

RETAIL/OFFICE SUBLEASE

2,413 SF | 15346 NW 79TH COURT, MIAMI LAKES, FL 33016
SUBLEASE EXPIRES JUNE 30, 2024

Craig Merlin
305.987.4401
cmerlin@naimiami.com

David Oxios
305.775.2224
doxios@naimiami.com

NAIMiami



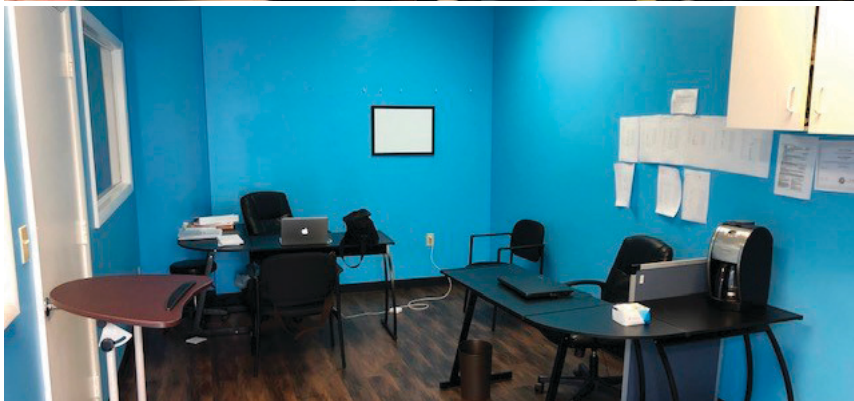
PROPERTY FEATURES

- Below market sublease rate of **\$24.15 NNN + \$9.89 CAMS**
- Large open space, one Private Office
- Reception area
- Kitchen/Break room
- Washer/Dryer room
- Common parking in front. One reserved space in rear, with additional common spaces for employees



LOCATION FEATURES

- At entrance of Miami Lakes Business Park West
- Easy access to SR-826
- Strong co-tenants including: Starbucks, Chipotle, Einstein Bros Bagels, CVS, Regions Bank.
- Exterior signage available to enhance exposure



Craig Merlin
305.987.4401
cmerlin@naimiami.com

David Oxios
305.775.2224
doxios@naimiami.com



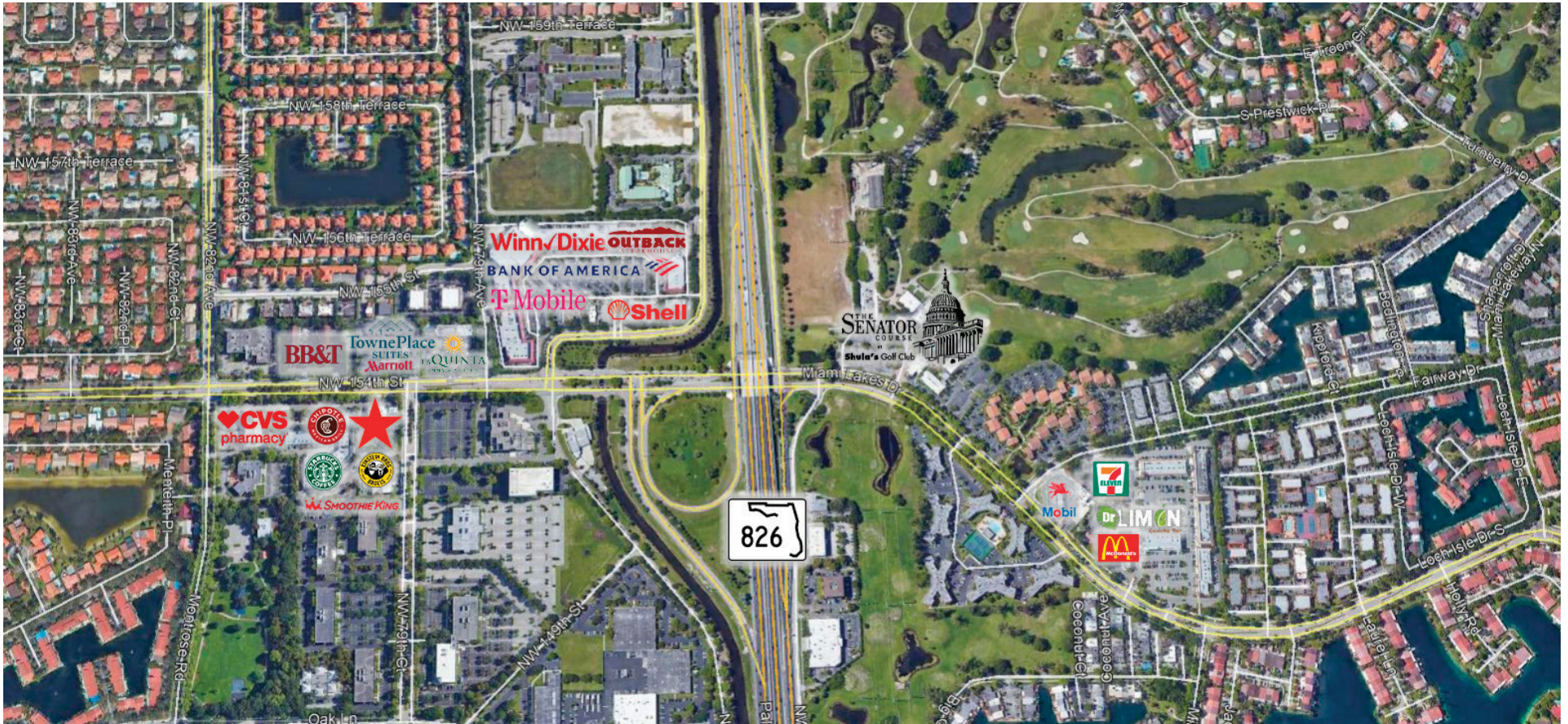
SITE PLAN



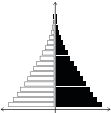


Craig Merlin
305.987.4401
cmerlin@naimiami.com

David Oxios
305.775.2224
doxios@naimiami.com

RETAIL MAP



DEMOGRAPHICS

			
1 MILE	2020 POPULATION 15,771	AVERAGE INCOME \$66,257	TRAFFIC COUNT NW 154TH STREET
3 MILES	208,921	\$52,671	25,550
5 MILES	456,496	\$49,346	CARS PER DAY

VOID ANALYSIS

- A void analysis was performed on the Park Centre Shops. The reference area was the 10 miles surrounding the subject. The void analysis found a significant void in the area for educational business such as tutoring, child care, and more. There were 1,302 educational businesses in the reference area and only 161 educational businesses in the analysis area of the subject thus resulting in 1,141 gap between analysis and reference area

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Craig Merlin
305.987.4401
cmerlin@naimiami.com

David Oxios
305.775.2224
doxios@naimiami.com

