



FOR LEASE
14690 SW 8 STREET
VACANT BANK BUILDING
RETAIL/FINANCIAL/RESTAURANT SITE

HARD CORNER NEAR FIU
OUT-PARCEL TO SEDANOS SHOPPING CENTER
+/- 6,138 SF AVAILABLE FOR LEASE
GROUND LEASE OPPORTUNITY
EXISTING DRIVE THRU
HHI - \$110,000 1-MILE
51,000 VPD
MIAMI, FL

PROPERTY DESCRIPTION

SUBJECT PROPERTY



HIGHLIGHTS

- Existing Use: BB&T Bank
- 6,138 SF Free-standing bank building
- Out-parcel to a Sedano's Grocery Anchored center, with Baptist Health, and McDonalds as major co-tenants
- Existing drive-thru lanes, with approx. 25 parking spaces on-site
- Additional shared parking field in the rear of the building
- Highly Visible – Existing Pylon Signage
- Year Built: 2000
- West Miami location
- Access from SW 147th Avenue, and SW 8 Street
- Just West of Florida International University
- 51,000 Vehicles Per day
- HHI - \$110,000 – 1 Mile

LOCATION


WEST MIAMI/ FIU MARKET



DEMOGRAPHICS

SUMMARY

Demographic Summary Report

BB&T					
14690 SW 8th St, Miami, FL 33184					
Building Type: General Retail	Total Available: 6,138 SF				
Secondary: Bank	% Leased: 37.27%				
GLA: 9,785 SF	Rent/SF/Yr: \$40.00				
Year Built: 2000					
Radius	1 Mile		3 Mile		5 Mile
Population					
2026 Projection	12,498		99,980		274,550
2021 Estimate	12,471		100,549		273,749
2010 Census	12,151		102,420		265,547
Growth 2021 - 2026	0.22%		-0.57%		0.29%
Growth 2010 - 2021	2.63%		-1.83%		3.09%
2021 Population by Hispanic Origin	11,343		93,030		249,954
2021 Population	12,471		100,549		273,749
White	11,806	94.67%	96,611	96.08%	260,369 95.11%
Black	351	2.81%	2,263	2.25%	7,659 2.80%
Am. Indian & Alaskan	24	0.19%	143	0.14%	496 0.18%
Asian	217	1.74%	972	0.97%	3,255 1.19%
Hawaiian & Pacific Island	1	0.01%	9	0.01%	68 0.02%
Other	71	0.57%	550	0.55%	1,902 0.69%
U.S. Armed Forces	0		45		76
Households					
2026 Projection	3,378		28,799		82,925
2021 Estimate	3,376		29,014		82,697
2010 Census	3,319		29,866		80,435
Growth 2021 - 2026	0.06%		-0.74%		0.28%
Growth 2010 - 2021	1.72%		-2.85%		2.81%
Owner Occupied	2,927	86.70%	23,863	82.25%	59,600 72.07%
Renter Occupied	449	13.30%	5,151	17.75%	23,097 27.93%
2021 Households by HH Income					
Income: <\$25,000	333	9.87%	4,279	14.75%	14,844 17.95%
Income: \$25,000 - \$50,000	383	11.35%	5,574	19.21%	17,771 21.49%
Income: \$50,000 - \$75,000	486	14.40%	5,277	18.19%	16,218 19.61%
Income: \$75,000 - \$100,000	501	14.85%	3,953	13.62%	11,468 13.87%
Income: \$100,000 - \$125,000	547	16.21%	3,381	11.65%	8,204 9.92%
Income: \$125,000 - \$150,000	487	14.43%	2,051	7.07%	5,064 6.12%
Income: \$150,000 - \$200,000	403	11.94%	2,605	8.98%	5,378 6.50%
Income: \$200,000+	234	6.94%	1,894	6.53%	3,751 4.54%
2021 Avg Household Income	\$107,876		\$91,351		\$79,859
2021 Med Household Income	\$99,201		\$72,119		\$63,178



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