

RETAIL SPACE IN FLAGLER MIAMI

10720 W. FLAGLER STREET, MIAMI, FL 33174

CONFIDENTIAL OFFERING MEMORANDUM

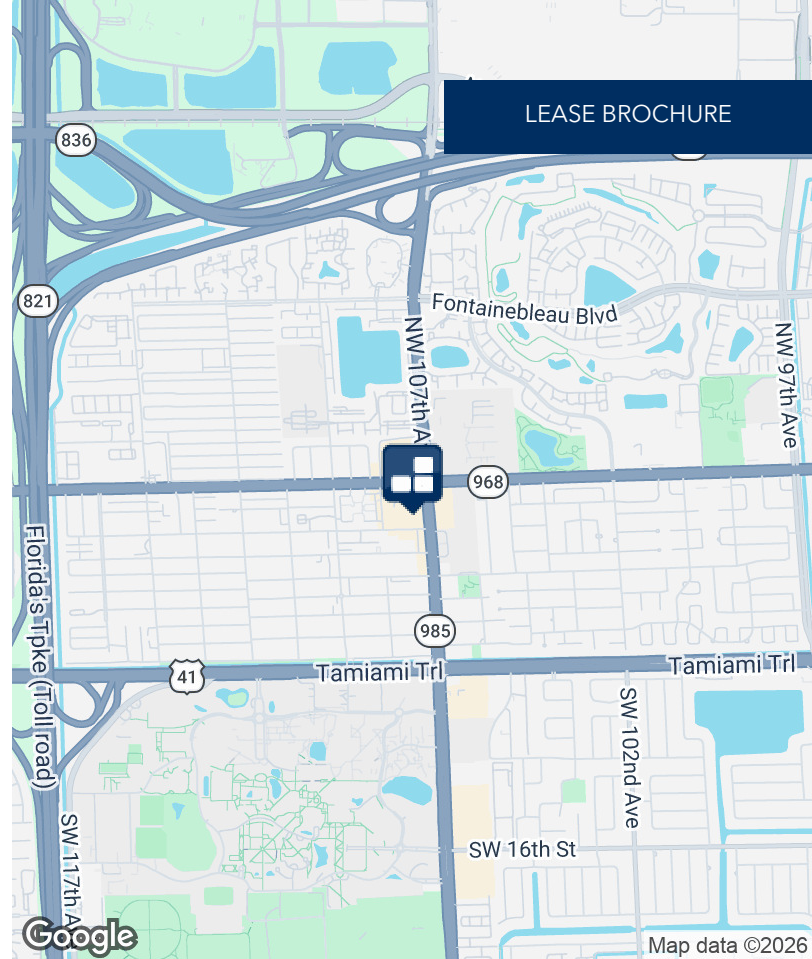


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Executive Summary



LEASE BROCHURE



OFFERING SUMMARY

Lease Rate:	\$51.07 SF/yr (NNN)
Building Size:	61,692 SF
Available SF:	900 SF
Lot Size:	7.136 Acres
Year Built:	1973
Zoning:	BU-2
Market:	South Florida
Submarket:	Sweetwater

PROPERTY OVERVIEW

900 SF SUBLEASE - EXPIRES 2/28/2027 - LONGER TERM AVAILABLE. UNIT HAS REAR DOOR.

Landlord does not allow the following uses: Smoke Shops, Tattoo Shops, Medical Centers, Adult Day Care, Restaurants, Insurance, Beauty salons, and Med Spas.



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	\$51.07 SF/yr

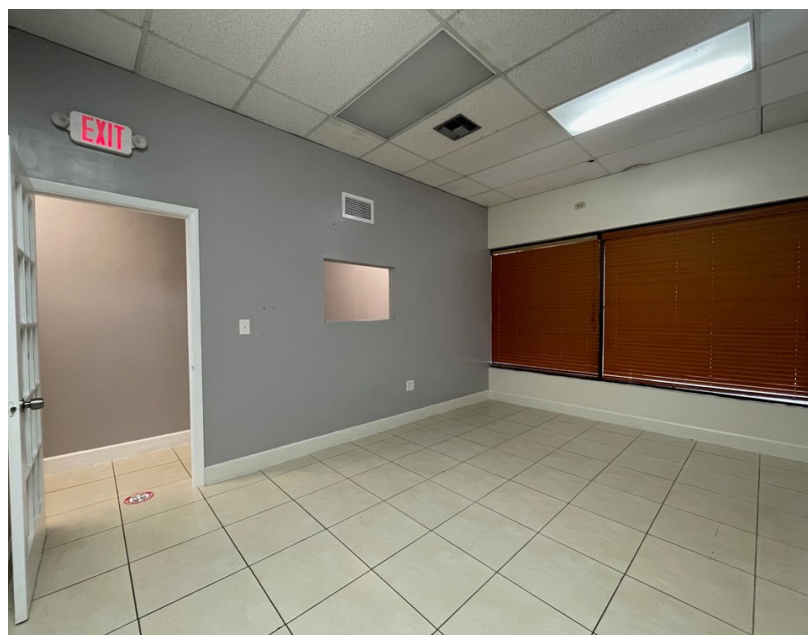
AVAILABLE SPACES

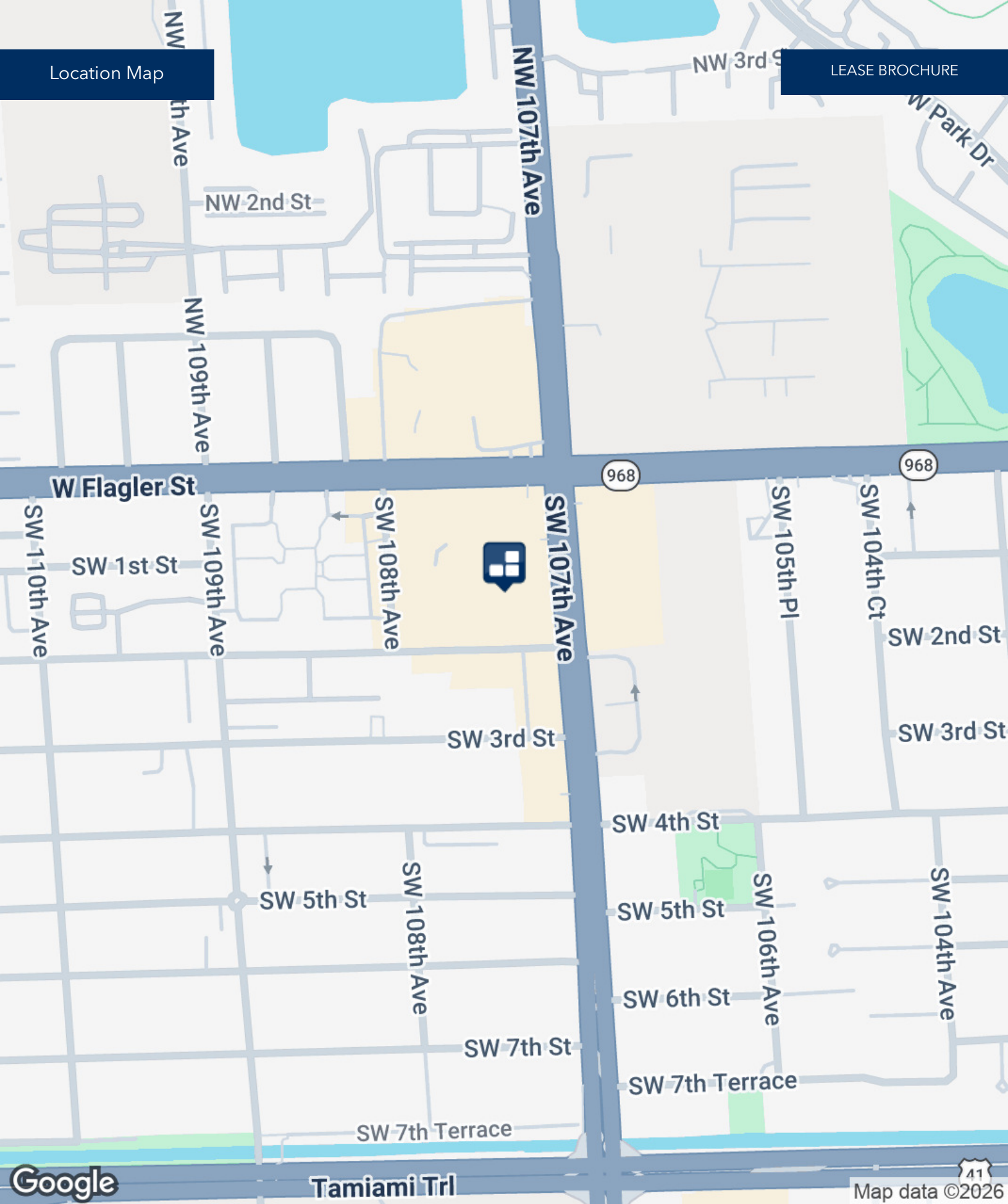
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
10780 W Flagler St Suite 5	Available	900 SF	NNN	\$51.07 SF/yr	900 SF Retail Space. The layout is an open space with one restroom in the rear. Asking \$3,830.00 including NNN expenses. Landlord does not allow the following uses: Smoke Shops, Tattoo Shops, Medical Centers, Adult Day Care, Restaurants, Insurance, Accounting, Shipping, Beauty salons, and Med Spas.

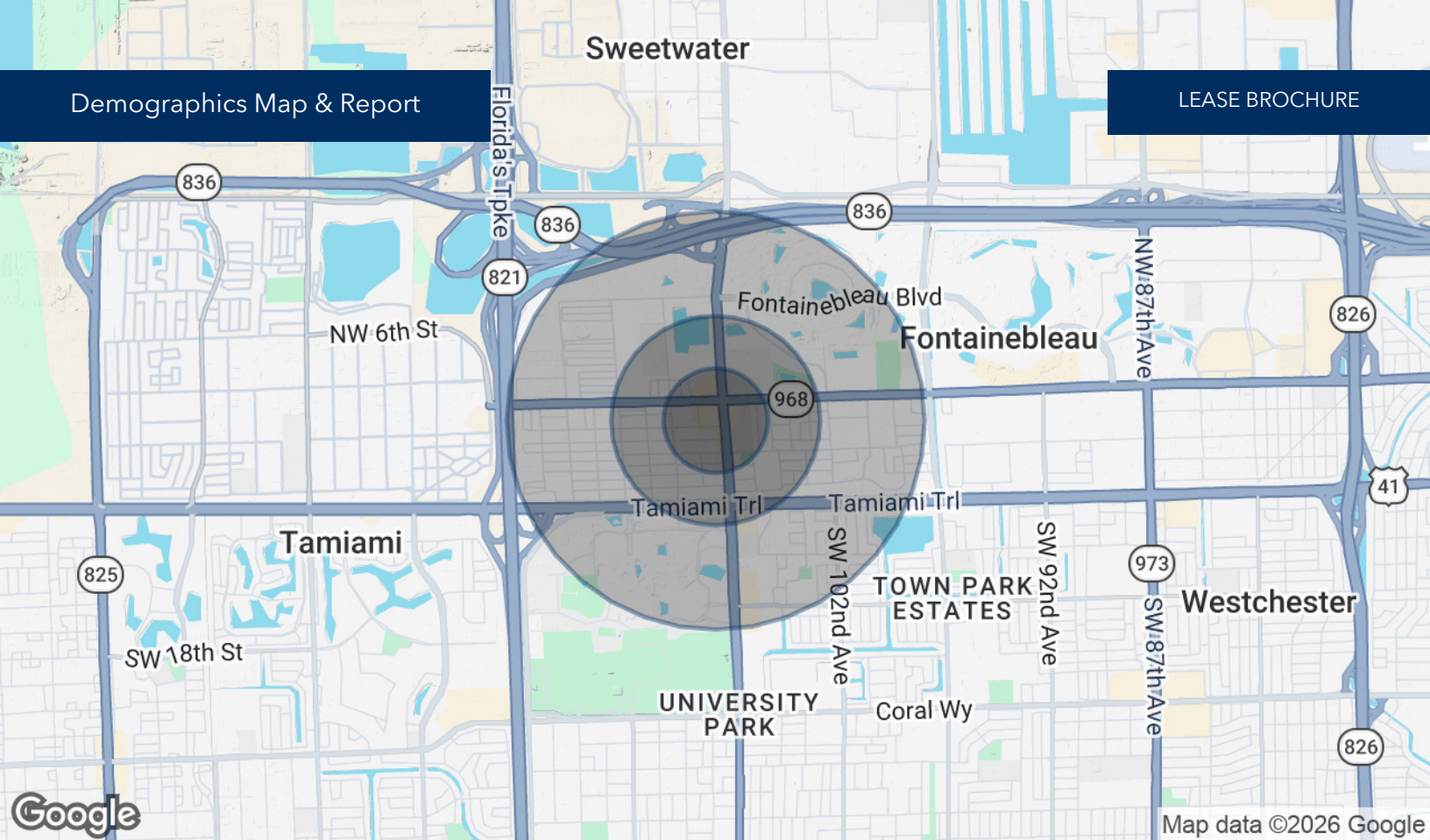
Additional Photos



LEASE BROCHURE





**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,416	11,649	35,416
Average Age	41.9	41.7	40.5
Average Age (Male)	40.0	39.0	37.2
Average Age (Female)	44.7	43.8	42.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,207	3,862	11,449
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$36,801	\$39,416	\$44,284
Average House Value	\$194,796	\$181,447	\$185,587

* Demographic data derived from 2020 ACS - US Census