



6101 Sunset Drive

Miami, Florida 33143

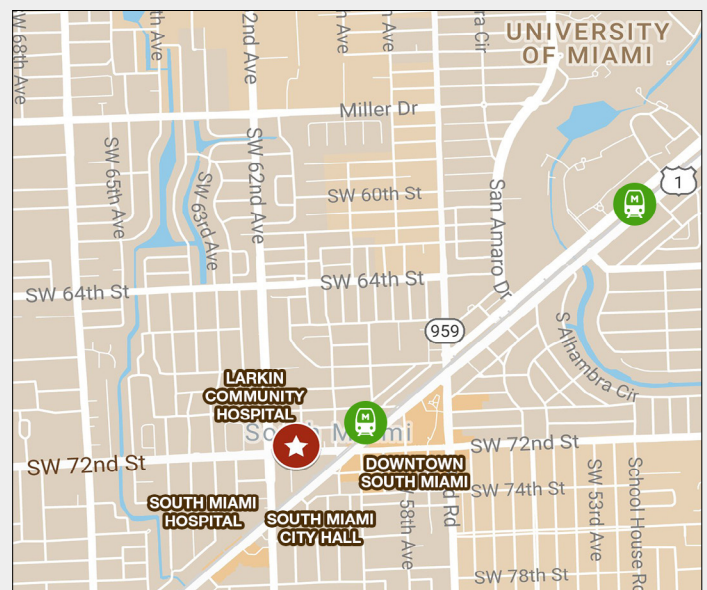
AVAILABLE 1,250 SF

Property Features

- Ground floor retail in highly sought after market
- Part of an 81 unit, 7 story apartment building
- Space will be delivered with grease trap and exhaust chase

Location Features

- Walking distance to South Miami Hospital, Larkin Community Hospital, and South Miami Metro Station
- Traffic Count of 38,305 vehicles/day on Sunset Drive and SW 61st Court
- Terrific exposure
- Strong daytime employment and demographics



For more information:

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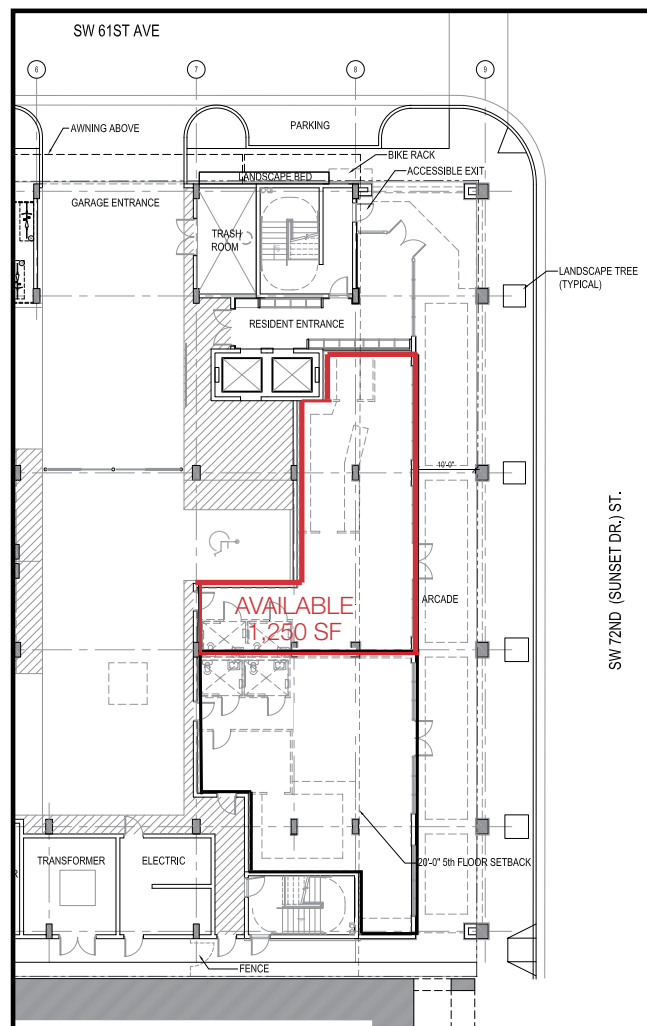
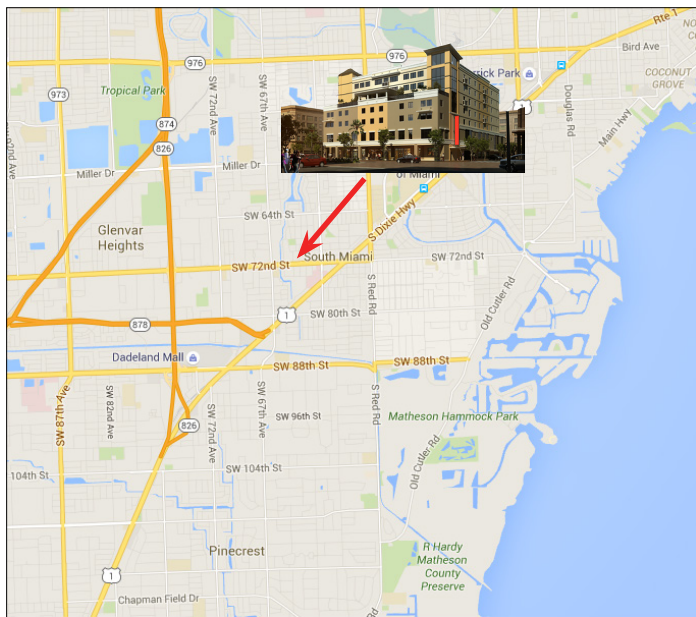
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Retail For Lease

South Miami, Florida

Rare opportunity to be a part of a new construction project in South Miami. Metro South is a mixed use retail and 81 unit senior residential development.

Located on coveted Sunset Drive across the street from South Miami City Hall, the development is ideally located and walking distance to major employment centers. Within a 1/4 mile radius, South Miami Hospital, Larkin Community Hospital, South Miami City Hall, and a dense retail business district boasts a daytime employee count of 19,113. Metro South will see a daily traffic count of 30,000+ in front of the development and over 100,000 vehicles per day on South Dixie Highway a mere 0.2 miles from the front door. In addition, Metro South is less than a 5 minute walk to the South Miami Metrorail Station. One retail space remains. Act quickly to be a part of this unique opportunity.



	1 Mile	3 Mile	5 Mile
POPULATION	16,163	103,115	331,007
AVG. HH INCOME	\$87,982	\$114,504	\$90,077
EMPLOYEES	19,123	77,065	206,441

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