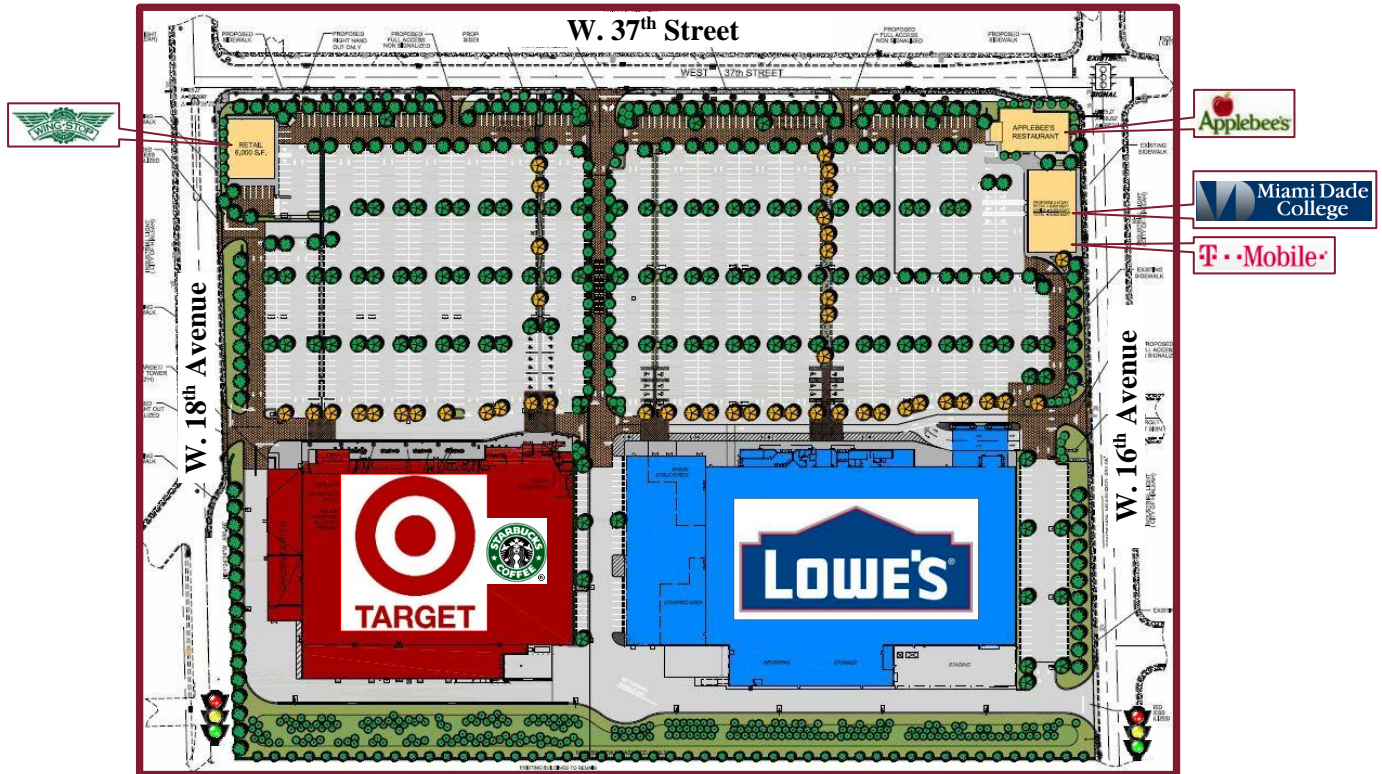


SPEEDWAY CENTER



POPULATION: 1 Mile: 29,644 3 Mile: 201,729 5 Mile: 394,866

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$57,353 3 Mile: \$79,591 5 Mile: \$94,428

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
- Wing Stop
- T-Mobile
- 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, Ross, Burlington, Chuck E. Cheese, dd's Discounts, McDonald's, USPS, Smoothie Spot, Subway, Community Medical Group.

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

