

FOR LEASE KINGS BAY SHOPPING CENTER SECOND FLOOR OFFICES AVAILABLE 620 S.F. & 1,123 S.F.

**SOUTH DIXIE HWY (US 1) & SW 144th STREET
PALMETTO BAY, FL**



UNIQUE OPPORTUNITY IN HIGH INCOME AREA

- EASY ACCESS AT LIGHTED INTERSECTION
- AMPLE PARKING
- NEAR THE FALLS MALL ANCHORED BY BLOOMINGDALES & MACY'S
- COMMON AREAS & BATHROOMS COMPLETELY RENOVATED
- DAILY TRAFFIC COUNT ON US 1 – 74,500
- IMMEDIATE OCCUPANCY

<u>Demographics</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	13,652	97,517	304,537
Average Household Income	\$87,266	\$120,954	\$98,164
Average Age	36.4	38.5	40.4

SUCHMAN

RETAIL GROUP, INC.
LICENSED REAL ESTATE BROKER
1550 Madruga Avenue, Suite 230
Coral Gables, Florida 33146
www.suchmangroup.com

Ana Vega-Garcia
ana@suchmangroup.com
305-667-6461 Ext. 11

Ray Blanco
ray@suchmangroup.com
305-667-6461 Ext. 22

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SITE PLAN