

For Lease  
**Retail Space**  
 in Goulds Plaza



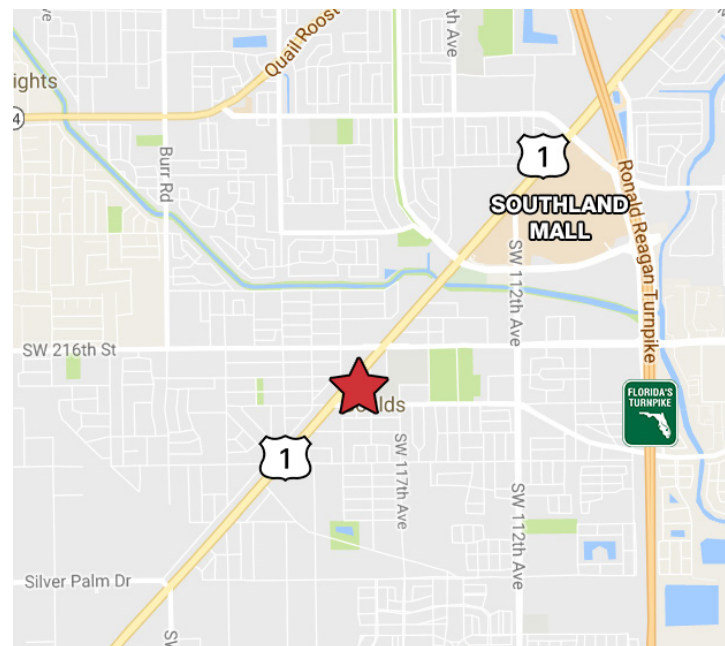
**11601 SW 216<sup>th</sup> Street**  
 Miami, Florida 33170

**Property Details**

- End Cap Available - 3,395 SF
- Inline Space - 858 SF
- Exposure to signalized intersection of US1 and SW 216th Street
- Large pylon signage available on corner for maximum exposure
- Ample parking

**Location Features**

- Located on major North / South transportation corridor
- Traffic count: Over 50,000 vehicles per day
- Just South of:
  - Southland Mall
  - Turnpike / US1 Junction
  - Cultural Arts Center



**Demographics**

	1 Mile	3 Mile	5 Mile
POPULATION	16,528	103,924	220,787
AVG. HH INCOME	\$48,738	\$64,183	\$69,281
TRAFFIC COUNT	56,535 vehicles per day		



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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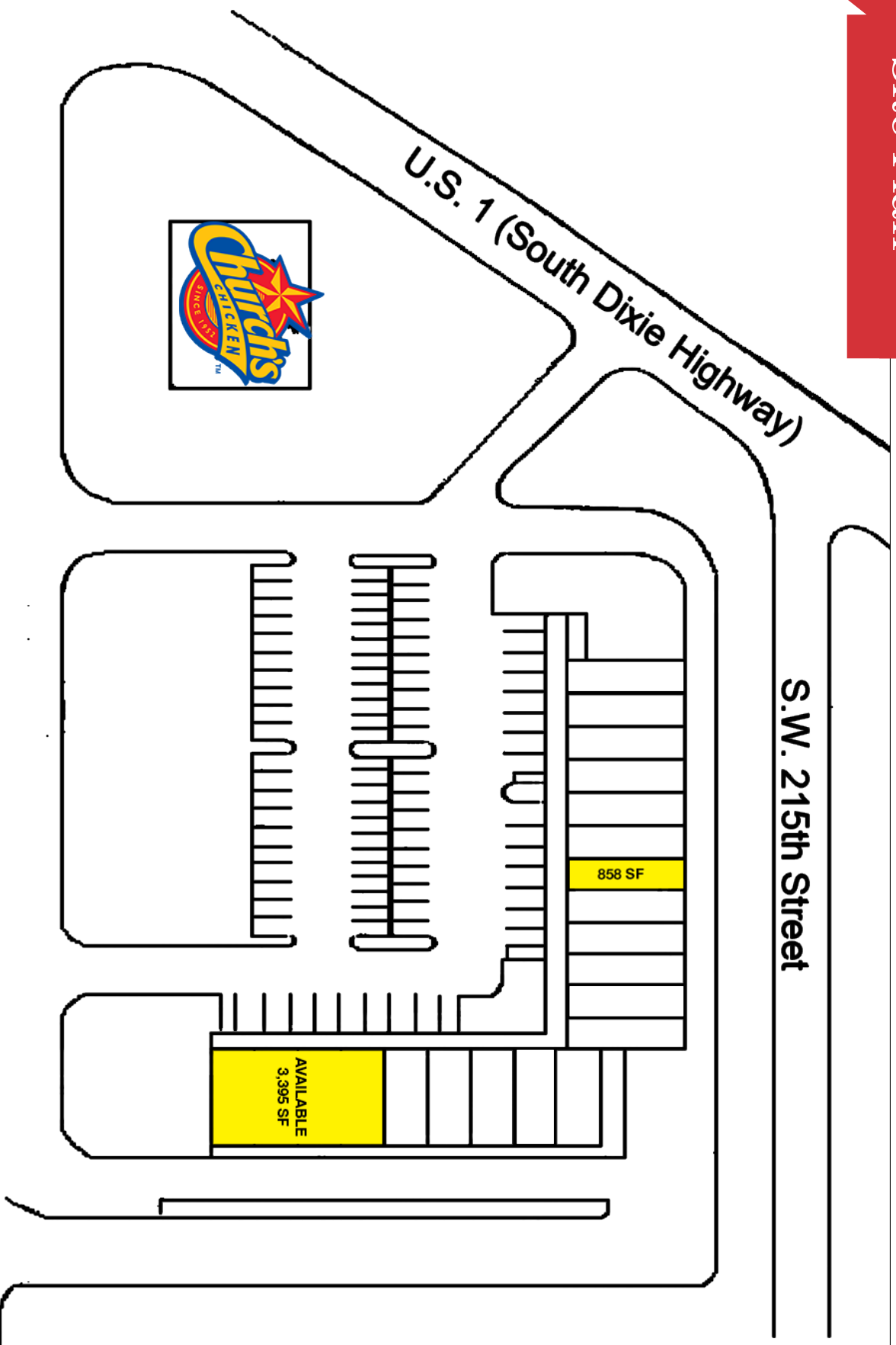
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# Availability Site Plan



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