

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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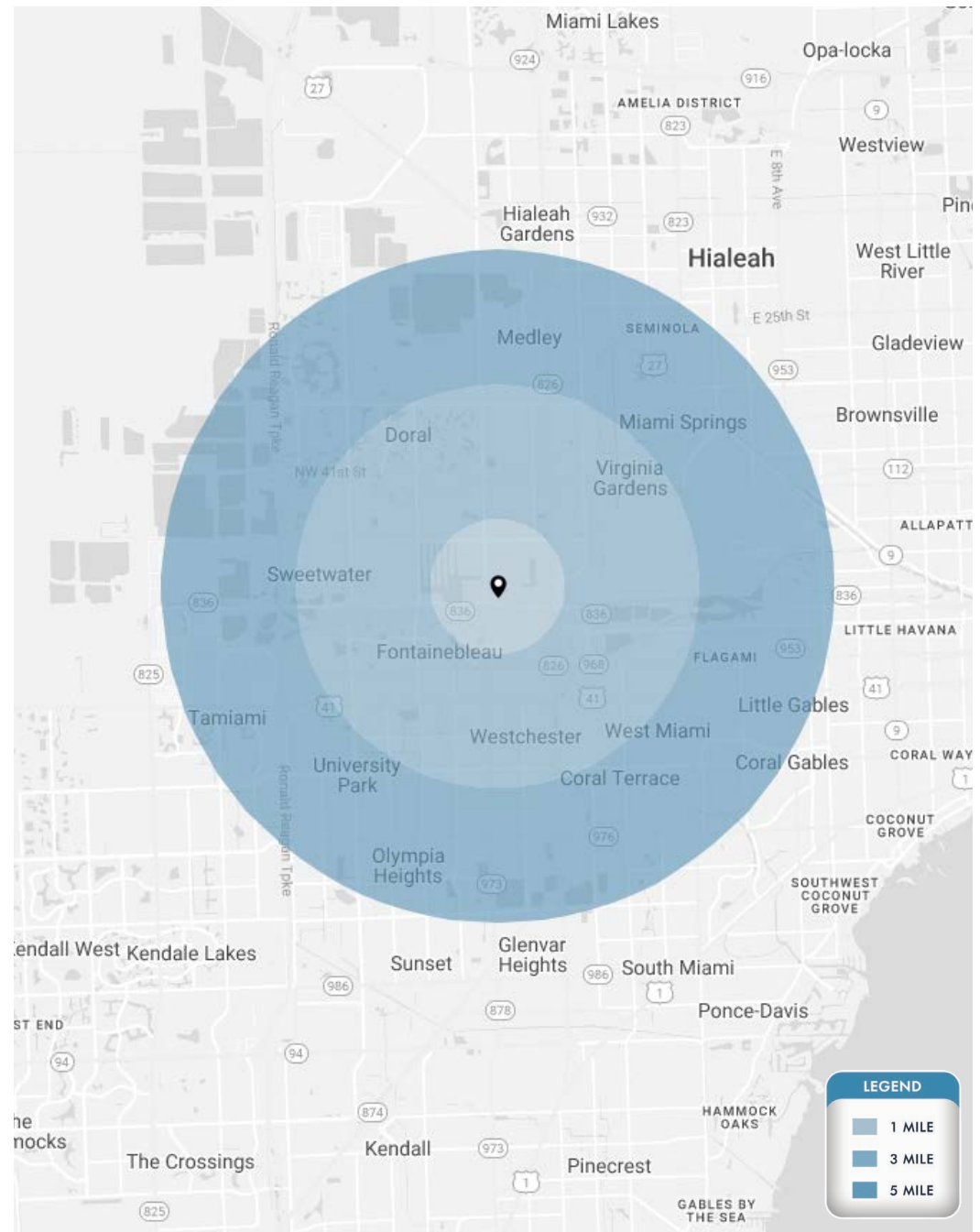
## PROPERTY OVERVIEW

### 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

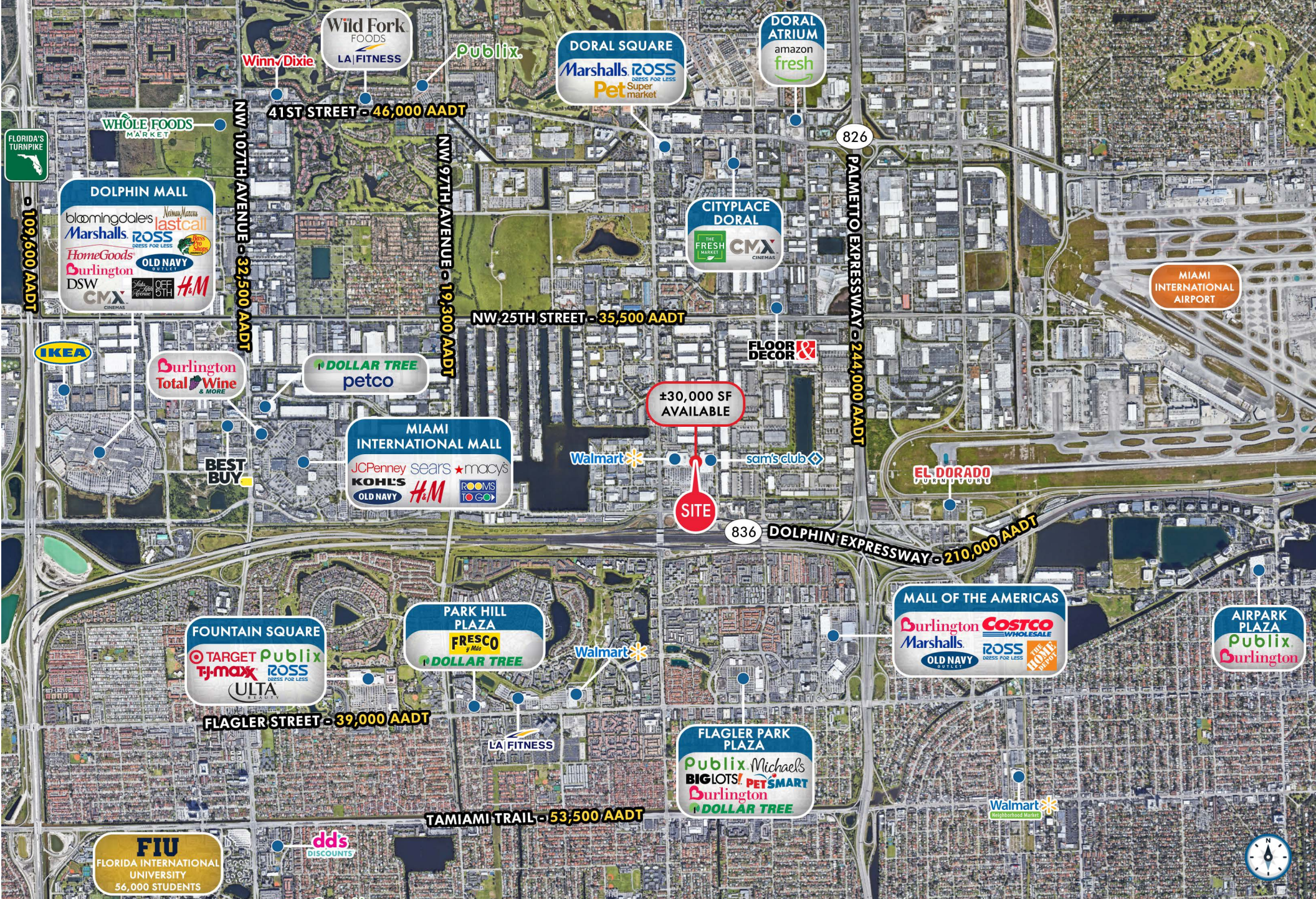
### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	18,502	152,046	433,534
HOUSEHOLDS	7,070	54,664	152,229
DAYTIME EMPLOYEES	15,566	129,164	368,132
AVERAGE HH INCOME	\$60,584	\$76,206	\$79,941
	5 Minutes	10 Minutes	15 Minutes
POPULATION	61,205	252,714	641,726
HOUSEHOLDS	22,853	89,137	230,379
DAYTIME EMPLOYEES	51,735	215,742	545,673
AVERAGE HH INCOME	\$67,546	\$75,278	\$81,151



8515 NW 13TH TERRACE | EXECUTIVE SUMMARY



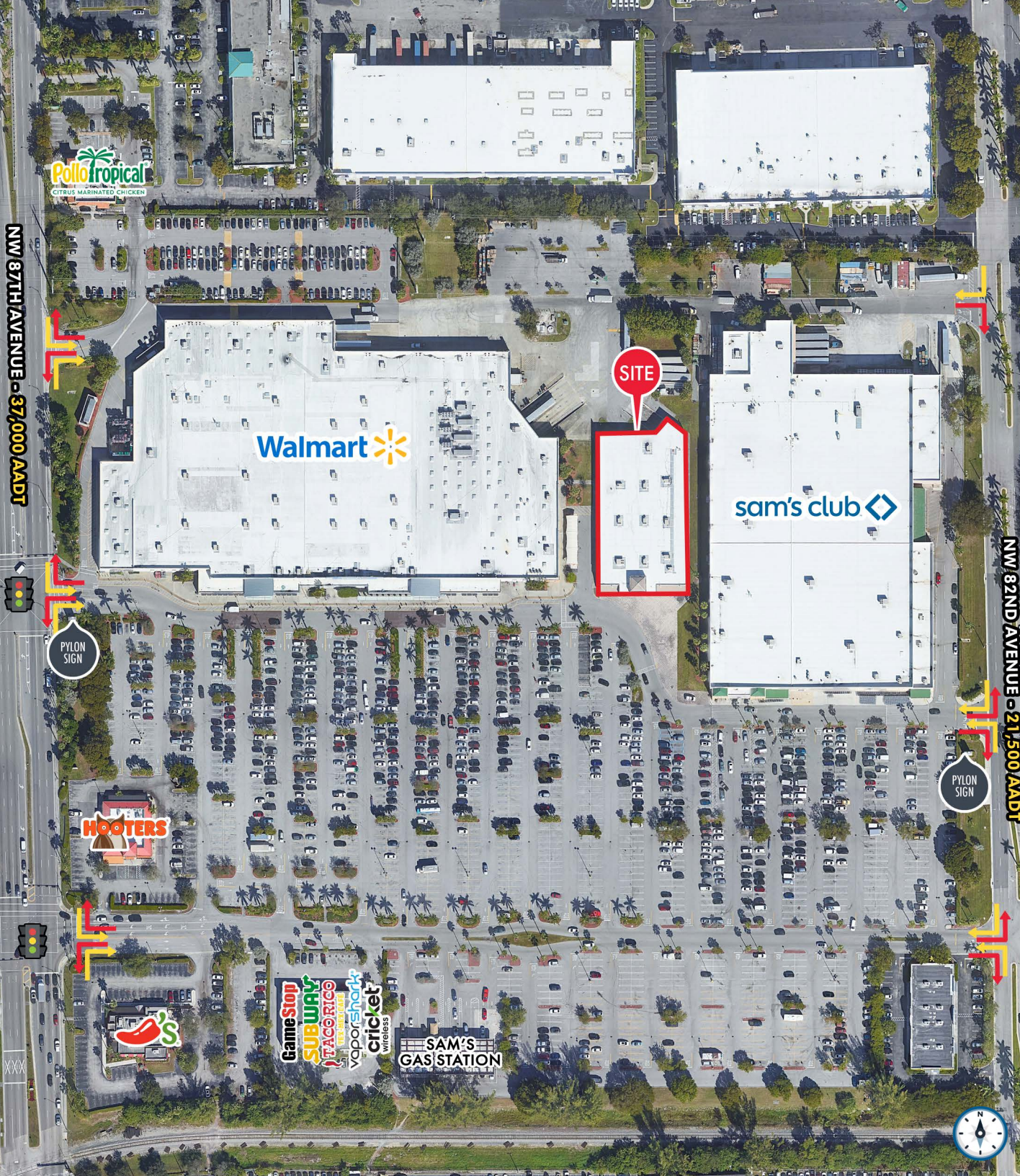


8515 NW 13TH TERRACE | TRADE AERIAL

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## CONTACT AGENTS

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