

RETAIL SPACE FOR LEASE

±30,000 SF JUNIOR ANCHOR SPACE AVAILABLE

8515 NW 13th Terrace, Doral, FL 33126

ADJACENT TO
Walmart & Sam's Club

30,000 SF AVAILABLE



OPERATING BUSINESS - PLEASE DO NOT DISTURB EMPLOYEES

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EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

CO-LISTED WITH

CBRE

Jim Sakanich
SENIOR VICE PRESIDENT
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(312) 608-3254

Property Overview

HIGHLIGHTS

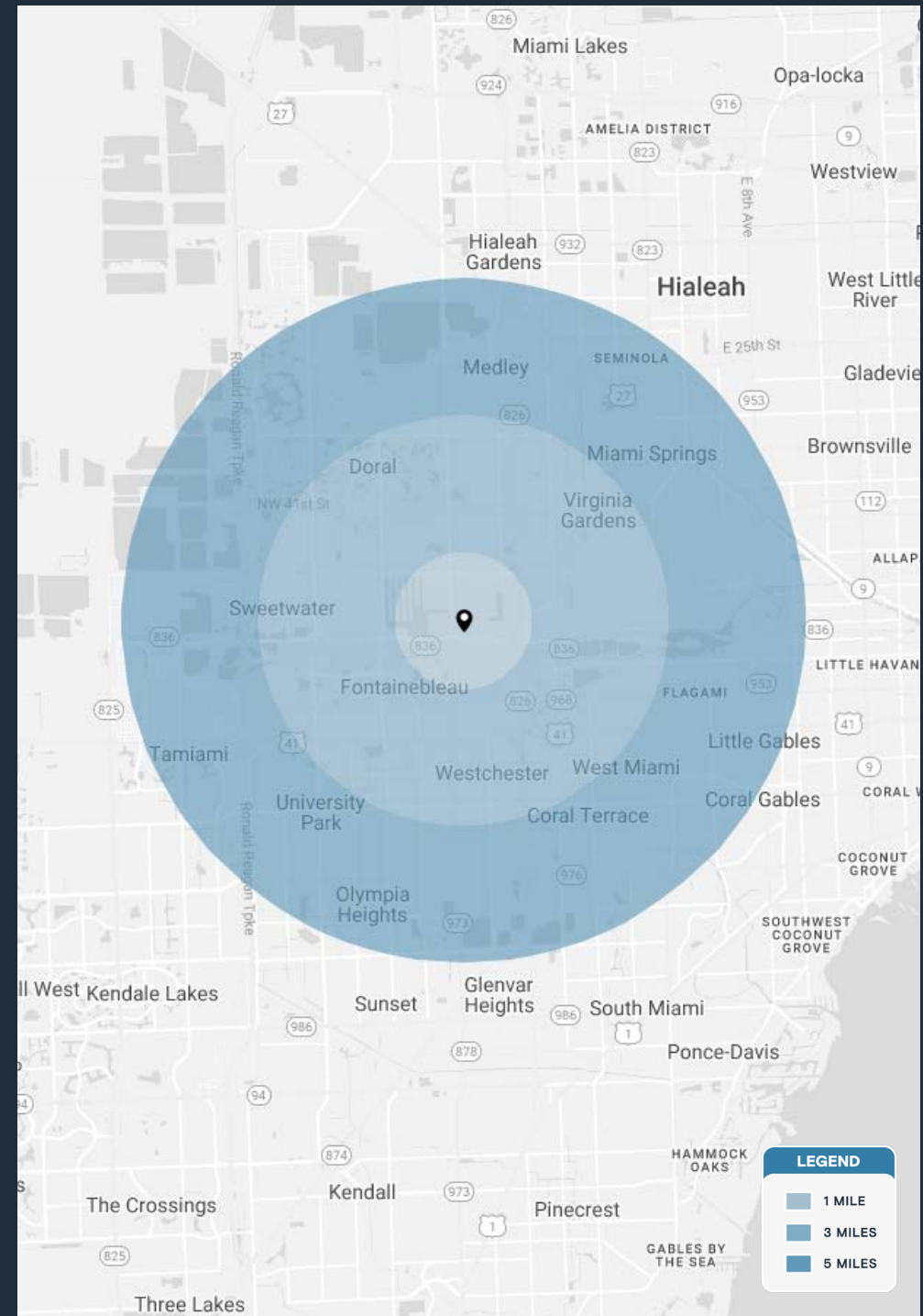
- ±30,000 SF junior anchor space coming available
- Adjacent to **Walmart** & **sam's club**
- Multiple pylon signage opportunities
- Dense Doral market with limited box opportunities
- Heavy daytime population
- Ample parking
- Located just off of the Dolphin Expressway/836 with convenient access to the Florida Turnpike & Dolphin Expressway

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	18,451	151,588	433,539
HOUSEHOLDS	7,049	54,503	152,250
EMPLOYEES	15,504	128,707	368,118
AVERAGE HH INCOME	\$70,346	\$84,898	\$92,474

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	60,907	252,569	641,455
HOUSEHOLDS	22,752	89,096	230,254
EMPLOYEES	51,443	215,519	545,364
AVERAGE HH INCOME	\$78,177	\$85,697	\$93,935



LEGEND

- 1 MILE
- 3 MILES
- 5 MILES





Contact Brokers

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