

For Lease Retail Space

Prado Shopping Center NWC US1 and SW 136 Street

The max

SW ISSIN STREET

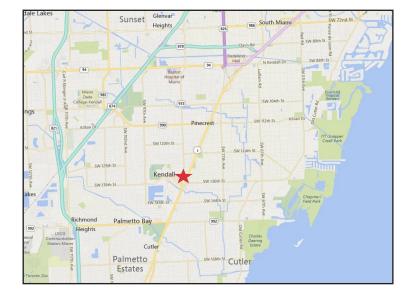
Miami, Florida 33176

Property Features:

- Rent \$40-\$42 PSF NNN
- Directly across from the upscale Falls Mall, anchored by Bloomingdales and Macy's
- Abundant parking
- Join the following tenants: TJ-Maxx, Pier1 Imports, Red Lobster, Samurai, Sprint, Sally Beauty Supply and Peters of London

Demographics

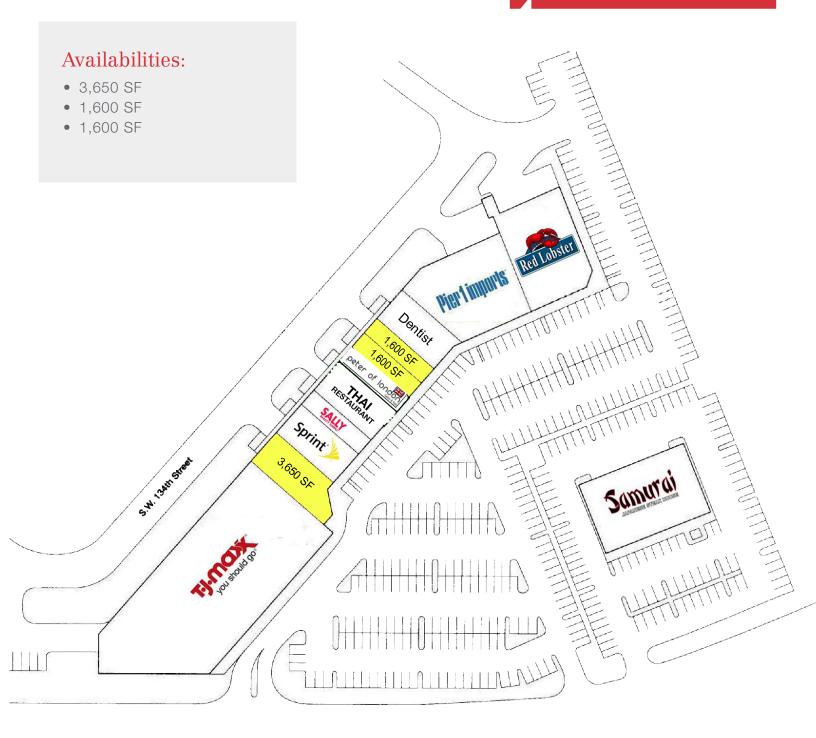
	1 Mile	3 Miles	5 Miles
POPULATION	11,622	100,919	270,062
AVE. HH INCOME	\$126,606	\$127,744	\$107,321
TRAFFIC COUNT SW 136 th STREET - 34,560 vehicles per day SW US 1 - 93,223 vehicles per day			



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