



FOR LEASE | GAS STATION-ANCHORED RETAIL

TURNPIKE SQUARE - FLORIDA TURNPIKE GAS RETAIL CENTER

14801 Bethune Drive, Miami, FL 33176



LEASE OVERVIEW

AVAILABLE SF:	Fully Leased
LEASE RATE:	\$20.00 SF/Year (NNN)
LOT SIZE:	1.56 Acres
BUILDING SIZE:	10,895 SF
YEAR BUILT:	2009
ZONING:	BU-3: Liberal Business District
MARKET:	Miami
SUB MARKET:	South Kendall / Richmond Heights
CROSS STREETS:	Florida Turnpike & SW 117th Ave
TRAFFIC COUNT:	163,500 AADT

PROPERTY DESCRIPTION

SVN is pleased to exclusively offer for lease, Turnpike Square. This free standing location sits adjacent to the Turnpike Exit with 163,500 Cars per Day traveling by its sign. It shares the site with a busy ten pump Chevron Gas Station with a 3,510 SF convenience store and restaurant on a 1.56 acre lot. The service station is being successfully operated by the current owners and drives significant traffic to the property.

Approximately, 7,385 SF Vanilla Shell retail structure was recently improved on the eastern side of the property. There may also be the possibility to expand the building to accommodate a 10,000+ SF tenant. The ownership is well-capitalized and prepared to build-out the space to meet the tenants requirements.

This is a rare opportunity to benefit from a location on a busy Florida Turnpike on-ramp. In addition to the Turnpike frontage, this property is well located in a residential neighborhood lacking much needed retail. This center is ideal for a wide range of retailers, such as restaurants, neighborhood grocery stores, discount variety stores, and automotive related services.



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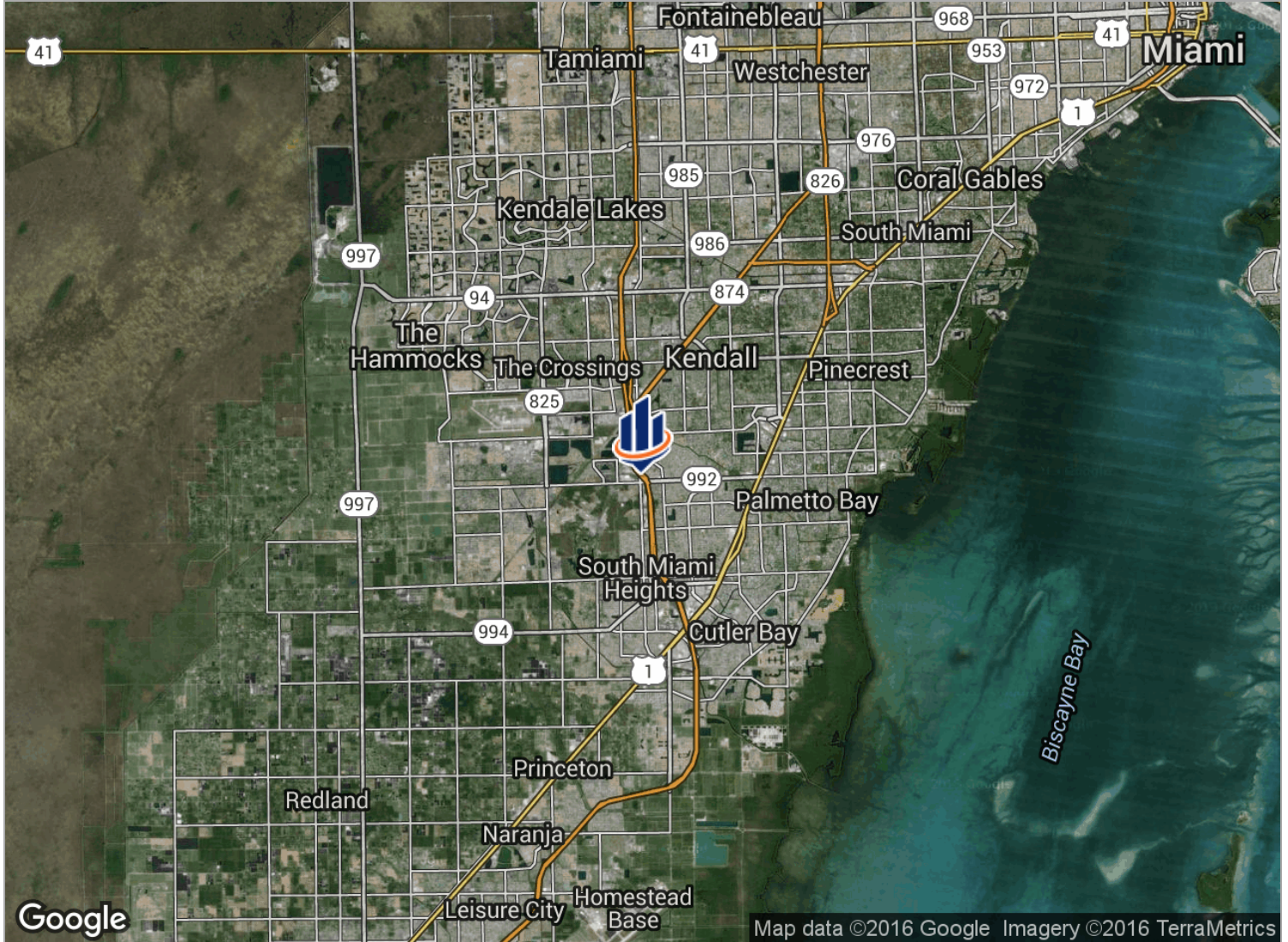
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Location Description



LOCATION DESCRIPTION

The property has great visibility from the Turnpike with daily traffic counts [AADT] of 163,500 and local street traffic of 33,000 AADT. It is ideally located at the northbound on-ramp of the Florida Turnpike. The service station is located near the corner of SW 117th Ave and 152nd St in a rapidly growing Miami sub-market. The neighborhoods of Pinecrest, South Kendall, Perrine, Palmetto Bay, and Cutler Bay are all in close proximity. Local area venues include Zoo Miami, Miami Dade College's Kendall Campus, Miami Executive Airport, Jackson South Hospital, Palmetto Golf Course and The Falls shopping mall.



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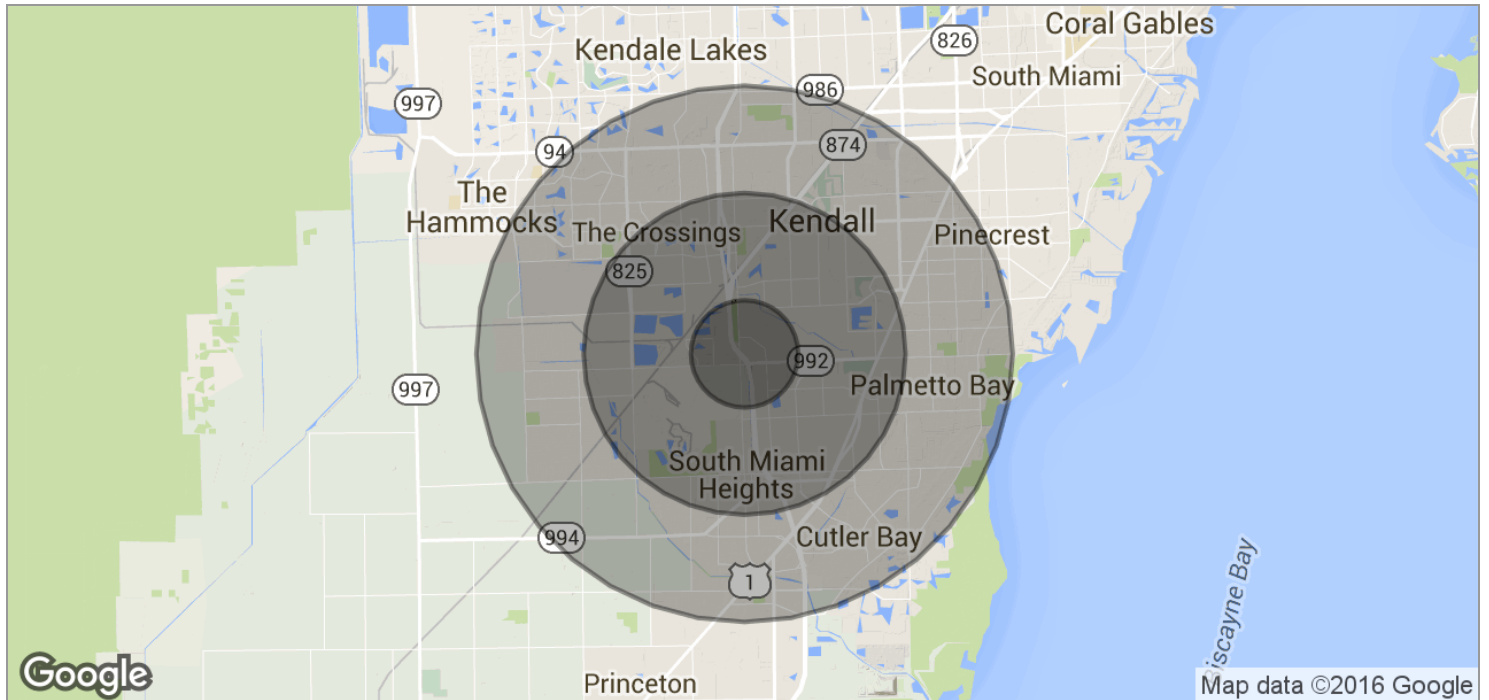
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Demographics Map



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	15,650	120,271	339,937
MEDIAN AGE	36.6	36.4	36.9
MEDIAN AGE (MALE)	33.5	33.9	34.9
MEDIAN AGE (FEMALE)	38.2	38.0	38.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,800	36,910	107,562
# OF PERSONS PER HH	3.3	3.3	3.2
AVERAGE HH INCOME	\$62,090	\$78,127	\$78,257
AVERAGE HOUSE VALUE	\$287,317	\$354,771	\$357,846
RACE			
% WHITE	39.8%	65.7%	75.3%
% BLACK	50.8%	24.6%	15.2%
% ASIAN	2.7%	2.4%	2.4%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.1%	0.1%
% OTHER	4.2%	5.2%	5.1%
ETHNICITY			
% HISPANIC	34.8%	53.3%	60.1%



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