



FOR LEASE UP TO ±10,624 SF AVAILABLE AT UNIVERSITY SHOPPES

1615 SW 107TH AVENUE | MIAMI, FL 33165



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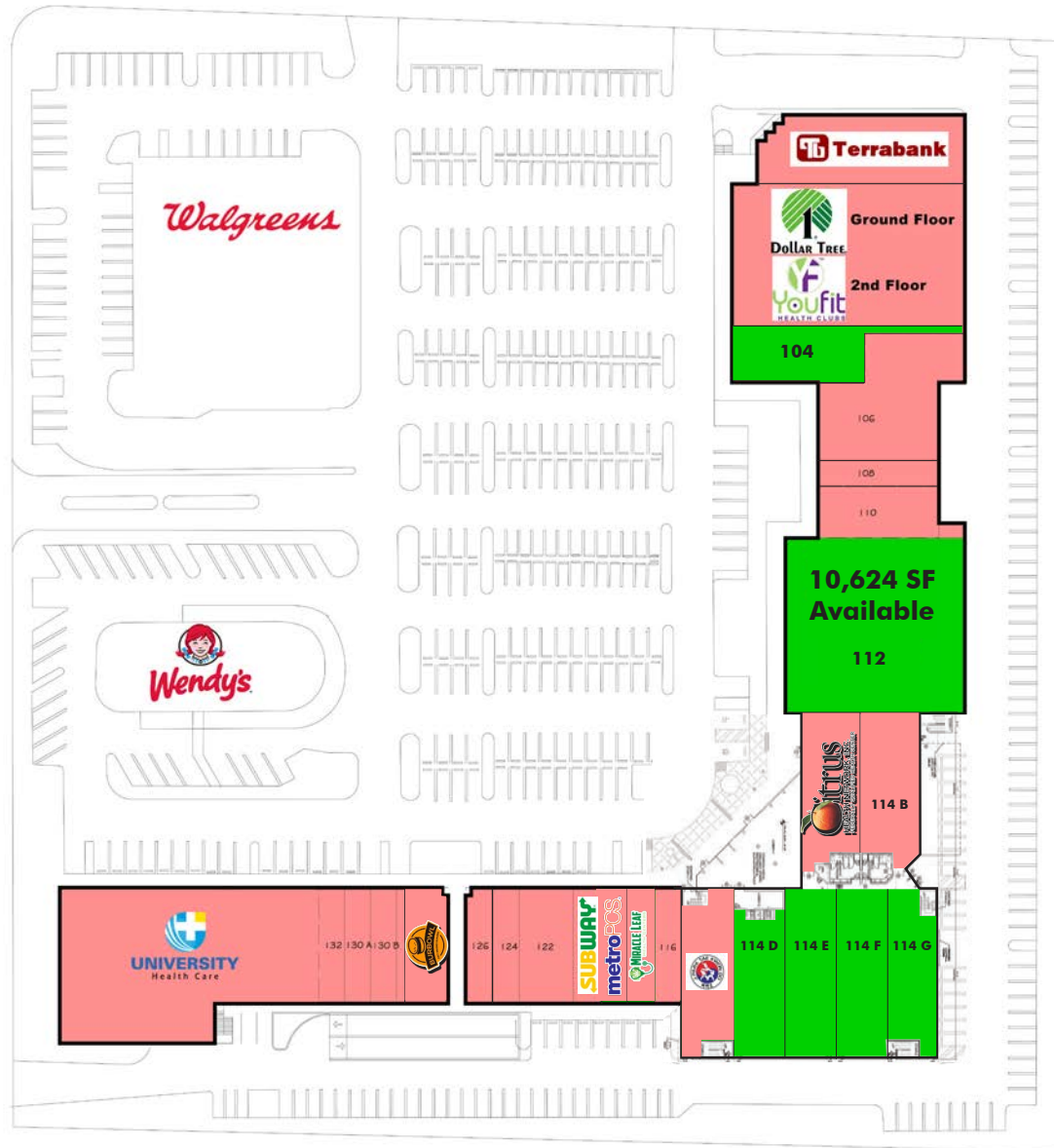
HIGHLIGHTS

- Up to ±10,624 SF retail space available for lease
- 11 professional office suites available
- Located directly across from  **FIU** FLORIDA INTERNATIONAL UNIVERSITY
Approximately 55,111 students, 3,200 on-campus students and 9,700 faculty and staff
- Located at signalized intersection with 45,000 ADT on SW 107th Avenue

- Co-tenants include:       

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	26,263	211,153	450,832
Households	7,904	67,558	147,363
Median Age	43	44	43
AHHI	\$62,125	\$63,987	\$73,826

SITE PLAN



LEGEND		
100	Terrabank	4,674 SF
102A&B	Dollar Tree	11,078 SF
103	YouFit Health Club (2nd Floor Tenant)	11,470 SF
104	AVAILABLE RETAIL	2,802 SF
106	Community Medical Group of Westchester	4,804 SF
108	Karoly's Beauty Salon	1,050 SF
110	Community Medical Group of Westchester	2,111 SF
112	AVAILABLE RETAIL	10,624 SF
114	Citrus Health Network	2,715 SF
114B	First Infant University Day Care	2,715 SF
114C	J Martial Arts School	2,391 SF
114D	AVAILABLE OFFICE	2,328 SF
114E	AVAILABLE OFFICE	2,558 SF
114F	AVAILABLE OFFICE	2,471 SF
114G	AVAILABLE OFFICE	2,419 SF
116	Happy Hour Barber Shop	1,049 SF
118A	Miracle Leaf	1,011 SF
118B	MetroPCS	1,005 SF
120	Subway	1,049 SF
122	Hi Pot	2,010 SF
124	Happy Hour Nails	1,049 SF
126	J-Petal & Poke Bowl	1,222 SF
128	Burbowl	1,942 SF
130	Blue Sky Insurance	1,049 SF
130B	107 Chinese Desserts	1,049 SF
132	Fitness Depot Supply	1,049 SF
134	University Health Care Center	3,028 SF
136	University Health Care Center	1,009 SF
138	University Health Care Center	8,100 SF

TRADE AERIAL

