

SNAPPER CREEK PLAZA

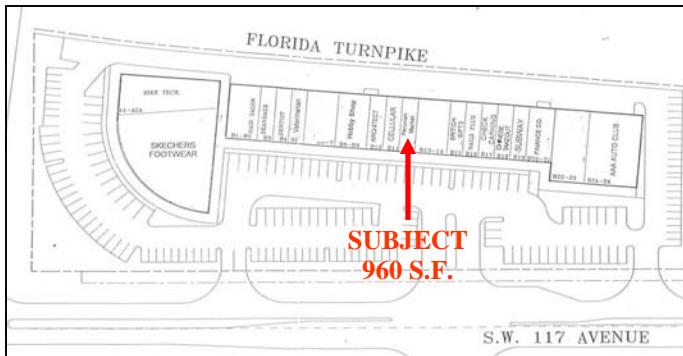
Sunset Drive (S.W. 72nd Street) & 117th Avenue
Miami, FL

FOR LEASE



960 S.F. AVAILABLE FOR IMMEDIATE OCCUPANCY

- Join AAA, Keiser University, GameStop, Skechers, Subway, Salon & Spa, Chiropractor & Dentist
- Located at the powerful intersection of 117th Avenue & Sunset Drive
(Across from BJ's Wholesale Club, Loehmann's Plaza, Winn Dixie, TJ Maxx & Walgreen's)
- Exposure from the Florida Turnpike



DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
Population 2004	13,704	192,450	457,483
Average HH Income	\$ 58,952	\$ 57,574	\$58,961
Average Age	34	35	35
TRAFFIC COUNTS:	SUNSET DR.	117 th Ave.	FL Turnpike
	40,500	41,000	69,300

SUCHMAN

RETAIL GROUP, INC.

REAL ESTATE BROKER & DEVELOPER

1550 Madruga Avenue, Suite 230

Coral Gables, Florida 33146

Phone: (305) 667-6461

Fax: (305) 667-7186

www.suchmangroup.com

For Additional Information, Contact:

Ana Vega-Garcia ext. 11
ana@suchmangroup.com

Marvell Starnes ext. 21
marvell@suchmangroup.com

Ray Blanco ext. 22
ray@suchmangroup.com