

# FOR LEASE

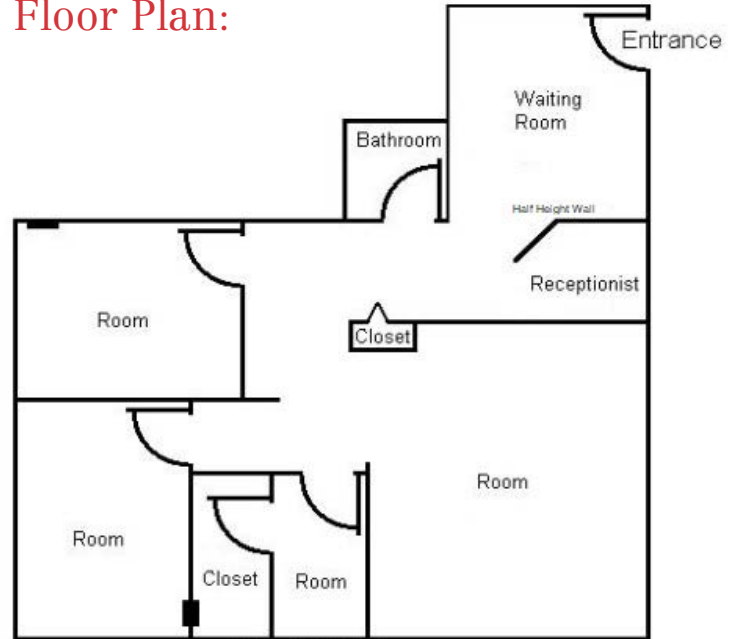
± 1,000 SF

Medical/General Office

# MOVE IN READY



## Floor Plan:

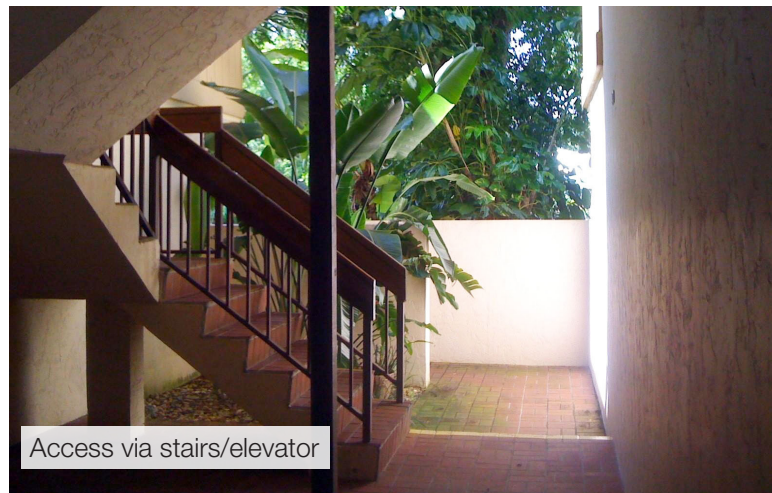


## 7241 SW 63rd Avenue

South Miami, Florida

### Property Features

- Excellent location, close proximity to South Miami Hospital.
- Immediately available; move in ready.
- Suite layout includes 3 rooms, waiting/receptionist area, interior restroom, storage room/closet.
- 1 covered reserved parking space and guest parking at rear of building. Additional street parking available.
- Competitive full service rate, Net of electric and janitorial.



For more information:

**Sherry Halstead**

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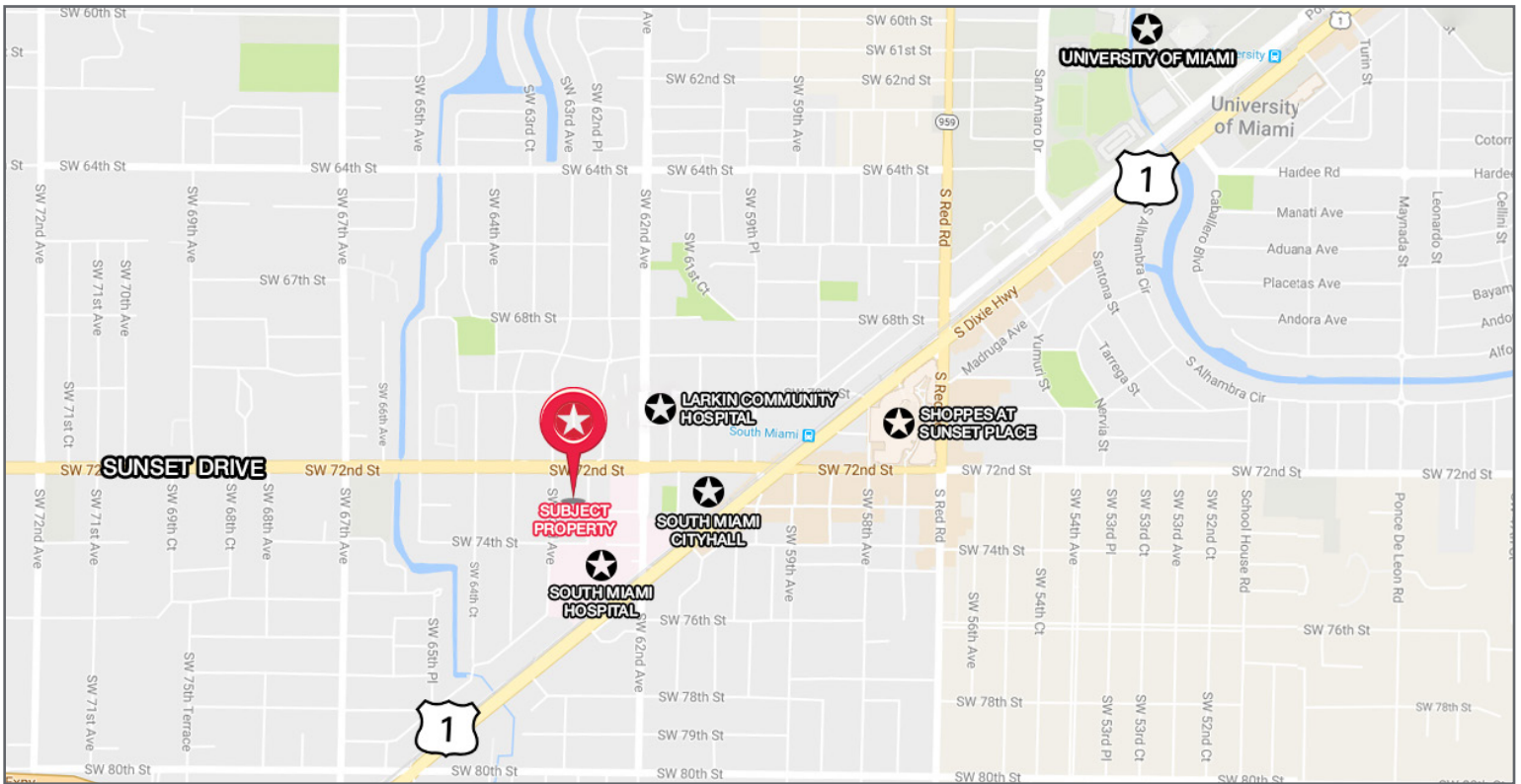
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## Location Features

- University of Miami to the north. Shoppes of Sunset Place and metrorail station to the east. Adjacent to South Miami Hospital and South Miami City Hall.
- Minutes away from SR-826 (Palmetto Expressway); US-1 (South Dixie Highway).
- Centrally located in South Miami Hospital Medical District.

## Demographic Information



RADIUS



TOTAL POPULATION



AVERAGE HH INCOME



MEDIAN AGE

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME	MEDIAN AGE
<b>1 Mile</b>	<b>14,915</b>	<b>\$100,234</b>	<b>34.5</b>
<b>3 Mile</b>	<b>107,974</b>	<b>\$125,516</b>	<b>40.4</b>
<b>5 Mile</b>	<b>345,776</b>	<b>\$98,090</b>	<b>43.2</b>

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