

PRIME RESTAURANT SPACE AVAILABLE

THE SHOPPES AT WESTBURY

9578 SW 137TH AVE. MIAMI, FL 33186



BEHAR
REAL ESTATE GROUP

Nick Monti

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**1,657 SQ FT
FOR LEASE**

PROPERTY HIGHLIGHTS

- Prime 1,657 sqft 2nd generation restaurant available
- Southern end cap space
- Situated on the NW corner of SW 137th Ave. & SW 96th St.
- AADT of 39,000 on SW 137th Ave.
- Neighborhood center located in the heart of Kendall

DEMOGRAPHICS



TOTAL POPULATION

1 Mile - 10,395
3 Mile - 62,856
5 Mile - 123,048



AVERAGE HH INCOME

1 Mile - \$99,178
3 Mile - \$104,568
5 Mile - \$121,743

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