



Marlin Road and SW 106th Avenue  
Cutler Bay - Miami-Dade County

Be the Named, Anchored  
Tenant on this Property!  
[www CENTRE-cutlerbay.com](http://www CENTRE-cutlerbay.com)



Well located 100,000 square foot retail/office center in highly visible South Miami-Dade location directly across from BJ's Wholesale Club and adjacent to Home Depot. Excellent opportunity for bulk space end user desiring larger square footage in desirable location - North of US1 and Florida Turnpike.

- Brand New Office Space - 680 up to 30,000 square feet.
- New Construction – individually metered for electric.
- Restroom, Kitchenette in every unit.
- Elevatored Buildings.
- Adjacent to Busway mass transit.
- Solid Construction - 2009 built buildings.
- Abundant, Well Lit Parking Areas.
- Enterprise Zone tax benefits and job credits.
- Excellent Signage and Highway Exposure.
- On-Site Property Management.



Total Quality Real Estate, Office (786) 430-0230 Cell (786) 430-0229 Email: [CentreatCutlerBay@tqre.net](mailto:CentreatCutlerBay@tqre.net)

SW. 109<sup>TH</sup> AVE.

SW. 106<sup>TH</sup> AVE.

MARLIN ROAD

S.DADE BIKE TRAIL

BUSWAY

BANK

BUILDING A  
SECOND FLOOR

BUILDING B  
SECOND FLOOR

C-101
C-102
C-103
C-104
C-105
C-106
C-107
C-108
C-109
C-110
C-111

B-101	B-102	B-103	B-104	B-105	B-106	B-107	B-108	B-109	B-110	B-111
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A-101	A-124
A-102	A-125
A-103	A-126
A-104	A-127
A-105	A-128
A-106	A-129
A-107	A-130
A-108	A-131
A-109	A-132
A-110	A-133

A-1 1	A-134
A-112	A-135
A-113	A-136
A-114	A-137
A-115	A-138
A-116	A-139
A-117	A-140
A-118	A-141
A-119	A-142
A-120	A-143
A-121	A-144
A-122	A-145
A-123	A-146

A-201	A-224
A-202	A-225
A-203	A-226
A-204	A-227
A-205	A-228
A-206	A-229
A-207	A-130
A-208	A-231
A-209	A-232
A-210	A-233

A-2 1	A-234
A-212	A-235
A-213	A-236
A-214	A-237
A-215	A-238
A-216	A-239
A-217	A-240
A-218	A-241
A-219	A-242
A-220	A-243
A-221	A-244
A-222	A-245
A-223	A-246

B-201	B-202	B-203	B-204	B-205	B-206	B-207	B-208	B-209	B-210	B-211
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SW 106 Avenue

Marlin Road

Busway

South Dixie Highway





## 2010 Census Demographics 2015 Demographic Projections

SW 106<sup>th</sup> Avenue and Marlin Road  
Miami-Dade County - Miami, FL

1.0 mile radius    2.0 mile radius    3.0 mile radius

<b>Population</b>						
Estimated Population (2010)	14,585		68,707		123,754	
Census Population (1990)	13,955		58,877		96,130	
Census Population (2000)	14,188		65,242		109,335	
Projected Population (2015)	15,518		69,303		129,018	
Forecasted Population (2020)	16,253		71,543		139,926	
Historical Annual Growth (1990 to 2000)	233	0.2%	6,365	1.1%	13,206	1.4%
Historical Annual Growth (2000 to 2010)	397	0.3%	3,465	0.5%	14,418	1.3%
Projected Annual Growth (2010 to 2015)	933	1.3%	596	0.2%	5,264	0.9%
Est. Population Density (2010)	4,758.65	<i>psm</i>	5,601.42	<i>psm</i>	4,516.39	<i>psm</i>
Trade Area Size	3.07	<i>sq mi</i>	12.27	<i>sq mi</i>	27.40	<i>sq mi</i>
<b>Households</b>						
Estimated Households (2010)	5,380		22,263		39,544	
Census Households (1990)	4,829		19,109		30,871	
Census Households (2000)	4,974		20,558		34,166	
Projected Households (2015)	5,945		23,179		42,271	
Forecasted Households (2020)	6,482		24,621		46,750	
Households with Children (2010)	1,923	35.7%	9,376	42.1%	17,063	43.2%
Average Household Size (2010)	2.70		3.05		3.08	
<b>Average Household Income</b>						
Est. Average Household Income (2010)	\$51,086		\$58,143		\$62,225	
Proj. Average Household Income (2015)	\$54,259		\$62,080		\$65,456	
Average Family Income (2010)	\$57,308		\$64,419		\$68,832	
<b>Median Household Income</b>						
Est. Median Household Income (2010)	\$39,899		\$46,704		\$49,882	
Proj. Median Household Income (2015)	\$39,749		\$47,829		\$50,657	
Median Family Income (2010)	\$48,047		\$53,260		\$56,525	
<b>Per Capita Income</b>						
Est. Per Capita Income (2010)	\$19,140		\$19,309		\$20,572	
Proj. Per Capita Income (2015)	\$21,119		\$21,311		\$22,220	
Per Capita Income Est. 5 year change	\$1,980	10.3%	\$2,002	10.4%	\$1,648	8.0%
<b>Other Income</b>						
Est. Median Disposable Income (2010)	\$34,240		\$39,560		\$41,965	
Est. Median Disposable Income (2015)	\$34,171		\$40,336		\$42,442	
Disposable Income Est. 5 year change	-\$70	-0.2%	\$776	2.0%	\$477	1.1%
Est. Average Household Net Worth (2010)	\$351,746		\$411,163		\$437,054	
<b>Daytime Demos</b>						
Total Number of Businesses (2010)	988		2,168		3,279	
Total Number of Employees (2010)	12,128		23,036		32,717	
Company Headqtrs: Businesses (2010)	1	0.1%	1	0.0%	1	0.0%
Company Headqtrs: Employees (2010)	6	0.0%	6	0.0%	8	0.0%
Unemployment Rate (2010)	5.20%		5.10%		4.90%	
Employee Population per Business	12.3 to 1		10.6 to 1		10.0 to 1	
Residential Population per Business	14.8 to 1		31.7 to 1		37.7 to 1	

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