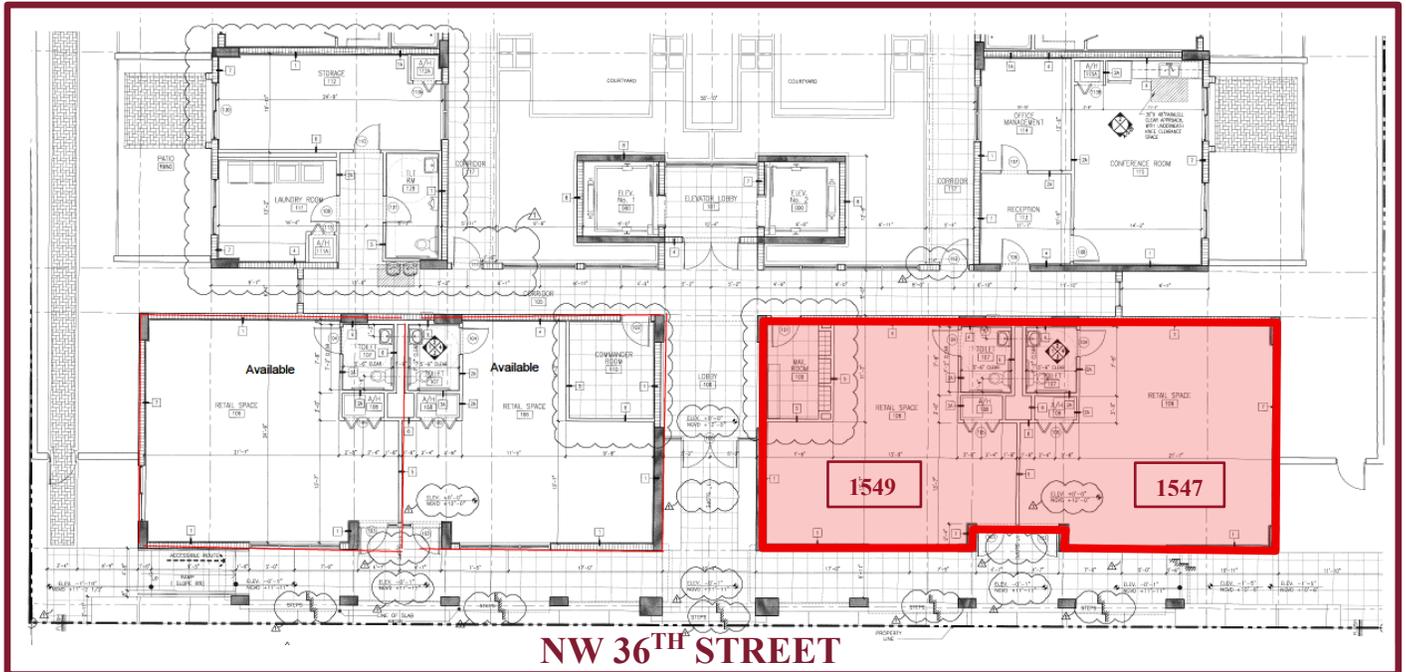


FRIENDSHIP TOWER



GROUND FLOOR RETAIL/OFFICE SPACE: Unit 1547-49: 1,181 SF

POPULATION: 1 Mile: 38,466 3 Mile: 319,533 5 Mile: 670,241

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$55,204 3 Mile: \$84,986 5 Mile: \$106,547

TRAFFIC COUNT: 38,500+ ADT (NW 36th Street & 17th Avenue)

PROPERTY HIGHLIGHTS:

- Ground floor space available in this 10-story, 92-unit apartment building with amenities, catering to seniors 55+
- Four designated covered parking spaces, located in the building are provided
- Tremendous visibility and direct access to units from NW 36th Street, which also offers street side parking for customers
- Centrally located just off the signalized corner of NW 17th Avenue & NW 36th Street, within one block of Miami Jackson Senior High School. In close proximity to the Airport Expressway (SR-112), and only ten minutes from Miami International Airport
- Surrounding businesses include Fresco y Mas, Little Caesars Pizza, Cricket Wireless, Metro PCS, Checker's, Bank of America, Auto Zone, Family Dollar, McDonald's, Presidente Supermarket

FOR LEASING INFORMATION

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