

FORMER BANK BUILDING FOR LEASE ACROSS FROM FALLS MALL

LAND LEASE ALSO AVAILABLE



8801 SW 136TH STREET | MIAMI, FLORIDA 33176

PROPERTY FEATURES

- Freestanding former 2-story bank building of 4,387 SF with 2 drive-thru lanes
- First floor: 1,937 SF | Second floor: 2,451 SF
- Major tenant at center includes CVS, Total Wine, and United States Postal Service
- Property zoned BU-2
- 283 shared parking spaces
- Monument signage available on SW 136th Street

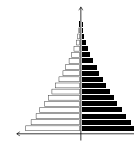
LOCATION FEATURES

- Across the street from the Falls Mall, Fresh Market, Apple Store and Shake Shack
- Located in the established and affluent communities of Pinecrest, Palmetto Bay and the Falls
- Excellent visible building located up on SW 136th Street at the entrance to the center

DEMOGRAPHICS

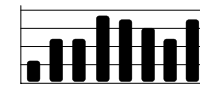


1 MILE
3 MILES
5 MILES



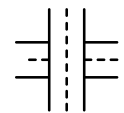
2020 POPULATION

11,622
100,919
270,062



AVERAGE INCOME

\$126,606
\$127,744
\$107,321



TRAFFIC COUNT

US-1
93,223
SW 136TH STREET
34,560
CARS PER DAY



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POINTS OF INTEREST

PINECREST - FALLS MALL AREA



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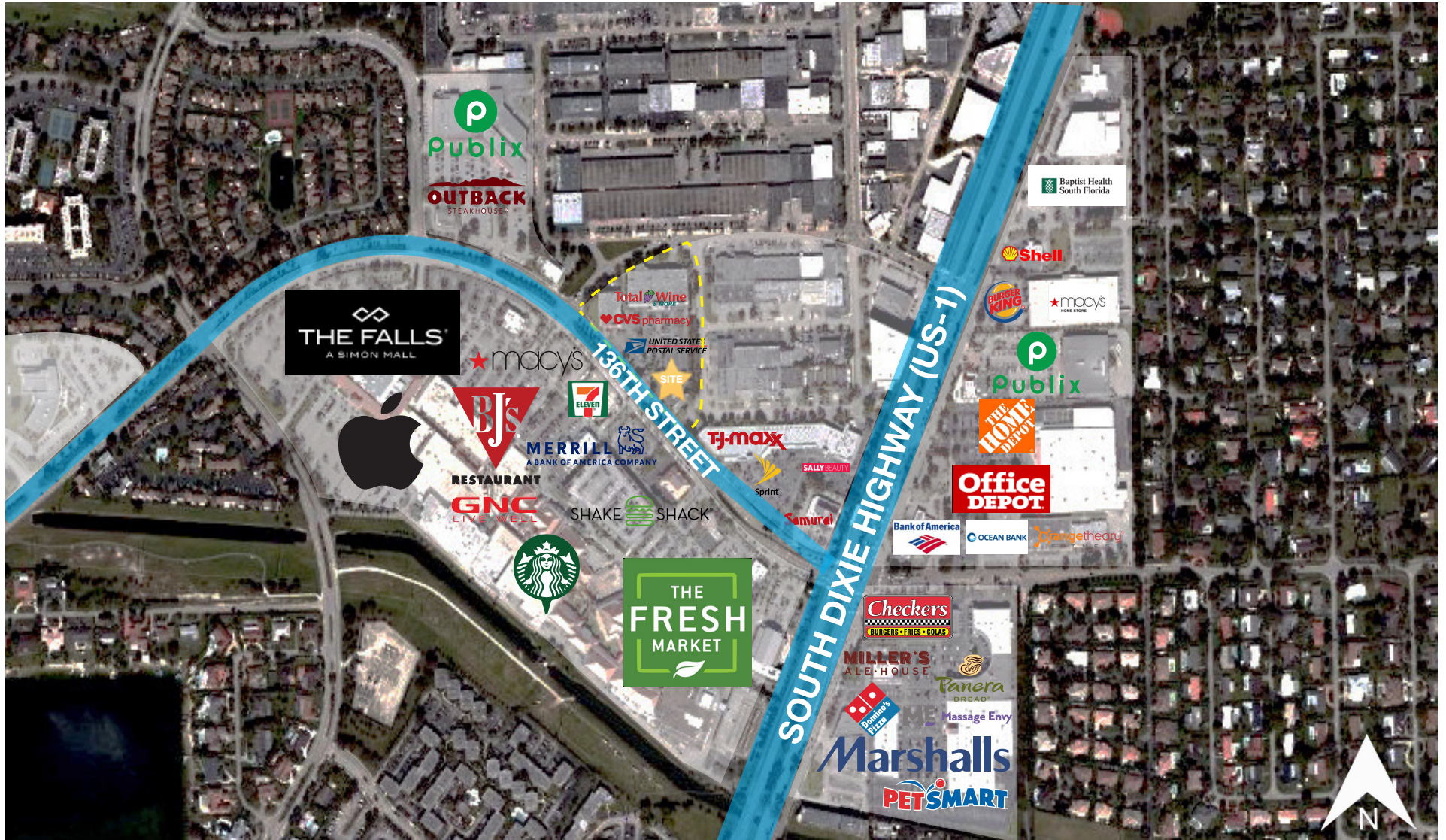


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