



### FOR LEASE

# 14690 SW 8 STREET VACANT BANK BUILDING

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

## PROPERTY DESCRIPTION



### SUBJECT PROPERTY



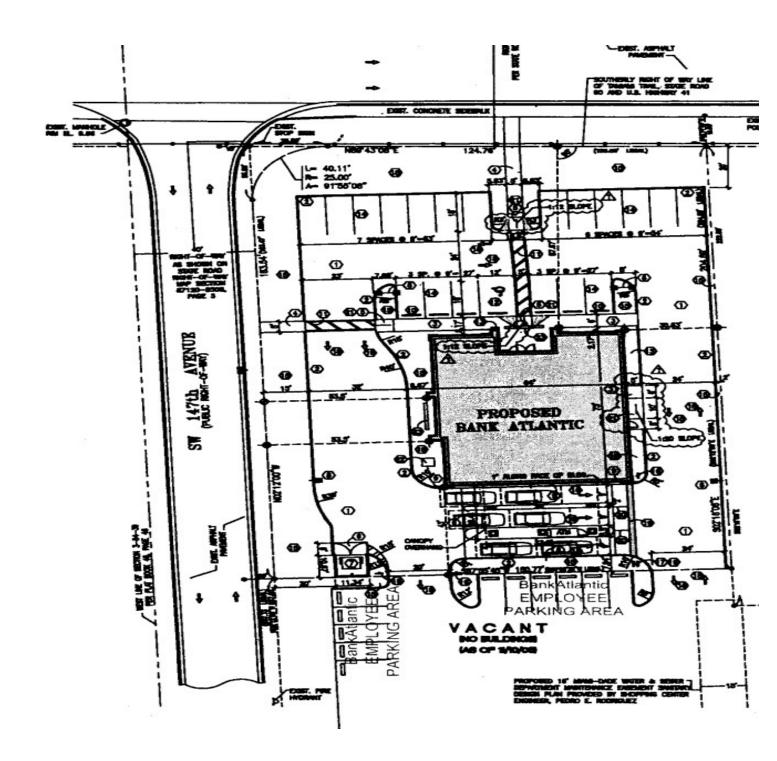
#### HIGHLIGHTS

- 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 147<sup>th</sup> Avenue, and SW 8 Street
- Just West of Florida International University
- 51,000 Vehicles Per day
- HHI \$110,000 1 Mile

### PROPERTY DESCRIPTION



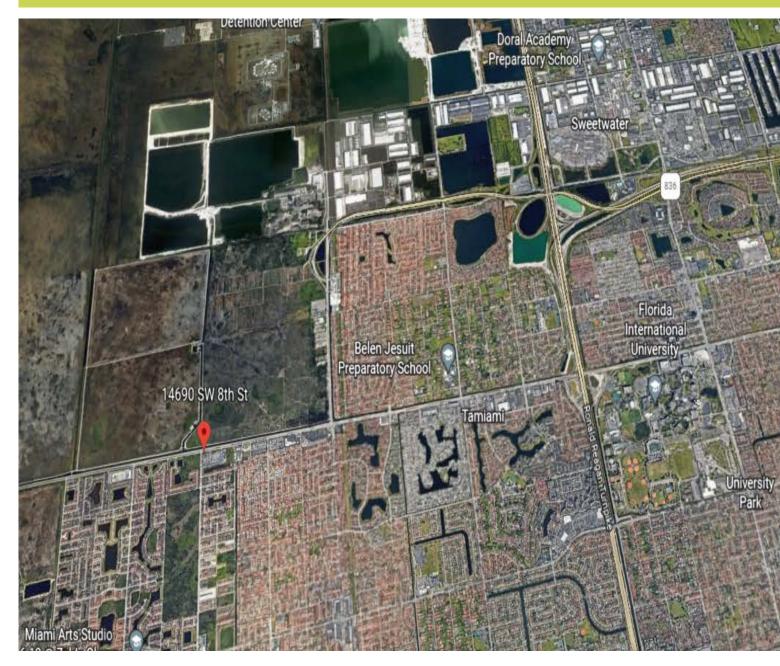
#### SUBJECT PROPERTY



## LOCATION



#### WEST MIAMI/ FIU MARKET



### DEMOGRAPHICS



#### SUMMARY

#### Demographic Summary Report

	BB&T				
14690 SW 8th St, Miami, FL 33184					
Building Type: General Retail Secondary: Bank GLA: 9,785 SF Year Built: 2000	Total Available: <b>6,138 SF</b> % Leased: <b>37.27%</b> Rent/SF/Yr: <b>\$40.00</b>				
Radius	1 Mile	3 Mile		5 Mile	
Population					
2026 Projection 2021 Estimate	12,498 12,471	99,980 100,549		274,550 273,749	
2010 Census Growth 2021 - 2026	12,151 0.22%	102,420 -0.57%		265,547 0.29%	
Growth 2010 - 2021	2.63%	-1.83%		3.09%	
2021 Population by Hispanic Origin 2021 Population	11,343 12,471	93,030 100,549		249,954 273,749	
White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other U.S. Armed Forces <b>Households</b> 2026 Projection 2021 Estimate 2010 Census Growth 2021 - 2026 Growth 2010 - 2021	11,806 94.67% 351 2.81% 24 0.19% 217 1.74% 1 0.01% 71 0.57% 0 3,378 3,376 3,319 0.06% 1.72%	96,611	2.25% 0.14%	260,369 7,659 496 3,255 68 1,902 76 82,925 82,697 80,435 0.28% 2.81%	2.80% 0.18% 1.19% 0.02%
Owner Occupied Renter Occupied	2,927 86.70% 449 13.30%	•	82.25% 17.75%	23,097	72.07% 27.93%
2021 Households by HH Income Income: <\$25,000 Income: \$25,000 - \$50,000 Income: \$50,000 - \$75,000 Income: \$75,000 - \$100,000 Income: \$100,000 - \$125,000 Income: \$125,000 - \$150,000 Income: \$150,000 - \$200,000 Income: \$200,000+ 2021 Avg Household Income 2021 Med Household Income	3,374 333 9.87% 383 11.35% 486 14.40% 501 14.85% 547 16.21% 487 14.43% 403 11.94% 234 6.94% \$107,876 \$99,201	5,574 5,277 3,953	14.75% 19.21% 18.19% 13.62% 11.65% 7.07% 8.98% 6.53%	17,771 16,218	17.95% 21.49% 19.61% 13.87% 9.92% 6.12% 6.50% 4.54%



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