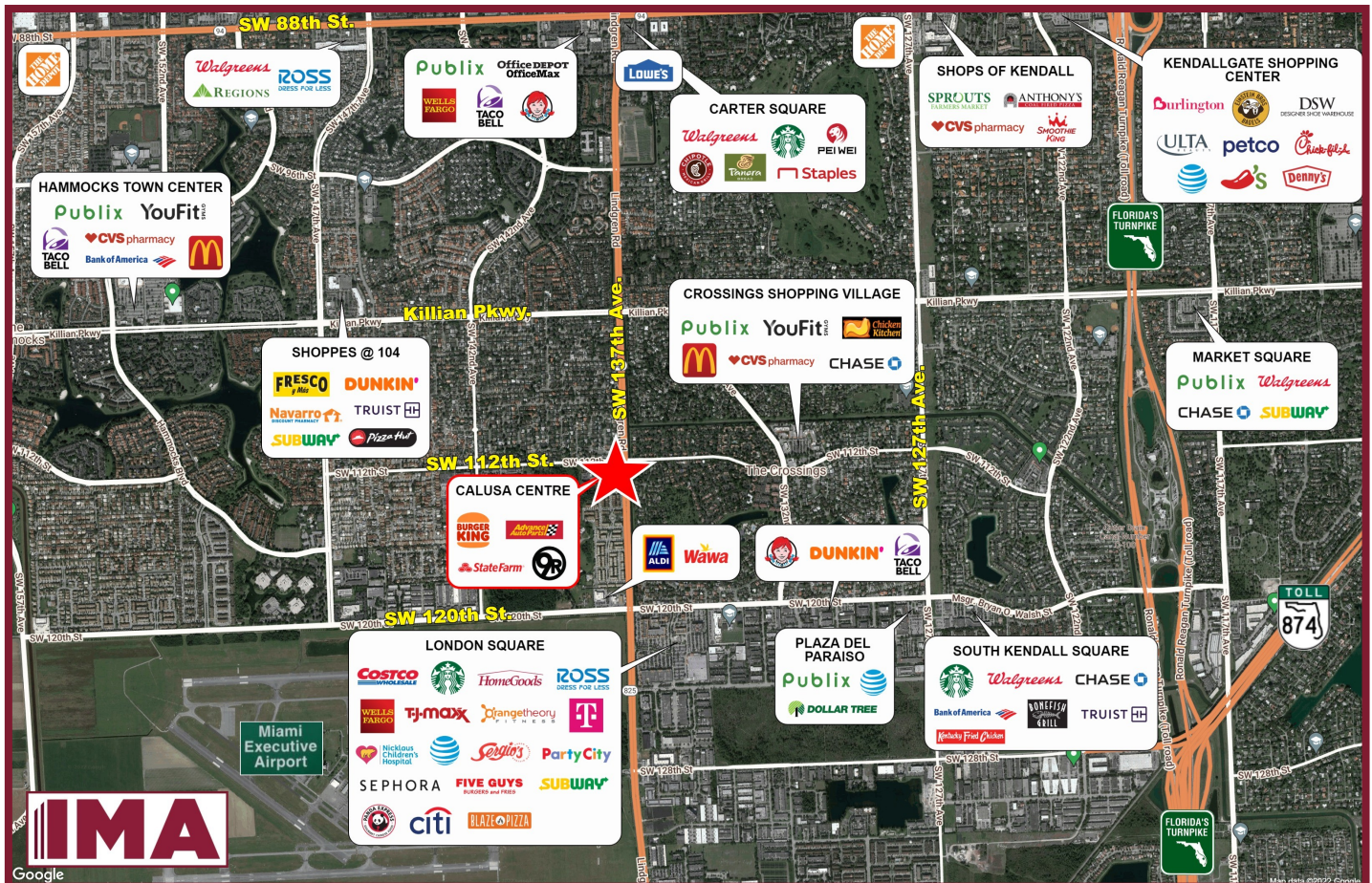


CALUSA CENTRE



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



CALUSA CENTRE



SIZE: 36,900 SF ±, plus Burger King

POPULATION: 1 Mile: 17,992 3 Mile: 171,954 5 Mile: 383,902

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$100,954 3 Mile: \$85,210 5 Mile: \$90,456

TRAFFIC COUNT: 43,000 ± ADT

JOIN:

- Burger King
- Advance Auto Parts
- State Farm
- 9Round Kickbox Fitness
- All Star Pizza
- iKids Preschool
- Chuck Wagon Restaurant
- Mekong Chinese Restaurant

PROPERTY HIGHLIGHTS:

- 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/restaurants: Costco, TJ Maxx, HomeGoods, Ross, Publix, Sergio's, Starbucks, Orange Theory Fitness, Five Guys, Aldi, Wawa, Pei Wei, Chipotle, Panera Bread and many more
- Ample parking and massive signage for all tenants

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES
 2151 S. Le Jeune Road, Suite 202
 Coral Gables, FL 33134

T: 305.661.0110 | www.ima-re.com | F: 305.661.7803



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and conditions or change in price without notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.