

TERRAZUL

SW 8TH ST & SW 107TH AVE

±1,754 - 12,952 SF AVAILABLE

±15,000 SF FOR LEASE (CAN BE SUBDIVIDED)

MIXED-USE PROJECT WITH 932 STUDENT HOUSING UNITS ACROSS FROM FIU



get in touch.

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MARKET AERIAL



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current.

TERRAZUL
MIAMI, FL
700 SW 107TH AVE



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CLOSELY LOCATED TO FIU

SITE

TAMIAMI TRL 64,000 VPD

FLORIDA INTERNATIONAL PLAZA

dds IHOP DISCOUNTS

TACO BELL SHELL BURGER KING

SHELL UPS FIVE GUYS

Publix AT&T Little Caesars

SW 16TH ST 5,900 VPD

UNIVERSITY SHOPPES SUMMIT

DOLLAR TREE Walgreens

FIU
55,687 STUDENTS

SW 107TH AVE 40,000 VPD

SW 102ND AVE 6,600 VPD

FLORIDA'S TPKE 156,200 VPD

SW 117TH AVE 11,200 VPD

SW 24TH ST 31,000 VPD

LAS AMERICAS V CENTRAL PLAZA

Sedano's Marshalls AMC

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NEARBY TO ±2,956 STUDENT HOUSING UNITS



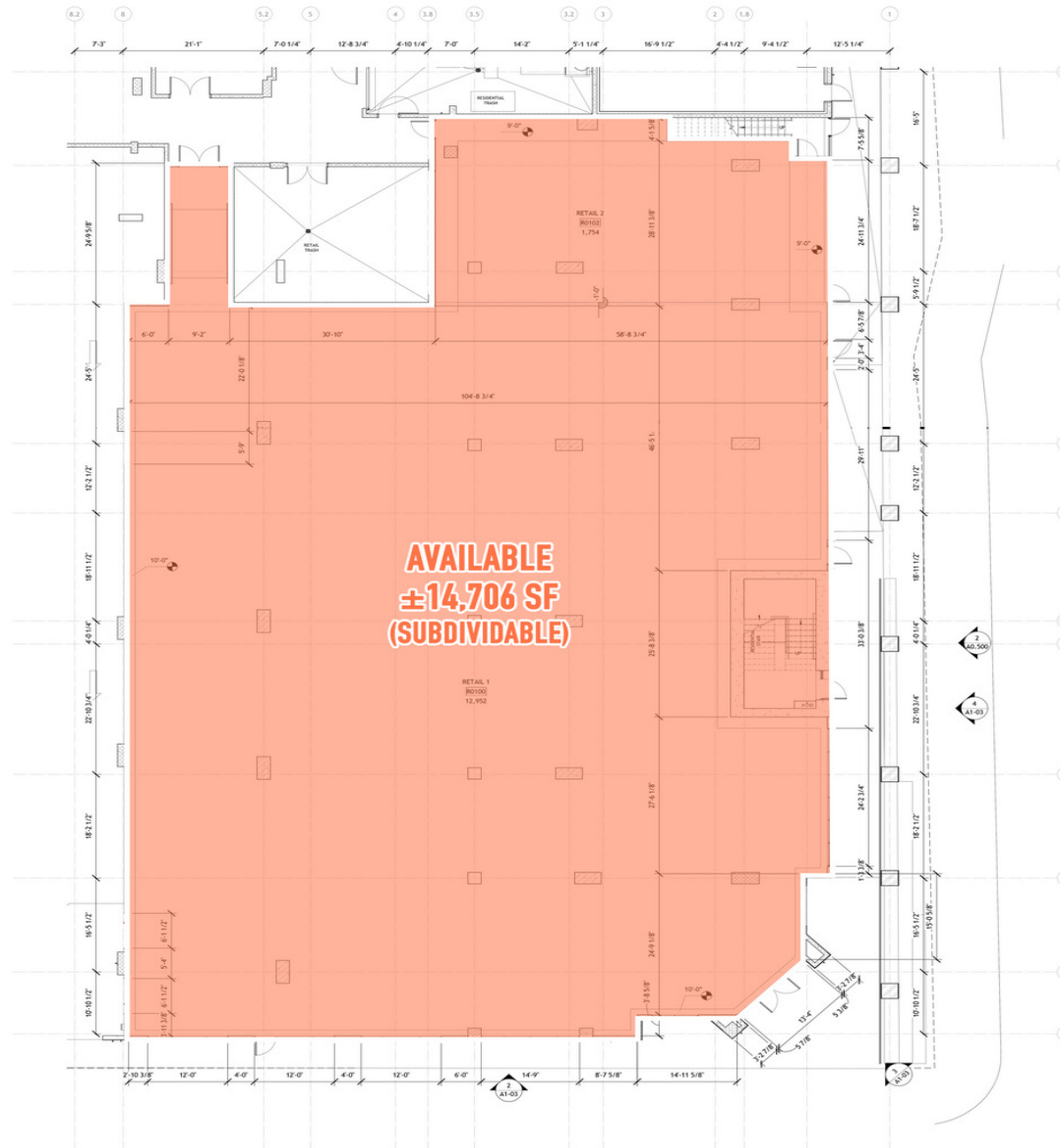
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SITE PLAN



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ADDITIONAL PHOTOS



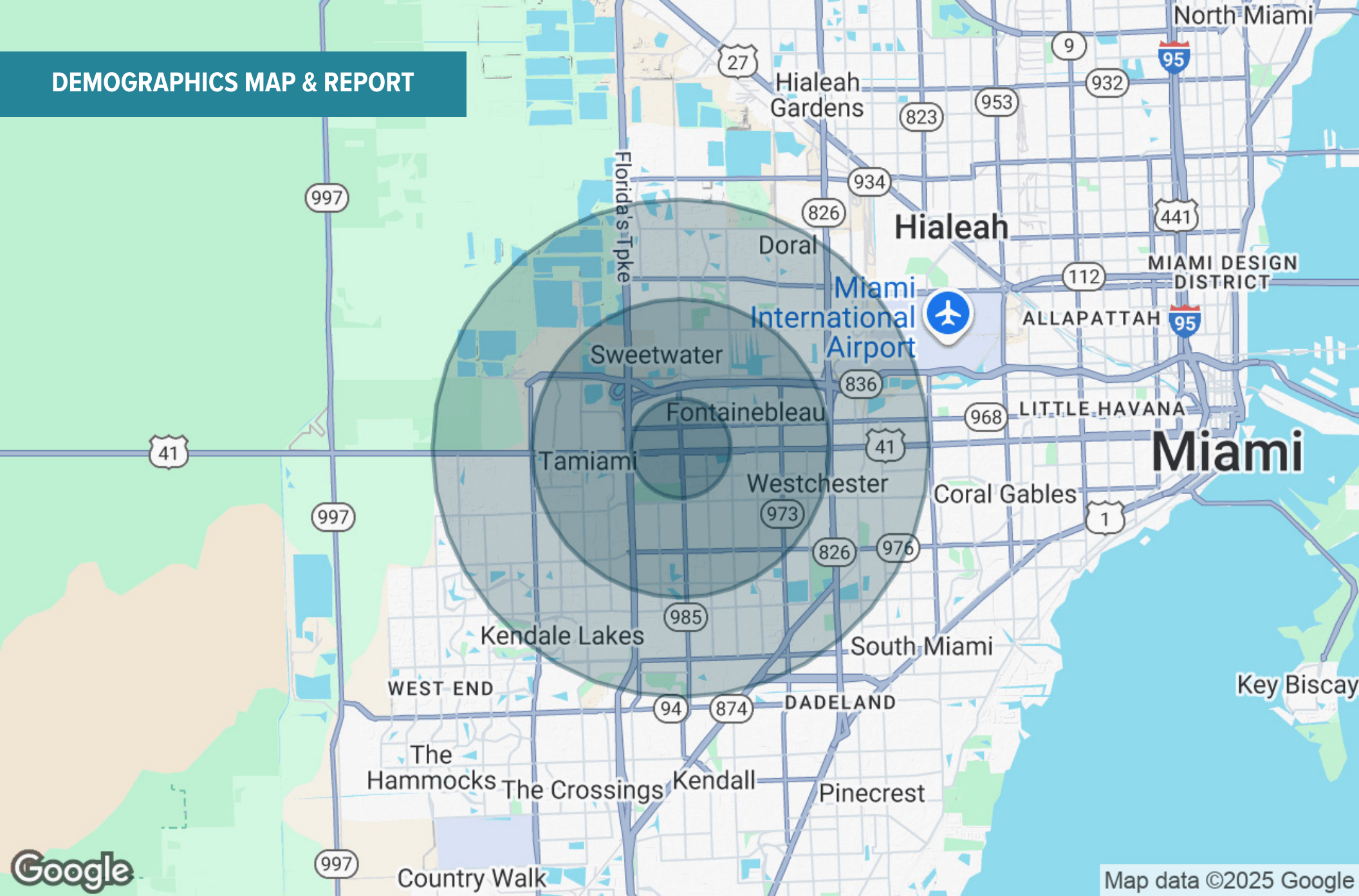
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DEMOGRAPHICS MAP & REPORT



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	32,166	193,834	444,966
Average Age	43	45	44
Average Age (Male)	41	43	42
Average Age (Female)	45	47	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,889	65,013	152,130
# of Persons per HH	3.3	3	2.9
Average HH Income	\$82,228	\$89,264	\$99,800
Average House Value	\$327,388	\$421,637	\$486,845

Demographics data derived from AlphaMap

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