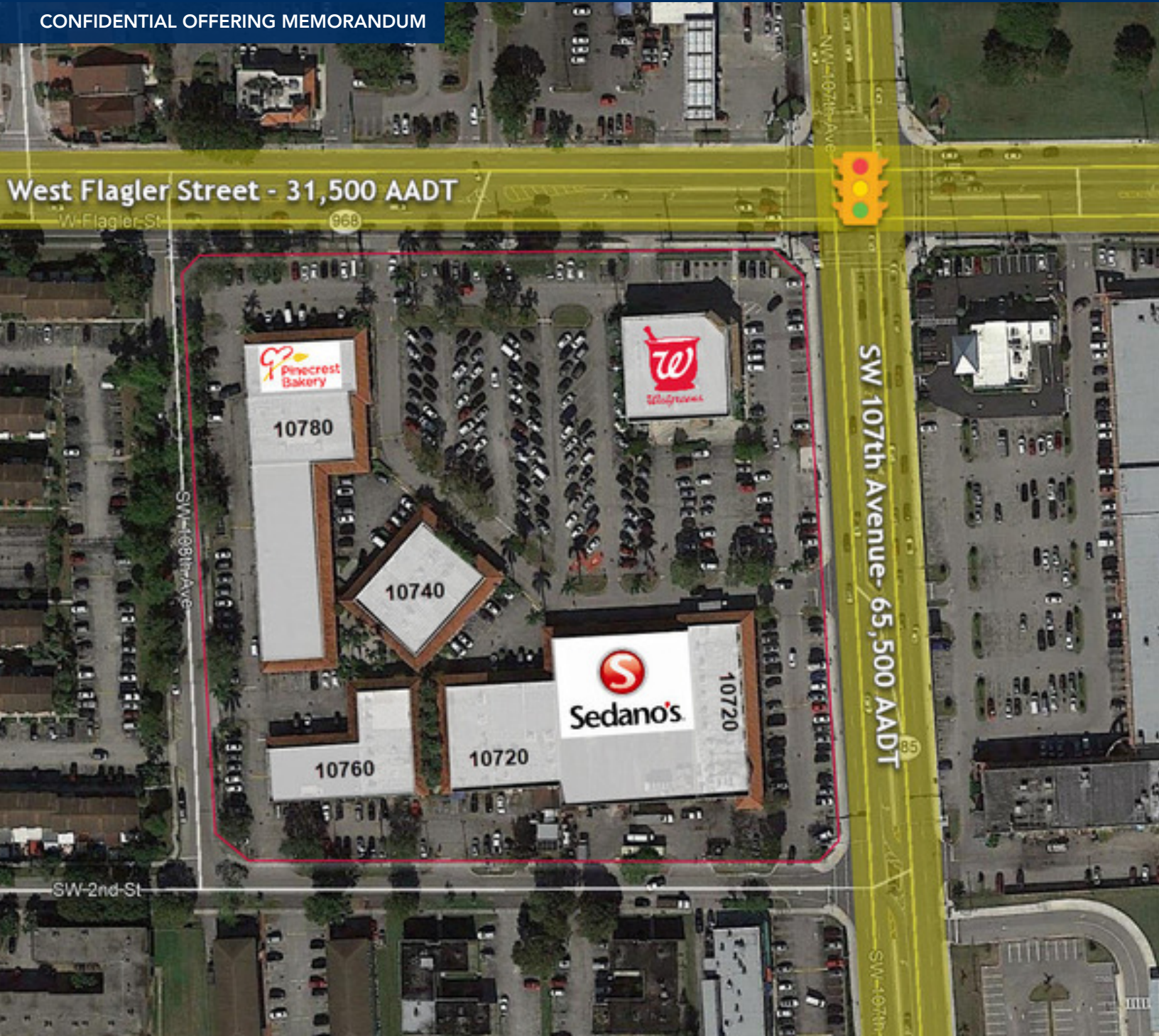


RETAIL SPACE IN FLAGLER MIAMI

10720 W. FLAGLER STREET, MIAMI, FL 33174

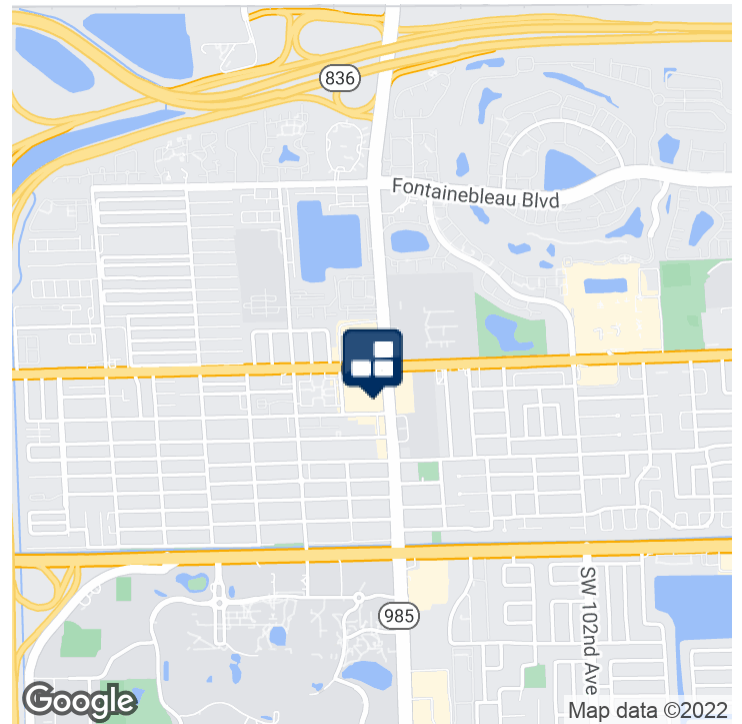
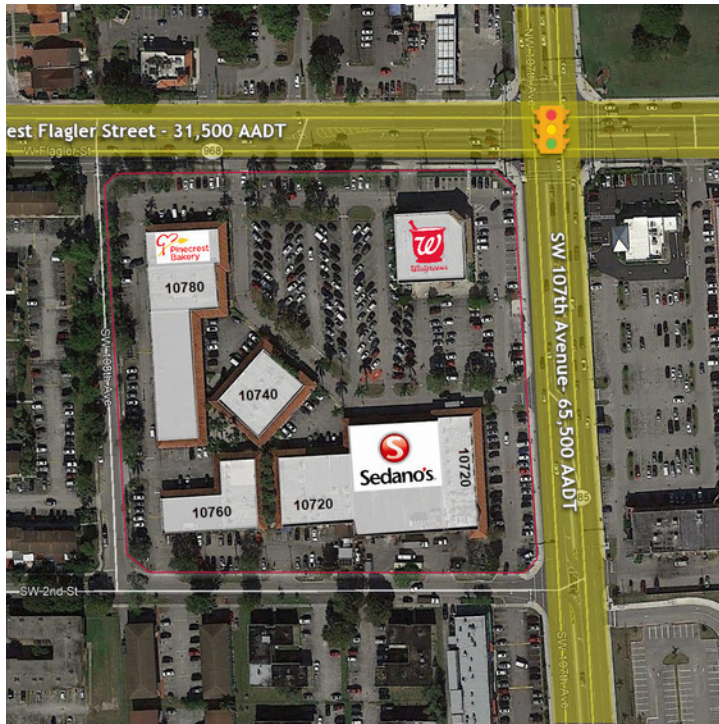
CONFIDENTIAL OFFERING MEMORANDUM



Ivelisse Meneses, PA, CCIM | Broker-Associate | 786.271.7712 | Ivelisse@KaizenRE.com

EXECUTIVE SUMMARY

10720 W. FLAGLER STREET, MIAMI, FL 33174



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	61,692 SF
Available SF:	Fully Leased
Lot Size:	7.136 Acres
Year Built:	1973
Zoning:	BU-2
Market:	South Florida
Submarket:	Sweetwater

PROPERTY OVERVIEW

Kaizen Realty Partners is pleased to represent available space at the West Flagler Plaza Shopping Center including retail and office spaces anchored by major retailers such as Sedano's & Walgreens. This Shopping Center is located at the major signalized intersection of West Flagler St and SW 107th Ave near access to both SR-836 Dolphin Expressway and Florida's Turnpike, and enjoys excellent visibility and traffic counts of over 97,000 vehicles combined between both thoroughfares (31,500 AADT on West Flagler St and 65,500 AADT on SW 107th Ave). Co-tenants include Sedanos, Walgreen's, Pincrest Bakery, Amscot, Cricket, Universal Career School, Simple Mobile, Madroño Restaurant, Etc. Centrally positioned in a major Sweetwater neighborhood, the property is conveniently proximate to two FIU Campuses and several other major shopping centers.

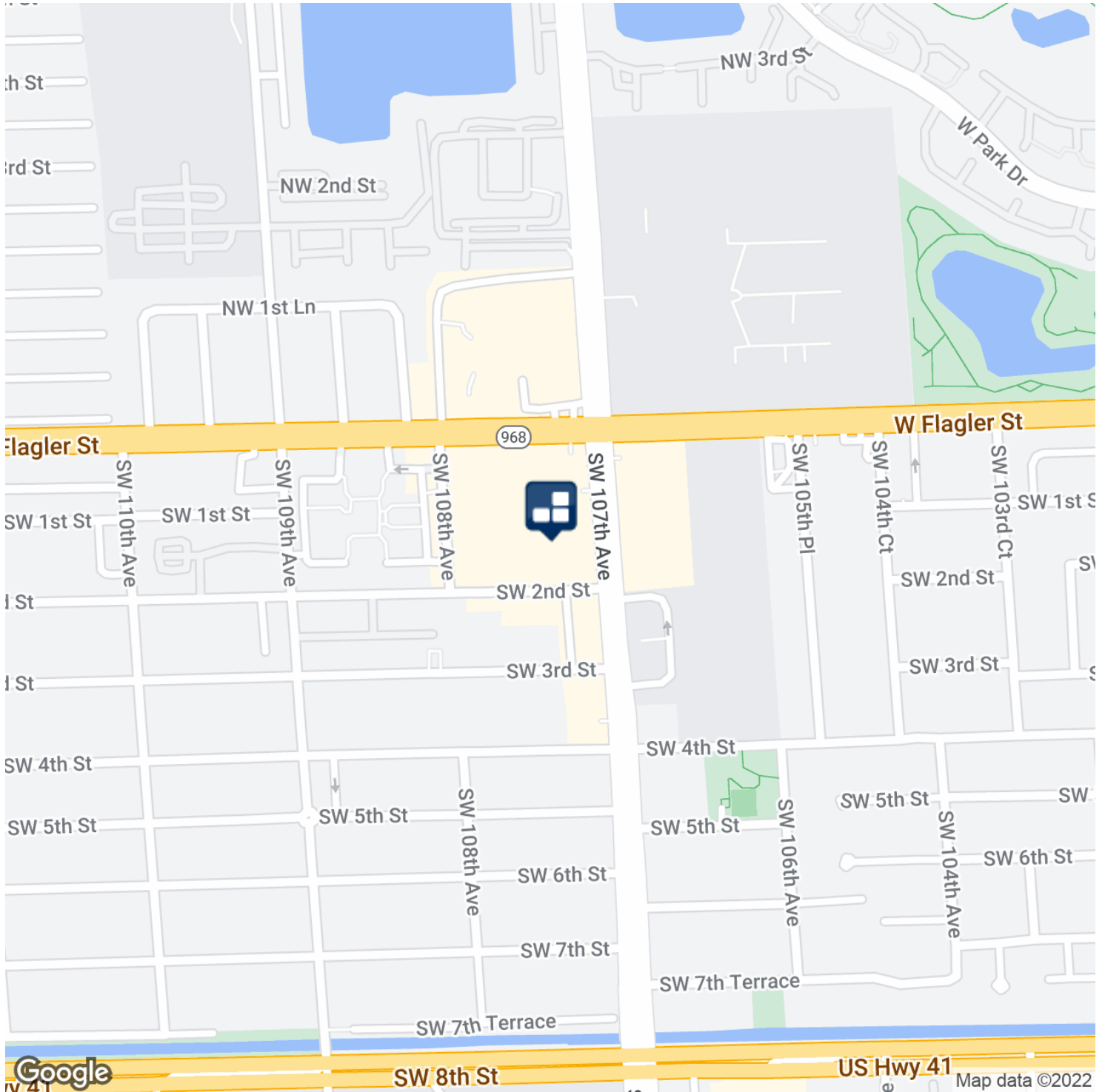
ADDITIONAL PHOTOS

10720 W. FLAGLER STREET, MIAMI, FL 33174



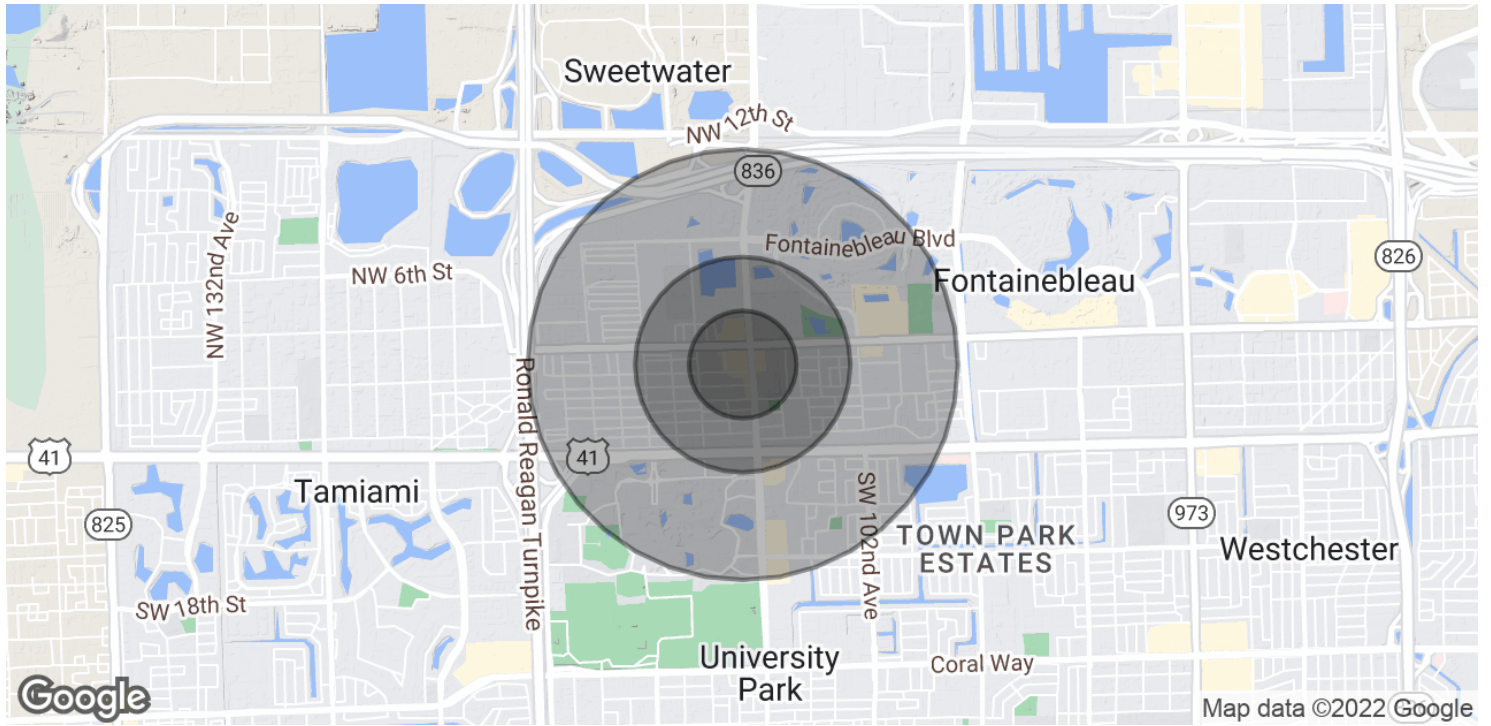
LOCATION MAP

10720 W. FLAGLER STREET, MIAMI, FL 33174



DEMOGRAPHICS MAP &

10720 W. FLAGLER STREET, MIAMI, FL 33174



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,416	11,649	35,416
Average Age	41.9	41.7	40.5
Average Age (Male)	40.0	39.0	37.2
Average Age (Female)	44.7	43.8	42.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,207	3,862	11,449
# of Persons per HH	2.8	3.0	3.1
Average HH Income	\$36,801	\$39,416	\$44,284
Average House Value	\$194,796	\$181,447	\$185,587

* Demographic data derived from 2020 ACS - US Census