

Miami Lakes Commons

6625 Miami Lakes Drive (NW 154th St.)
Miami Lakes, FL 33014

HORIZON
PROPERTIES

High Profile Retail/Office Space For Lease - Out Parcel Building to Publix Supermarket



Population

1 mile: 13,837
3 miles: 210,383
5 miles: 451,872



Households

1 mile: 5,441
3 miles: 66,775
5 miles: 139,451



Average HH Income

1 mile: \$71,265
3 miles: \$58,411
5 miles: \$54,828



Traffic Count
69,000 VPD

Highlights:

- ◆ **Space:** 8,600 Sq. Ft. (Potential Expansion Option) Street Level Location For Lease Ideal for Medical, Specialized Fitness, Retail Services or Corporate HQ. Unique Leasing Opportunity within the Highly Desirable Miami Lakes Market with Many Barriers to Entry
- ◆ Existing Gym Space, Prominent Store Front & Sign Band
- ◆ 50,192 Sq. Ft. Mixed Use Building, 3.49 Acres, Out Parcel Building to Free Standing Publix Supermarket at the Intersection of Miami Lakes Dr. (NW 154th St) & NW 67th Ave. (Ludlam Rd.) Signalized Intersection & Direct Entrance to Property, Anchored by Bank of America & Crexent Business Centers
- ◆ Ample Parking - 189 Spaces (5.29 Spaces Per 1,000 rentable square feet)
- ◆ Located in the Affluent, Master-Planned Community of Miami Lakes at the Epicenter of the Miami Lakes Town Center District. Expansion Plans will add 397 Residential Units and additional Main Street Retail and Office Space.
- ◆ Lennar Contracting 400+ New Homes in Miami Lakes
- ◆ Easily Accessible from Three Major Thoroughfares: Interstate 75, Florida's Turnpike and the Palmetto Expressway
- ◆ **Base Rent:** \$35.00/SF NNN



For Leasing Inquires,
Please Contact:

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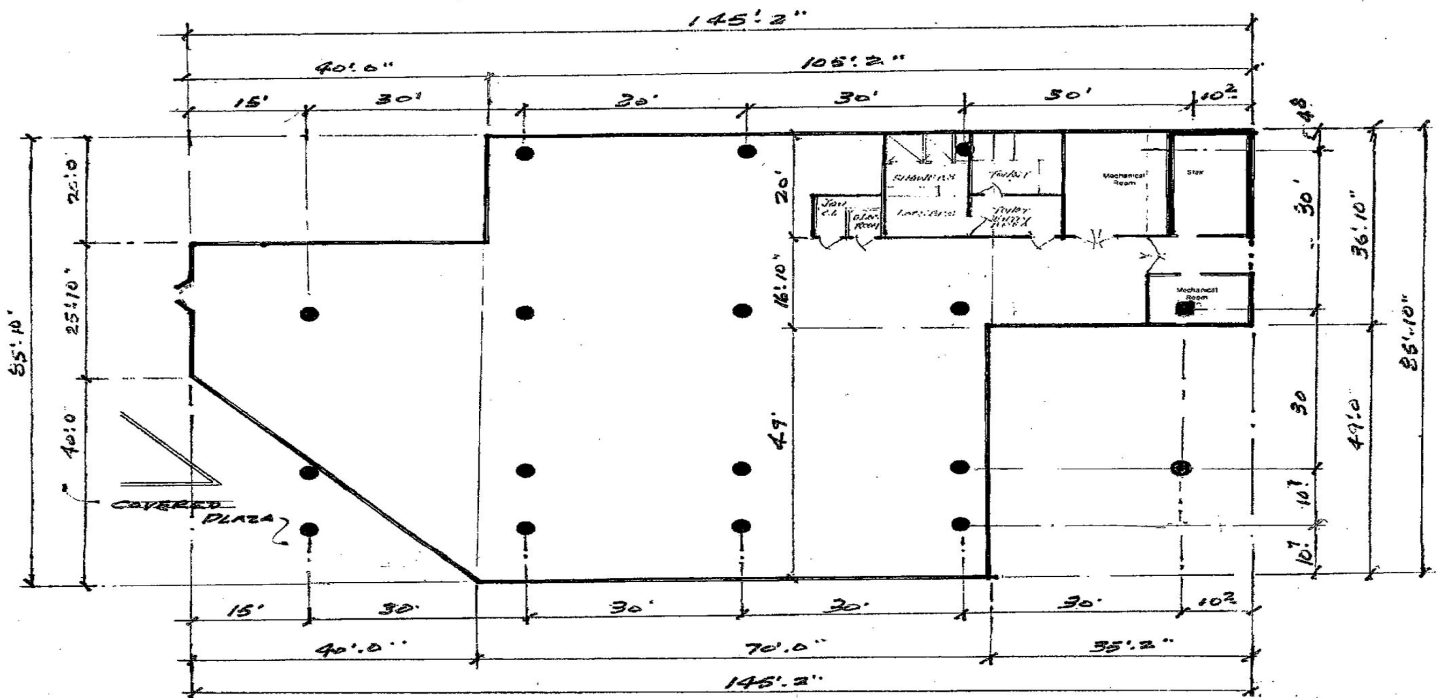
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PARTIAL FIRST FLOOR OF FITNESS CENTER
3600 S.F. RENTABLE AREA. NO SCALE. 6-8-2016

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