



# SPEEDWAY CENTER



**POPULATION:** 1 Mile: 34,749    3 Mile: 208,279    5 Mile: 401,448

**AVERAGE HOUSEHOLD INCOME:** 1 Mile: \$45,642    3 Mile: \$58,913    5 Mile: \$66,510

**TRAFFIC COUNT:** 39,000 ± ADT

**W. Okeechobee Road (US Route 27):** 54,500 ± ADT

**Palmetto Expressway (FL State Road 826):** 210,000 ± ADT

## JOIN:

- Lowe's
- Applebee's
- T-Mobile
- Miami-Dade College Outreach Center
- Target
- Wing Stop
- Our Community Bank
- Eastern Medical Group

## 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, dd's Discounts, Burlington, Chuck E. Cheese, Arby's, McDonald's, USPS, Smoothie Spot, Florida Career College, Taco Bell.

## FOR LEASING INFORMATION



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