

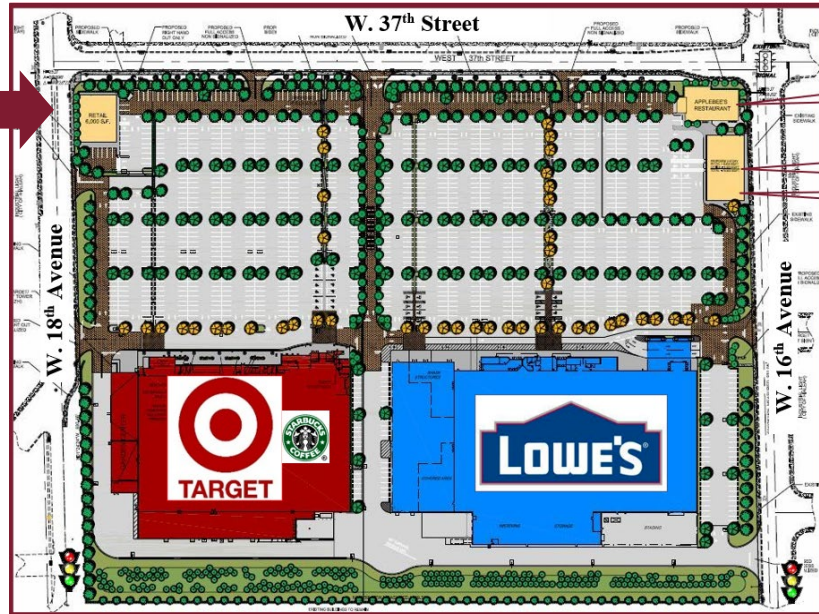


# SPEEDWAY CENTER

**Endcap Space Available  
3,000 SF**



*Fully Built-Out Space  
Ideal for Bank, Medical,  
Insurance or Real Estate Office, etc.*



**POPULATION:** 1 Mile: 27,926    3 Mile: 209,160    5 Mile: 412,459

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$59,142    3 Mile: \$80,634    5 Mile: \$95,533

**TRAFFIC COUNT:** 41,100 ± ADT

- **W. Okeechobee Road (US Route 27):** 60,500 ± ADT
- **Palmetto Expressway (FL State Road 826):** 215,500 ± ADT

## JOIN:

- Lowe's
- Target
- Applebee's
- T-Mobile
- Wing Stop
- Miami-Dade College Outreach Center

## PROPERTY HIGHLIGHTS:

- Located just east of the Palmetto Expressway (SR 826) and Okeechobee Road (SR 27) with easy access for both commuter and local traffic.
- Centrally located in the heart of an industrial and retail district and adjacent to dense residential neighborhoods.
- Nearby businesses include Planet Fitness, Best Buy, LA Fitness, Burlington, Chuck E Cheese, dd's Discounts, Ross, McDonald's, Smoothie Spot, Community Medical Group, USPS, Subway.

## FOR LEASING INFORMATION

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

T: 305.661.0110 | [www.ima-re.com](http://www.ima-re.com)



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.