

# FOR LEASE

NWC US1 and SW 136 Street Miami, Florida 33176

# PRADO SHOPPING CENTER

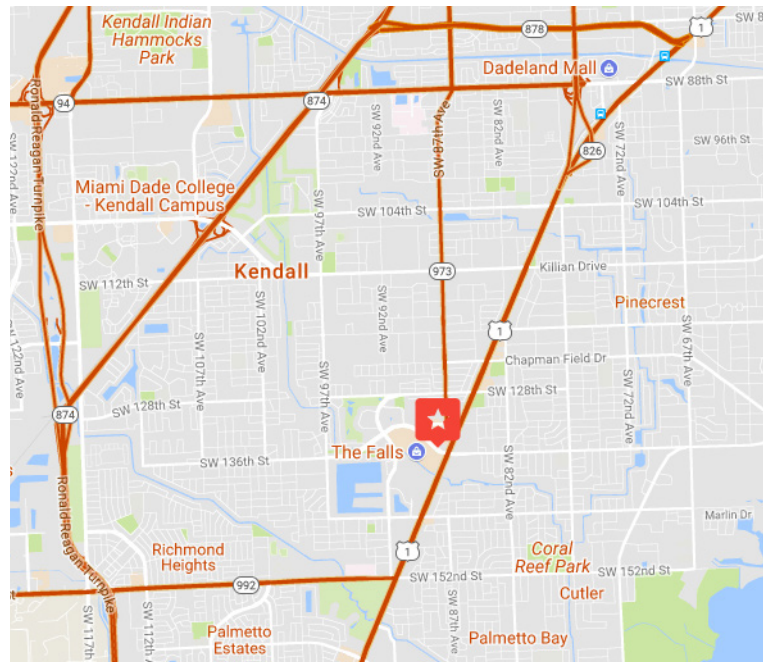


## Property Features:

- 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

## Demographic Information

RADIUS	TOTAL POPULATION	AVERAGE HH INCOME	Traffic Count
1 Mile	11,622	\$126,606	US-1 93,223
3 Mile	100,919	\$127,744	SW 136th Street 34,560
5 Mile	270,062	\$107,321	CARS PER DAY



## Available Units

Suite 8731	1,600 SF
Suite 8733	1,600 SF
Suite 8745	3,650 SF

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# AVAILABILITIES



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