WEST FLAGLER PLAZA SHOPPING CENTER

10720 W. FLAGLER ST.
MIAMI, FL 33174

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY SUMMARY

10720 W. Flagler St., Miami, FL 33174

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PROPERTY DESCRIPTION

Lee & Associates South Florida is pleased to represent ownership at West Flagler Plaza Shopping Center, a retail and office center currently offering three vacant unique leasing opportunities and values.

This Shopping Center is located in the Sweetwater neighborhood on a high traffic intersection with 31,500 AADT on West Flagler St and 65,500 AADT on SW 107th Ave. Vacant units include a medical use unit, an interior retail/store location and a office/retail location with direct frontage to SW 107 Avenue.

PROPERTY HIGHLIGHTS

- West Flagler Plaza is a 61,692 SF retail and office center offering unique leasing opportunities and values
- Strong visibility to Flagler Street Pylon signage
- Ample parking available
- Traffic count exceeds 31,500 AADT on West Flagler Street and 65,000 AADT on SW 107 Ave
- Strategically located in the Sweetwater neighborhood
- Average household income is $76,860 within 15 min drive time from Plaza
- Walgreens Anchored Shopping Center
- Co-tenants include Sedanos, Pinecrest Bakery, Amscot, Cricket, Universal Career School, Simple Mobile, Madroño Restaurant among a variety of other businesses
- Vacant units include a medical use unit, an interior retail/store location and a retail/store location with direct frontage to SW 107 Avenue
- Lease rate does not include utilities, property expenses or building services

OFFERING SUMMARY

Lease Rate:	$18.00 - 34.00 SF/yr (NNN)
Available SF:	1,500 - 3,500 SF
Lot Size:	7.136 Acres
Building Size:	49,872 SF
Year Built:	1973
Market:	South Florida

SPACES	LEASE RATE	SPACE SIZE
10720 W Flagler St: Unit 6 & 7	$34.00 SF/yr	1,500 SF
10720 W Flagler St: Unit 14	$18.00 SF/yr	3,500 SF

ADDITIONAL PHOTOS

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AVAILABLE SPACE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 - 3,500 SF	Lease Rate:	$18.00 - $34.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10720 W Flagler St: Unit 6 & 7	Available	1,500 SF	NNN	$34.00 SF/yr	CAM $10.15 SF/yr. Frontage on 107th Ave, private office, 2 restrooms, can subdivide to 2 units.
10720 W Flagler St: Unit 14	Available	3,500 SF	NNN	$18.00 SF/yr	CAM: $10.15 SF/yr

SHOPPING CENTER AERIAL

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LOCATION MAPS

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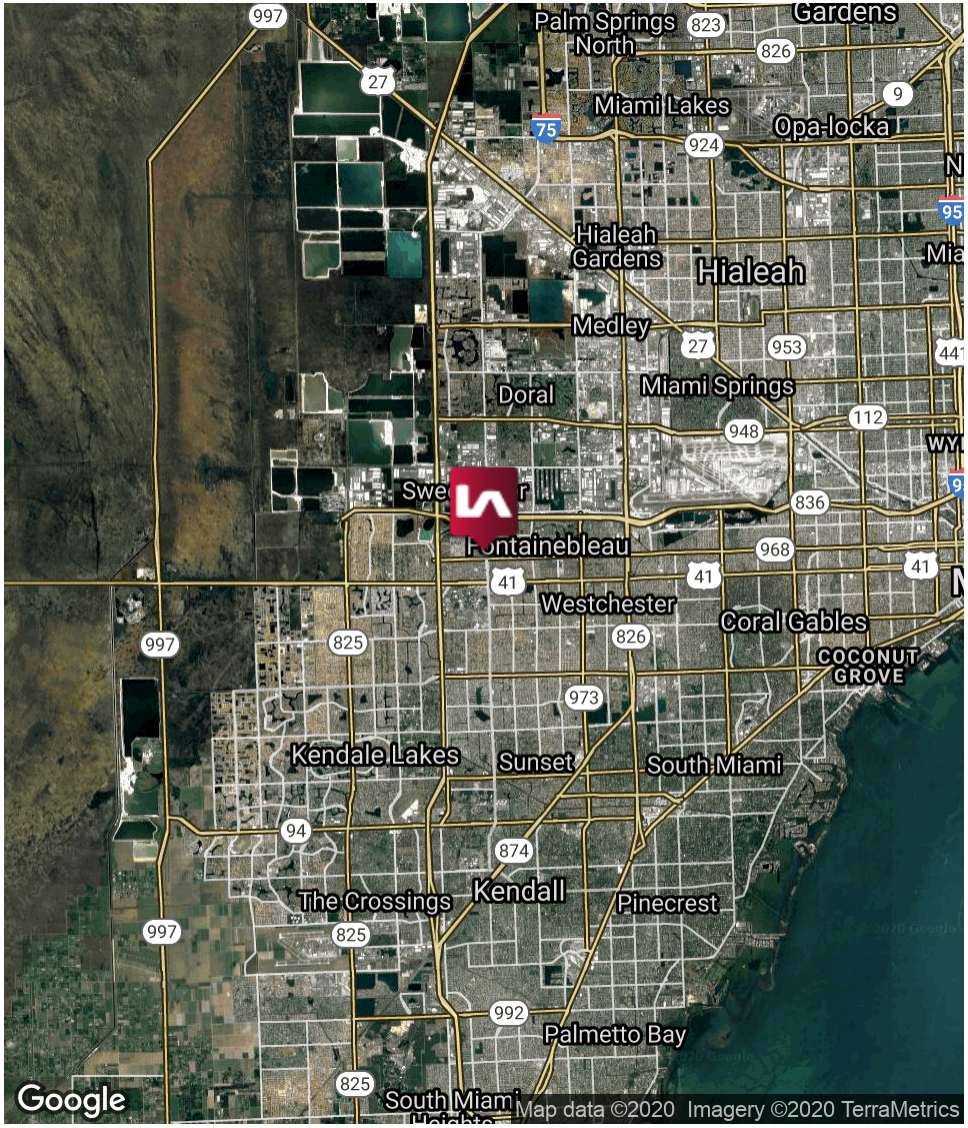

LOCATION OVERVIEW

The Shopping plaza is located on the intersection of busy 107th Ave and W Flagler St, a block away from Florida International University College of Engineering. Centrally located on W Flagler St, a primary six-lane, divided arterial road and SW 107 Avenue connecting to the Dolphin Expressway (836). It is less than a mile away from the Dolphin Expressway and near Florida International University.

CITY INFORMATION

Submarket:	Sweetwater
Cross Streets:	W Flagler St & SW 107th Ave
Nearest Highway:	Florida's Turnpike & SR-836 Dolphin Expressway
Nearest Airport:	Miami International Airport

RETAILER MAP

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MARKET DEMOGRAPHIC

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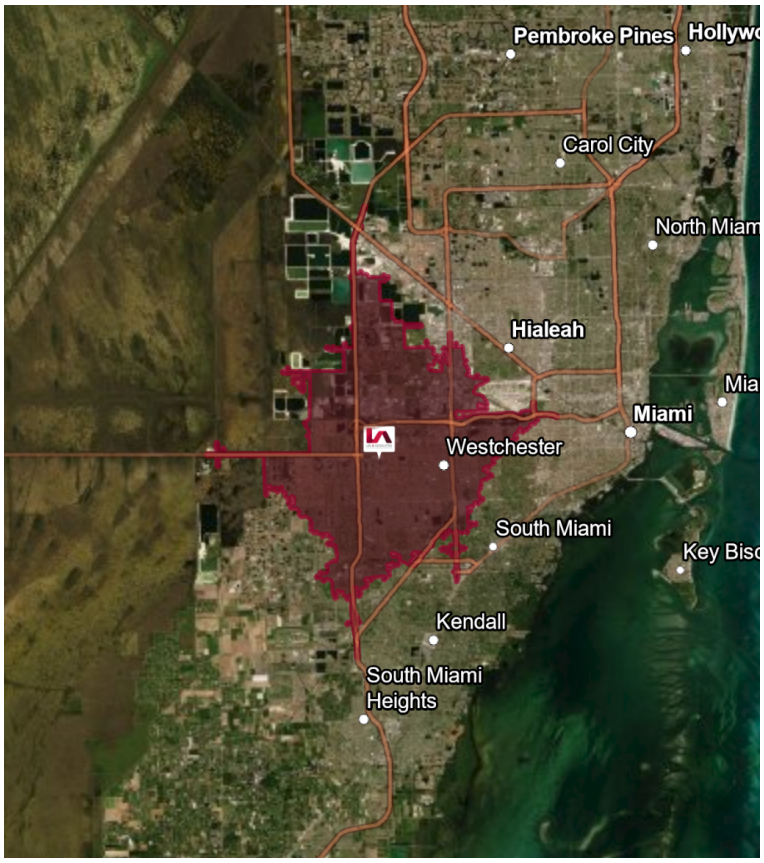
Drive time of 15 minutes



KEY FACTS

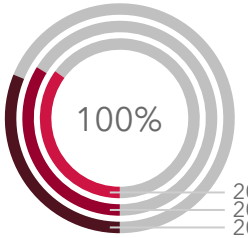
448,746
Population

42.3
Median Age

3.0
Average Household Size

76,860
2018 Average Household Income

HOUSING UNITS



2023 Total Housing Units	160,108
2018 Total Housing Units	154,464
2010 Total Housing Units	142,669

BUSINESS

32,461
Total Businesses

254,957
Total Employees

$57,837,392
2018 Total Sales ($000)

DAYTIME POPULATION

522,351
Total Daytime Population

303,577
Daytime Population: Workers

218,774
Daytime Population: Residents

EMPLOYMENT

White Collar	65%
Blue Collar	18%
Services	17%

3.3%
Unemployment Rate