

CALUSA CENTRE

SW 137th Avenue & SW 112th Street, Miami, FL

FOR LEASE



Josh Baumgard | 786-580-4493 | jbaumgard@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110



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Property Highlights:

- 36,900 ± SF shopping center, plus Burger King and daily needs co-tenants
- Dense residential community
- Located at SW corner with traffic light, plus left ingress/egress from SW 137th Avenue and 112th Street
- Booming retail corridor with many national retailers and restaurants: Costco, TJ Maxx, HomeGoods, Ross, Publix, Sergio's, Starbucks, Orange Theory Fitness, Five Guys, Aldi, Wawa, Youfit, McDonald's, Chipotle & Panera Bread
- Ample parking and massive signage for all tenants
- Join:



Population

1 Mile: 19,291

3 Miles: 172,896

5 Miles: 379,032

Avg. HH Income

1 Mile: \$134,282

3 Miles: \$121,108

5 Miles: \$127,053

Total Employees

1 Mile: 15,246

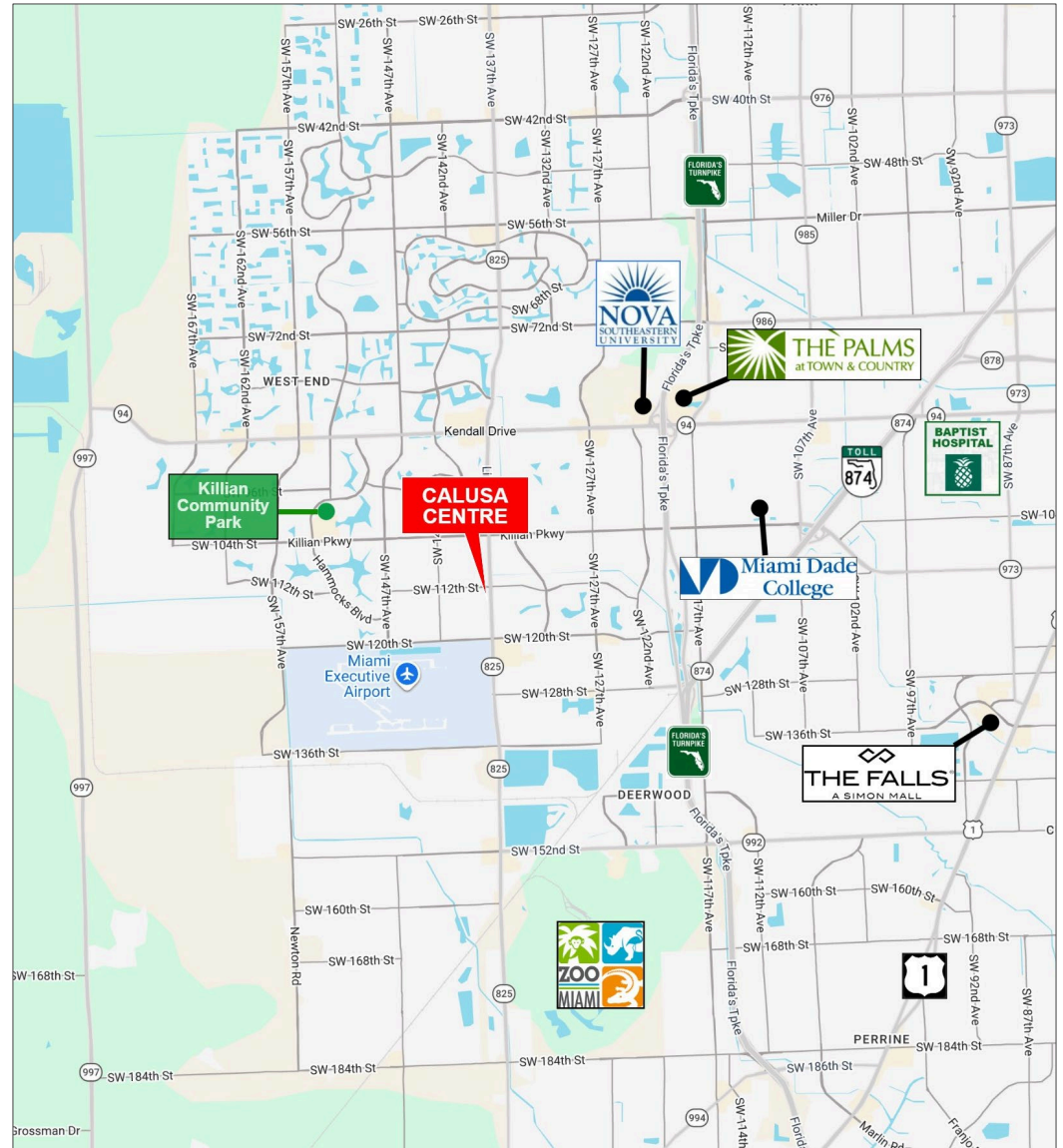
3 Miles: 78,144

5 Miles: 140,590

Traffic Counts

SW 137th Avenue: 40,500 VPD ±

SW 112th Street: 8,700 VPD ±



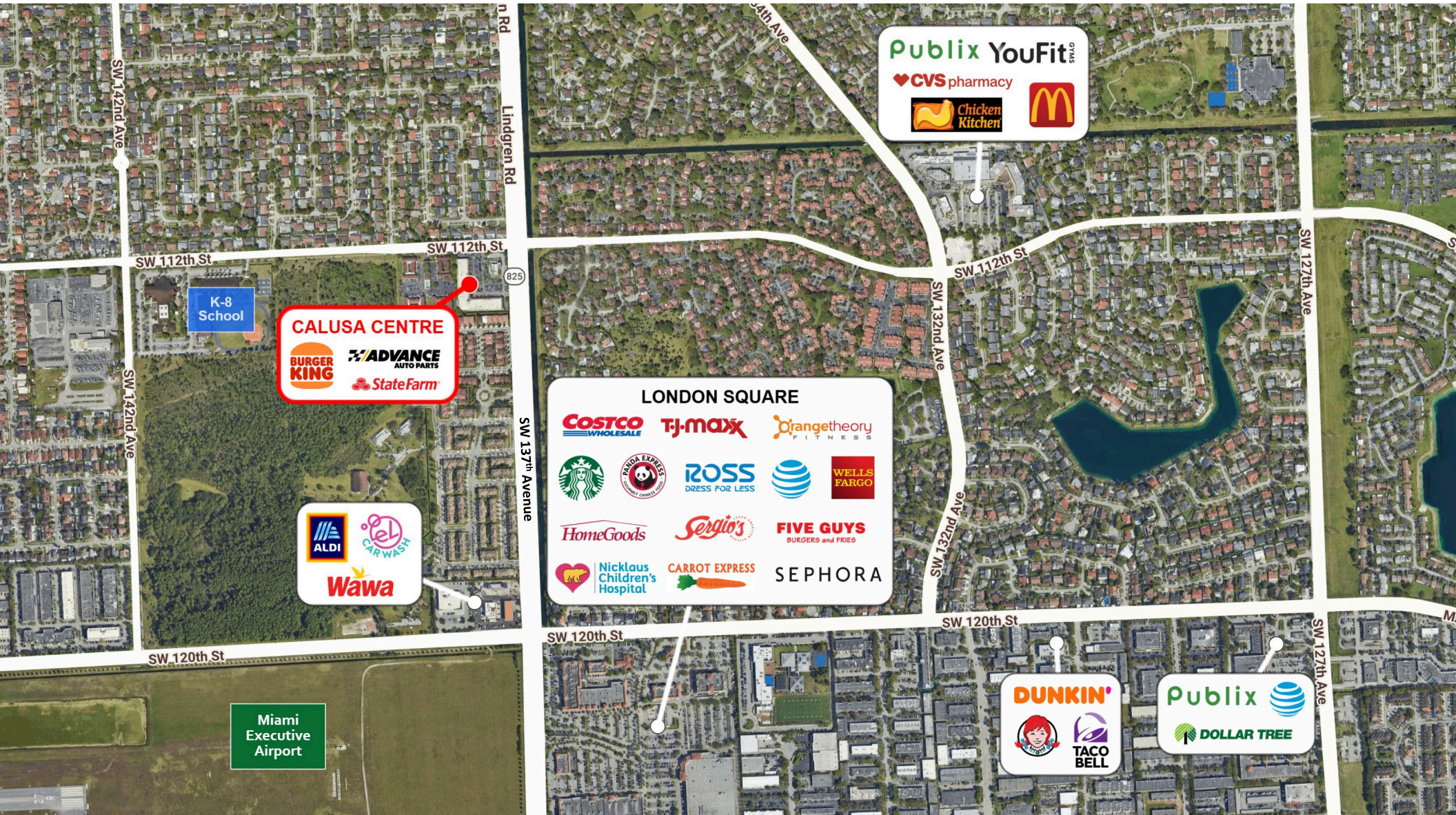
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UNIT #	TENANT	SF
11230	Chuck Wagon Restaurant	3,450
11236	State Farm	1,175
11238	Senor Pan Café	2,350
11242	Bliss Nail Salon	1,200
11244-46	Adult Life Care Center	2,350
11248	Yong Family Martial Arts	1,175
11250	Women's Hair Salon	1,175
11252	PETGrove	1,175
11254	Dr. Landent, DMD	1,175
11256-58	Kwik Stop	2,350
11260	Centroenvios	900
11262-64	iKids Preschool	3,454
11266-68	Alejo Vet - (Veterinary)	2,401
11270	Orgullo Colombiano Bakery	1,150
11272	Townhealth Medical Center	1,100
11274	Mekong Chinese Restaurant	1,250
11276	Smokers Goods	1,150
11278	Pet Planet	1,150
11280	All Star Pizza	1,150
11290	Advance Auto Parts	5,937



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