

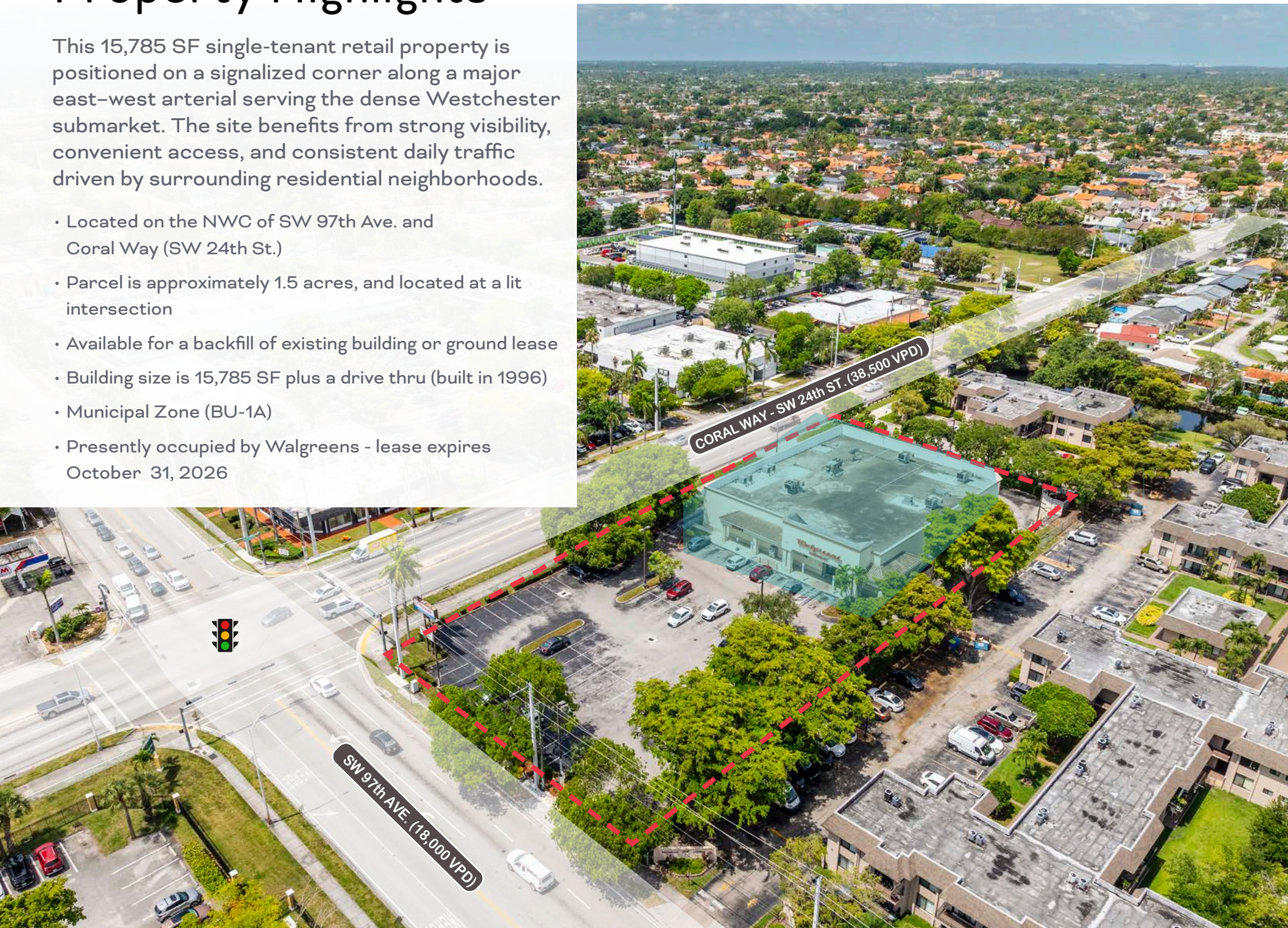
**9701 SW 24th Street | 15,785 SF Available For Lease on a 1.5-Acre Parcel**



# Property Highlights

This 15,785 SF single-tenant retail property is positioned on a signalized corner along a major east-west arterial serving the dense Westchester submarket. The site benefits from strong visibility, convenient access, and consistent daily traffic driven by surrounding residential neighborhoods.

- Located on the NWC of SW 97th Ave. and Coral Way (SW 24th St.)
- Parcel is approximately 1.5 acres, and located at a lit intersection
- Available for a backfill of existing building or ground lease
- Building size is 15,785 SF plus a drive thru (built in 1996)
- Municipal Zone (BU-1A)
- Presently occupied by Walgreens - lease expires October 31, 2026



# Property Photos



# Area Retailers



## Demographics



**446,962**  
POPULATION  
(5 MILES)



**\$118,082**  
AVG HOUSEHOLD  
INCOME (5 MILES)



**170,146**  
TOTAL HOUSEHOLDS  
(5 MILES)

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