



Restaurant Pad Site—Town Center

1540 NW 67th Avenue
Miami Lakes FL 33014



PROPERTY HIGHLIGHTS:

- Town Center, the social hub for Miami Lakes and the surrounding community, is comprised of restaurants, retail shops, apartments, offices, Shula's Hotel, 17 screen Cobb Theater, and civic facilities, including the Town of Miami Lakes' Government Center.
- This vacant pad site is situated in the 3rd phase of Miami Lakes' Town center and fronts NW 67th Ave. The site enjoys close proximity to the Main Streets shops, Cobb 17 screen movie theater, and the surrounding business community, all of which support strong daytime and evening traffic. This pad is designed for a freestanding restaurant user.
- The site offers ample parking for a restaurant and is situated around a beautiful plaza with fountains and park benches in which it shares with three other restaurants: Ruby Tuesdays, On the Border, and Miami Lakes Miller Ale House.

TOTAL GLA: 5,000—7,000 SF

For more information contact:
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DEMOGRAPHICS:

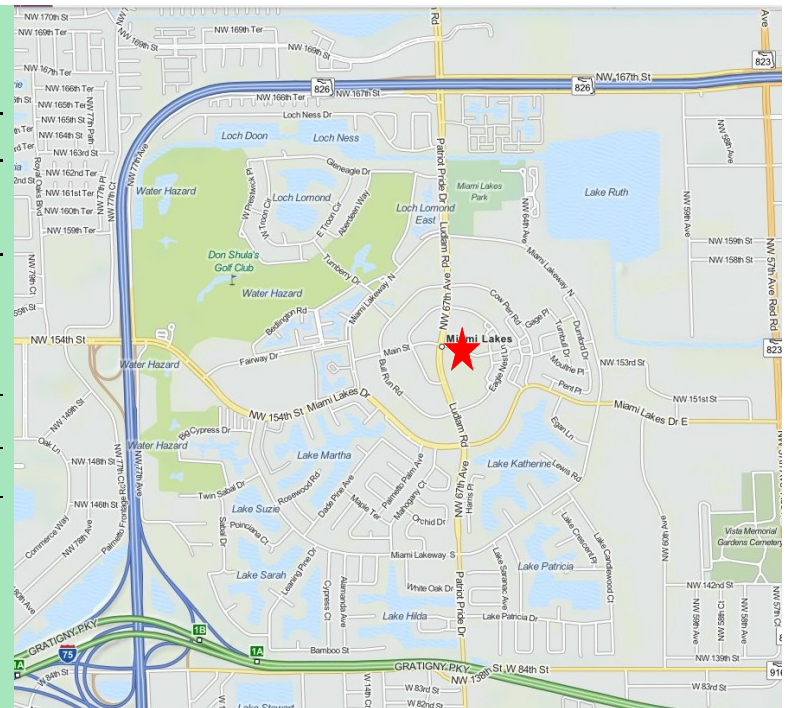
	1 Mile	3 Mile	5 Mile
2013 Population Estimate	15,771	208,921	456,496
Average HH Income	\$ 66,257	\$ 52,671	\$ 49,346

STRONG DAYTIME POPULATION:

	1 Mile	2 Mile	3 Mile
2013 Population Estimate	16,223	37,940	60,119

TRAFFIC COUNTS:

- 67th Avenue/Ludlam = 33,500 Cars/Day



GRAHAM COMPANIES
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