

**GROSS LEASABLE**

19,120 SF

AVAILABLE

900 SF

DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
Population		
28,580	189,181	516,347
Households		
10,190	65,938	182,893
AVG Household Income (\$)		
\$44,540	\$54,653	\$55,705

MAJOR TENANTS

Presidente Supermarket

LEASING CONTACT

HORIZON
PROPERTIES

Allan Benes
305.364.9945
Allan@HorizonPropertiesFL.com

**LOCATION**

8100 North Miami Ave, Miami, FL 33150

PROPERTY HIGHLIGHTS

- Anchored by high-volume Presidente Supermarket
- Up and coming neighborhood experiencing gentrification
- Recently remodeled shopping center
- Dense trade area with 193K residents within 3-miles
- Traffic count of 39,501 VPD at Intersection of N Miami Ave and NE 79th St
- Visit www.LittleRiverRetail.com for more info

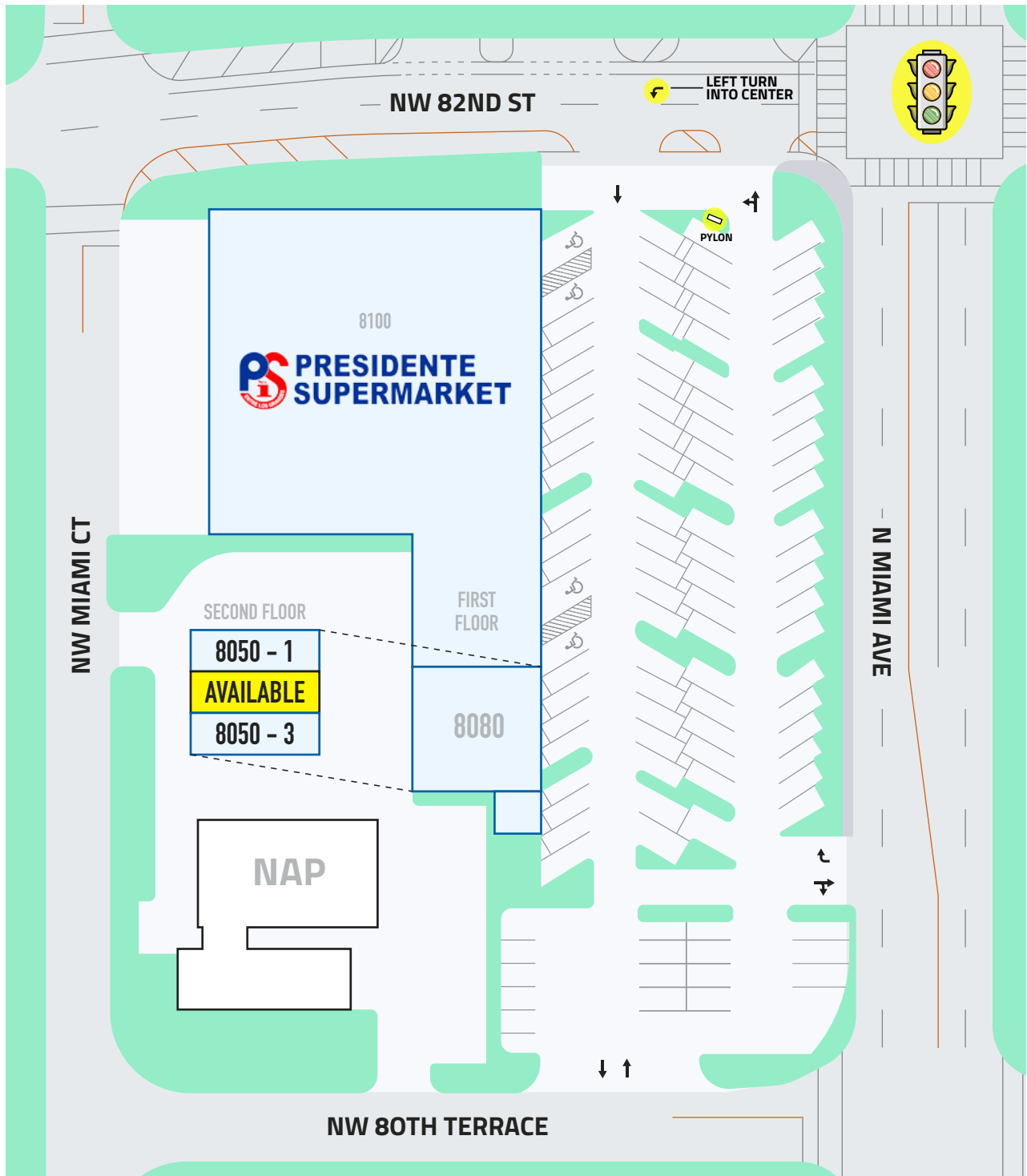


www.mmgequitypartners.com

305.637.7300

FAX 305.637.7302

9171 South Dixie Highway, Pinecrest, FL 33156



Bay	Tenant	Sq. Ft.
8100	Presidente Supermarket	17,600
8080	Beauty Supply Store	2,000
8050-1	Smoke Shop	500
8050-2	AVAILABLE	900
8050-3	Aesthetician	600



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AREA MAP

