

## RETAIL FOR LEASE

# ORCHARD VILLA

1201 NW 54th Street, Miami, FL 33142



|                |                     |
|----------------|---------------------|
| AVAILABLE SF:  | 4,500 - 9,190 SF    |
| LEASE RATE:    | \$15.00 SF/Yr (NNN) |
| LOT SIZE:      | 0.57 Acres          |
| BUILDING SIZE: | 9,190 SF            |
| YEAR BUILT:    | 1946                |
| RENOVATED:     | 2016                |
| ZONING:        | T-5 O               |
| TRAFFIC COUNT: | 36,000              |

### PROPERTY OVERVIEW

GROSS LEASE

SEEKING NATIONAL TENANT

FLEXIBLE TERMS 3, 5, AND 10 YEAR TERM AVAILABLE

### PROPERTY FEATURES

- OWNER TO BUILD OUT EXTERIOR AS PER RENDERING
- IMMEDIATE OCCUPANCY
- FLEXIBLE TERMS 3, 5, AND 10 YEAR TERMS AVAILABLE

**KW COMMERCIAL**  
550 Biltmore Way PH2  
Coral Gables, FL 33134

**ALAN LEON**  
COMMERCIAL AGENT  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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| POPULATION          | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 8,299     | 31,426    | 68,439    |
| MEDIAN AGE          | 27.6      | 29.1      | 30.9      |
| MEDIAN AGE (MALE)   | 25.0      | 26.3      | 28.4      |
| MEDIAN AGE (FEMALE) | 32.5      | 32.3      | 33.4      |
| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 1.5 MILES |
| TOTAL HOUSEHOLDS    | 2,605     | 9,733     | 21,438    |
| # OF PERSONS PER HH | 3.2       | 3.2       | 3.2       |
| AVERAGE HH INCOME   | \$32,533  | \$32,435  | \$30,947  |
| AVERAGE HOUSE VALUE | \$164,631 | \$180,178 | \$224,868 |
| RACE                | 0.5 MILES | 1 MILE    | 1.5 MILES |
| % WHITE             | 8.7%      | 11.3%     | 22.1%     |
| % BLACK             | 89.4%     | 85.0%     | 73.1%     |
| % ASIAN             | 0.7%      | 1.1%      | 0.6%      |
| % HAWAIIAN          | 0.0%      | 0.0%      | 0.0%      |
| % INDIAN            | 0.0%      | 0.0%      | 0.0%      |
| % OTHER             | 0.7%      | 1.9%      | 3.3%      |
| ETHNICITY           | 0.5 MILES | 1 MILE    | 1.5 MILES |
| % HISPANIC          | 9.3%      | 13.9%     | 26.9%     |

\* Demographic data derived from 2010 US Census

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| SPACE         | SPACE USE     | LEASE RATE    | LEASE TYPE | SIZE (SF)        | AVAILABILITY |
|---------------|---------------|---------------|------------|------------------|--------------|
| ORCHARD VILLA | Street Retail | \$15.00 SF/YR | NNN        | 4,500 - 9,190 SF | VACANT       |

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