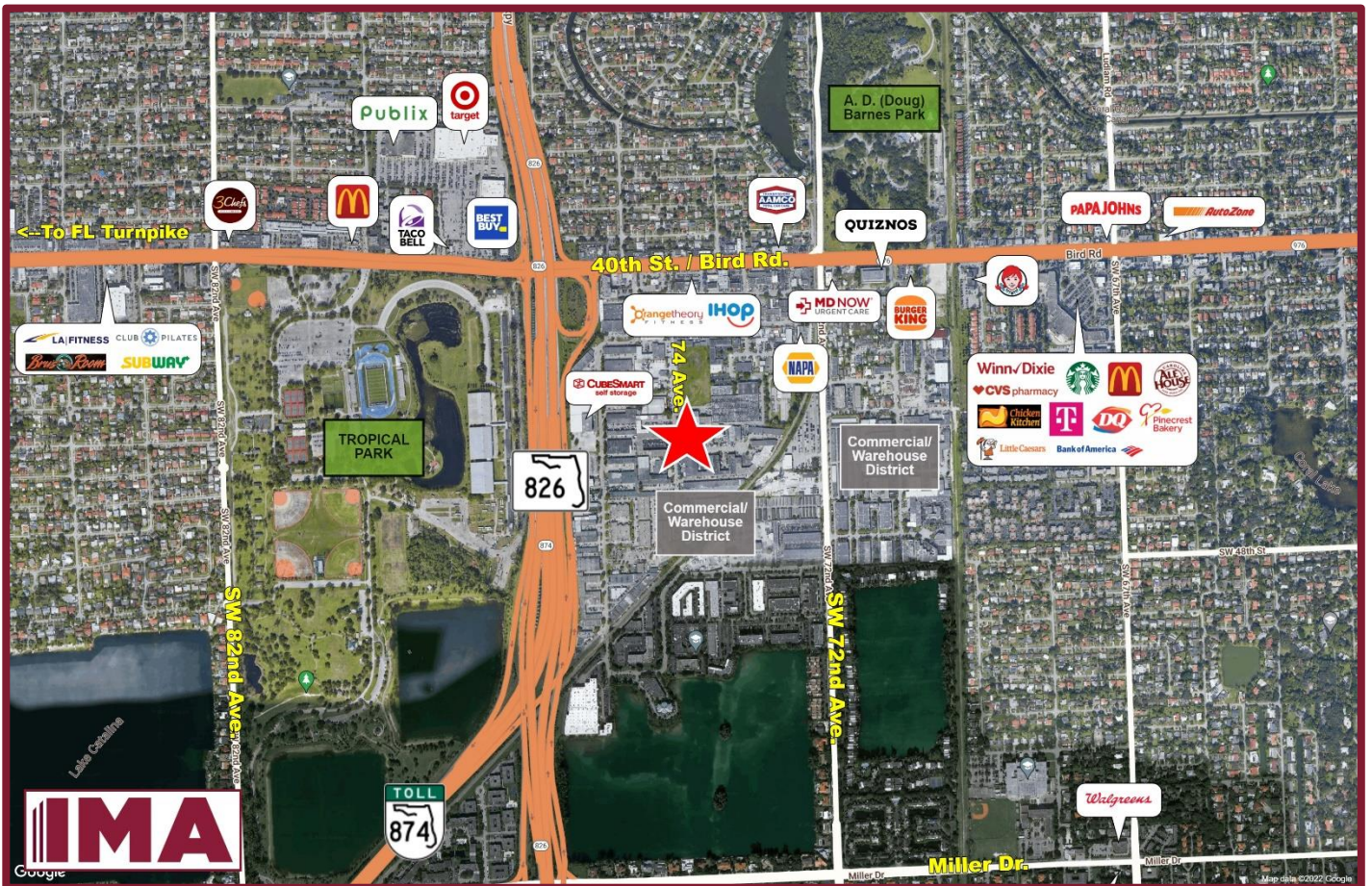


# CFLP WAREHOUSES



SW 74<sup>th</sup> Avenue & SW 45<sup>th</sup> Street, Miami, FL





# CFLP WAREHOUSES



**SIZE:** 13,660 SF

**POPULATION:** 1 Mile: 12,194    3 Mile: 159,899    5 Mile: 455,874

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$86,285    3 Mile: \$103,080    5 Mile: \$101,507

**DAYTIME POPULATION:** 1 Mile: 16,749    3 Mile: 129,272

**TRAFFIC COUNT:** Bird Rd./SW 40<sup>th</sup> St: 60,000± ADT | Palmetto Expwy. (SR 826): 160,000± ADT

**JOIN:** • Florida Keys Marine Diesel • National Auto Parts • GEL International • American Car Motors

## PROPERTY HIGHLIGHTS:

- Located in the heart of an established bustling commercial warehouse district. Easy access to SW 40<sup>th</sup> Street/Bird Road, a commercial corridor and the Palmetto Expressway (SR 826)
- Surrounded by dense established residential neighborhoods.
- Nearby generators include Tropical Park, Target, Publix, Best Buy, Winn-Dixie, Taco Bell, MD Now Urgent Care, Orange Theory Fitness, Burger King, McDonald's, etc.

## FOR LEASING INFORMATION



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