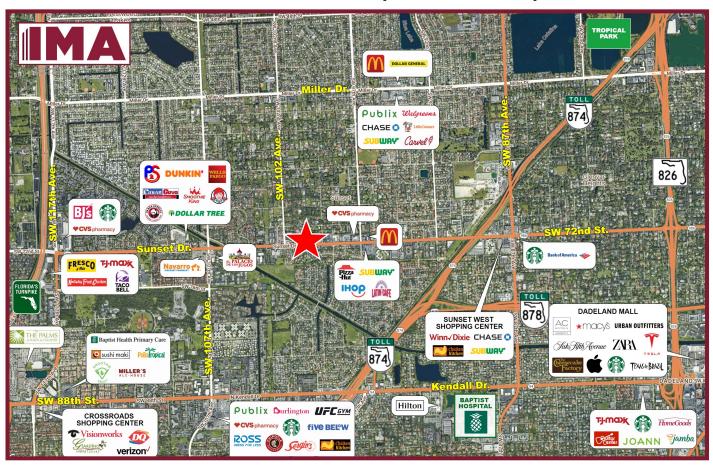
## **SUNSET CENTER**



9995-9999 SW 72<sup>nd</sup> Street (Sunset Dr.), Miami, FL



## SUNSET CENTRE



**SIZE:** 21,256 ± SF

POPULATION: 1 Mile: 14,707 3 Mile: 138,224 5 Mile: 430,552

**AVERAGE HOUSEHOLD INCOME: 1 Mile:** \$147,017 **3 Mile:** \$139,785 **5 Mile:** \$138,159

**TRAFFIC COUNT:** 36,500 ± ADT (Sunset Drive)

JOIN: • Siam Palace • Phantom Real Estate • Go Pilates

Mobile X-Press Ray
 Edward James Aveda Salon

## **PROPERTY HIGHLIGHTS:**

- Located on SW 72<sup>nd</sup> Street (Sunset Drive), a major east-west commercial corridor and commuter route, which offers a
  direct route from US 1 to SW 167<sup>th</sup> Avenue
- Surrounded by dense established Kendall & Sunset residential neighborhoods and schools
- Centrally located, with Don Shula Expressway (SR-874), Snapper Creek Expressway (SR-878) & Palmetto Expressway (SR-826) to the east and Florida Turnpike to the west

## 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



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.