

RETAIL SPACE FOR LEASE

JOIN STARBUCKS AT UNIVERSITY SHOPPPES

1615 SW 107th Avenue, Miami, FL 33165



LOCATED DIRECTLY ACROSS FROM **FIU**
WITH 56,000 STUDENTS AND 10,000+ FACULTY & STAFF

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

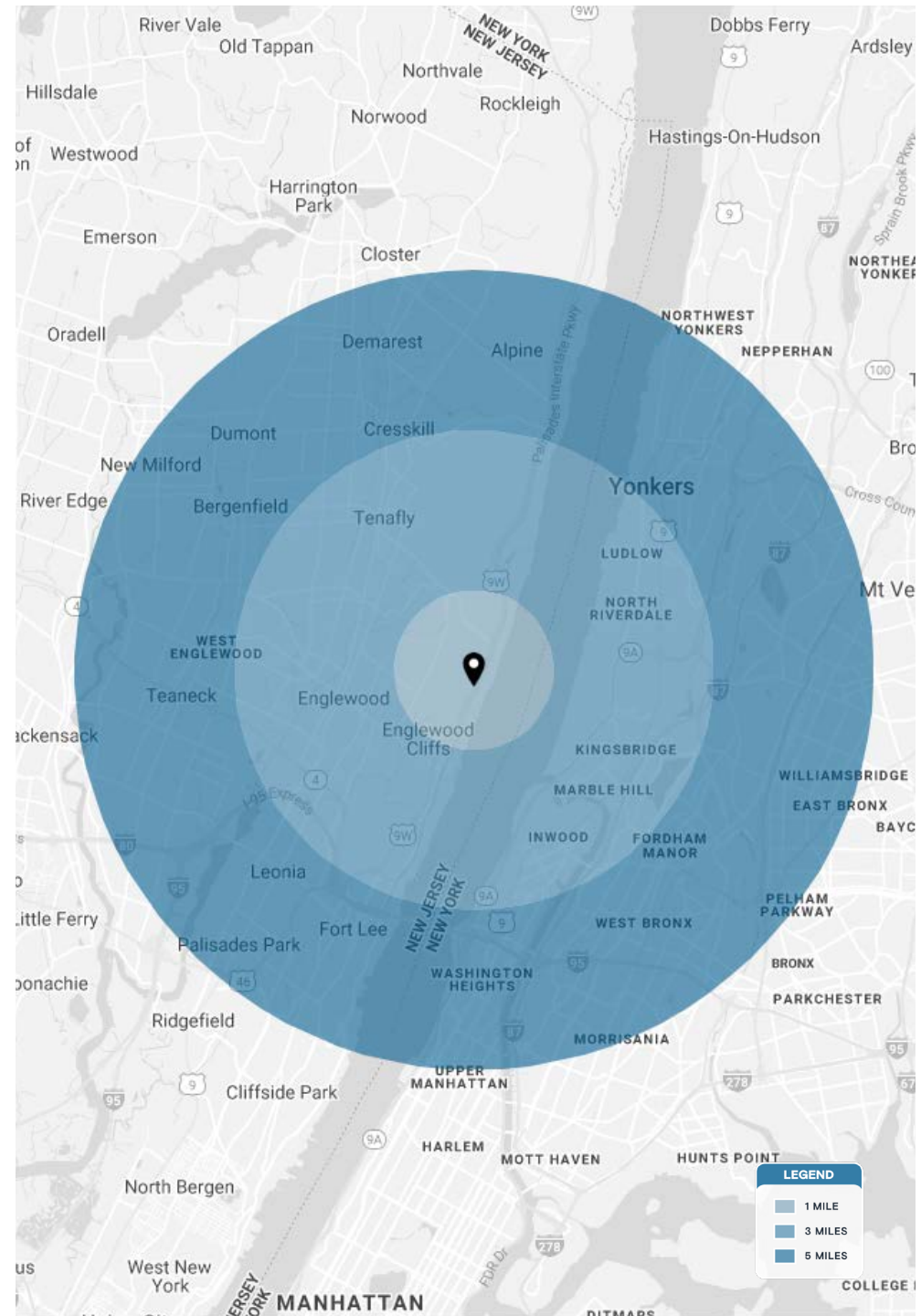
HIGHLIGHTS

- ±4,674 SF bank with drive-thru available
- Located directly across from  approximately 56,000 students, 3,200 on-campus students and 10,000+ faculty and staff
- Located at signalized intersection with 40,000 VPD on SW 107th Avenue
- Pylon signage available
- Co-tenants include:   
-     
- Surrounding Retailers:   

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,840	72,155	187,961
HOUSEHOLDS	2,765	26,403	68,096
EMPLOYEES	7,070	59,055	154,024
AVERAGE HH INCOME	\$122,963	\$115,108	\$110,438

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,951	93,829	261,293
HOUSEHOLDS	5,662	33,962	97,528
EMPLOYEES	13,642	76,778	214,220
AVERAGE HH INCOME	\$127,267	\$117,896	\$102,370





SW 16TH STREET

SW 107TH AVENUE - 40,000 AADT



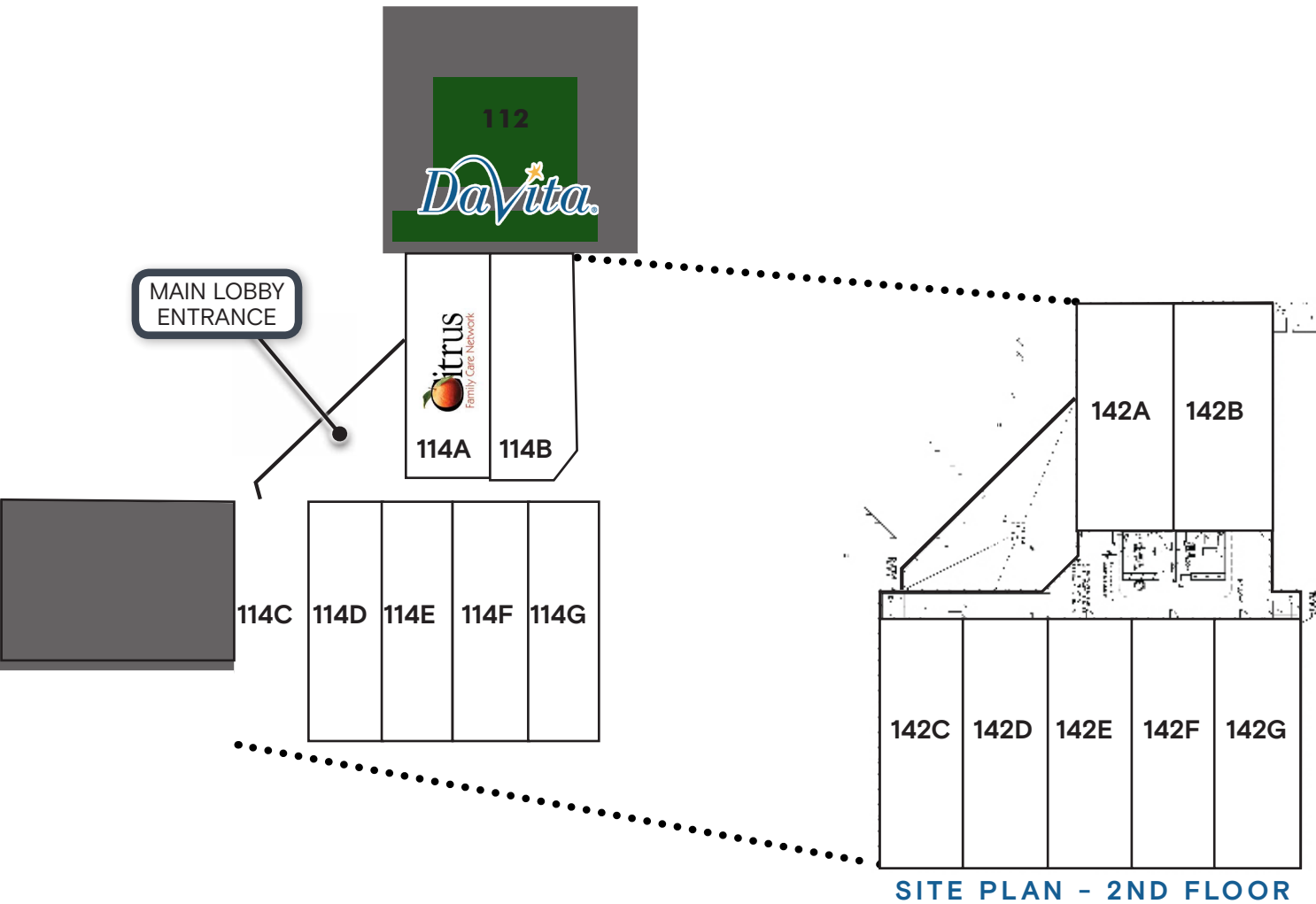
Tenant Roster

100	Available Former Bank w/ Drive Thru	4,674 SF	114G	Century Medical	2,419 SF
102 A&B	Dollar Tree	11,078 SF	116	Happy Hour Barber	1,049 SF
104A	YouFit Health	11,591 SF	118A	Dentist	1,049 SF
104	Blue Sky Insurance	2,802 SF	118B	Metro PCS	1,049 SF
106	Community Medical	4,804 SF	120	Las Fridas	1,049 SF
108	Karoly's Salon	1,050 SF	122	Hi Pot	2,098 SF
110	Community Medical	2,111 SF	124	D&K Nails	1,111 SF
112A	Community Medical	4,144 SF	126	Hawaiian Poke	1,222 SF
112	Davita Dialysis	6,480 SF	128	Burbowl	2,004 SF
114A	Citrus Health Network	3,650 SF	130	Holy Smoke	1,049 SF
114B	Century Medical	2,715 SF	130B	107 Taste	1,049 SF
114C	Century Medical	2,391 SF	132	107 Taste	1,049 SF
114D	Century Medical	2,328 SF	134-138	Cano Health	14,668 SF
114E	Century Medical	2,558 SF	OPI	Starbucks	3,363 SF
114F	Century Medical	2,471 SF			

SITE PLAN - 1ST FLOOR

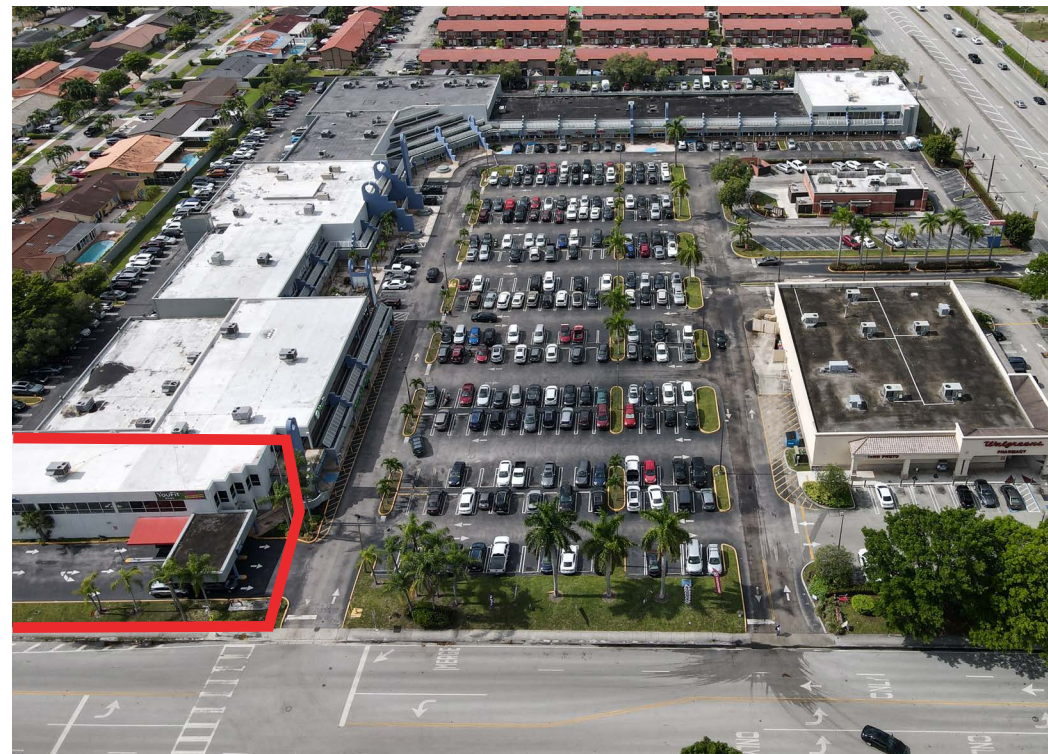
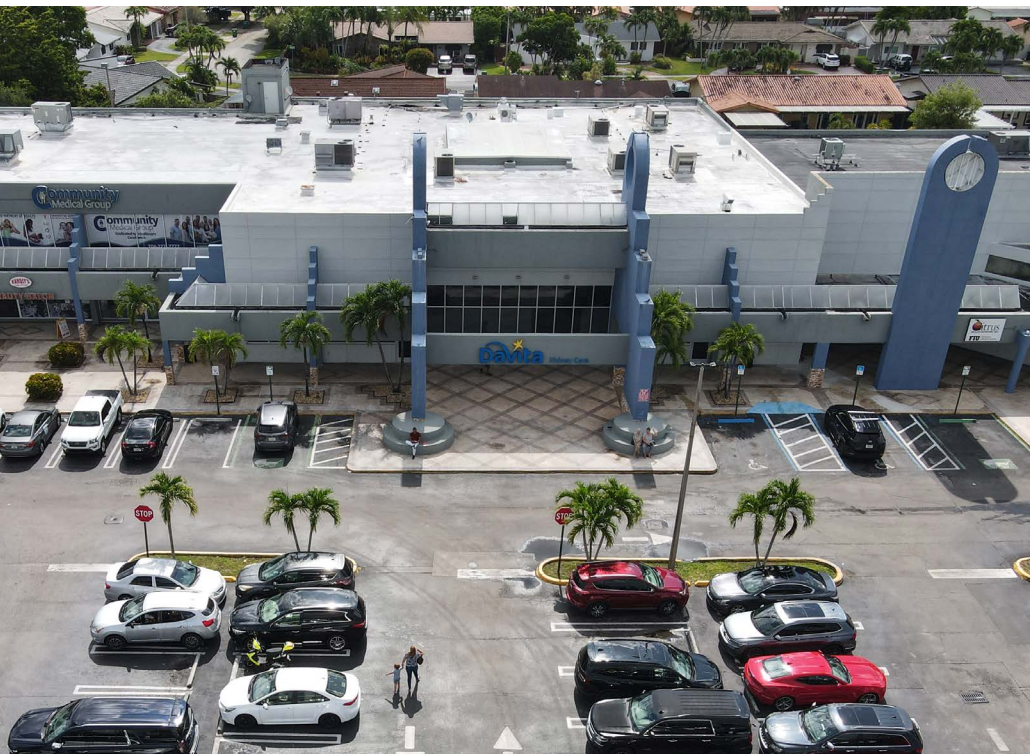
Tenant Roster

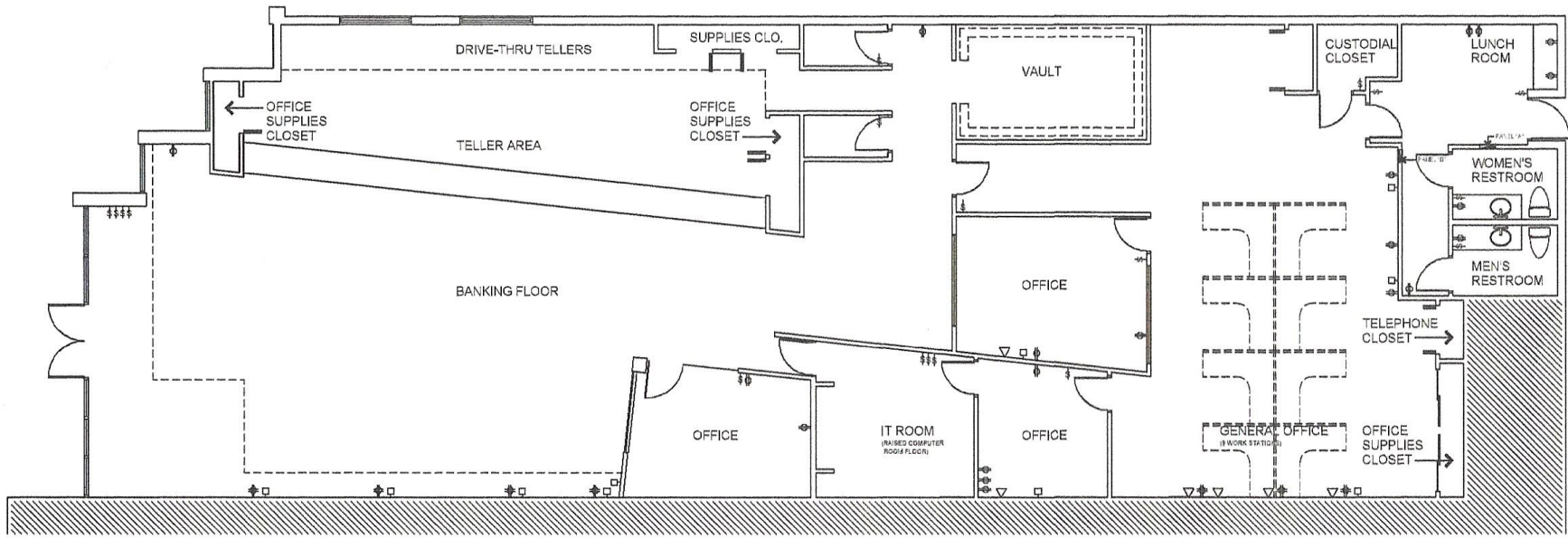
114	Citrus Health Network	2,715 SF
114B	Century Medical	2,715 SF
114C	Century Medical	2,391 SF
114D	Century Medical	2,328 SF
114E	Century Medical	2,558 SF
114F	Century Medical	2,471 SF
114G	Century Medical	2,419 SF
142A	Century Medical	2,613 SF
142B	Century Medical	2,437 SF
142C	Century Medical	1,963 SF
142D	Century Medical	2,147 SF
142E	Century Medical	2,344 SF
142F	Century Medical	2,344 SF
142G	Century Medical	2,232 SF



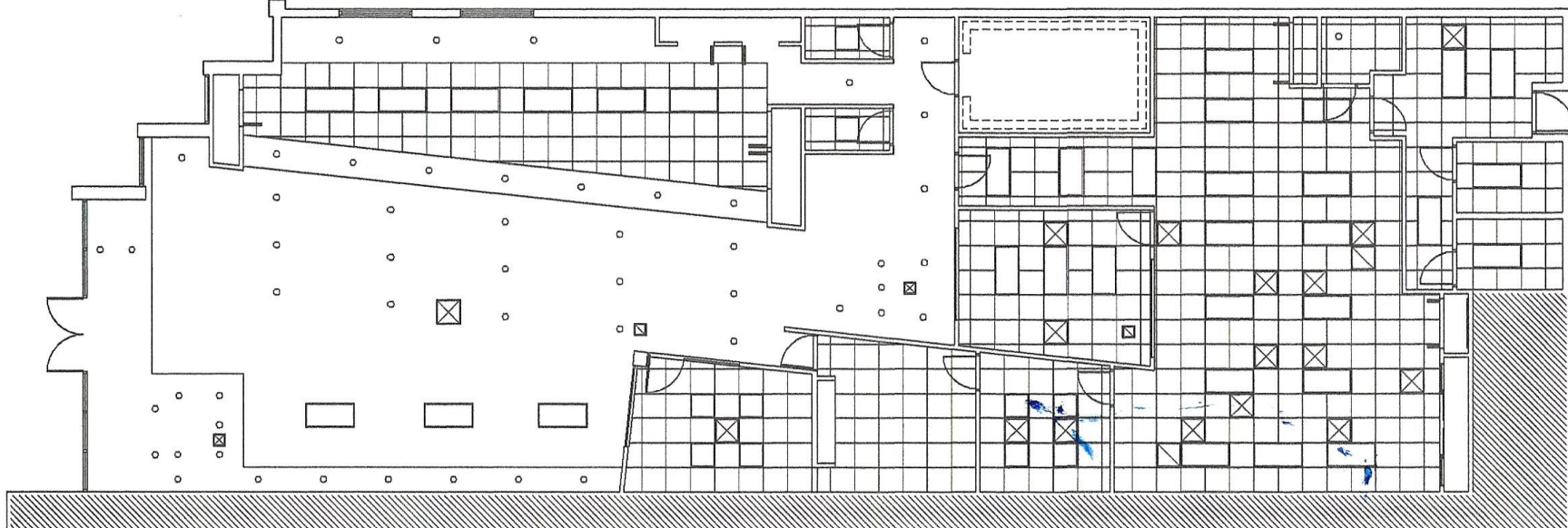
SITE PLAN - 2ND FLOOR







Floor Plan
Scale: 3/32"=1'-0"



Reflected Ceiling Plan
Scale: 3/32"=1'-0"







Contact Brokers

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