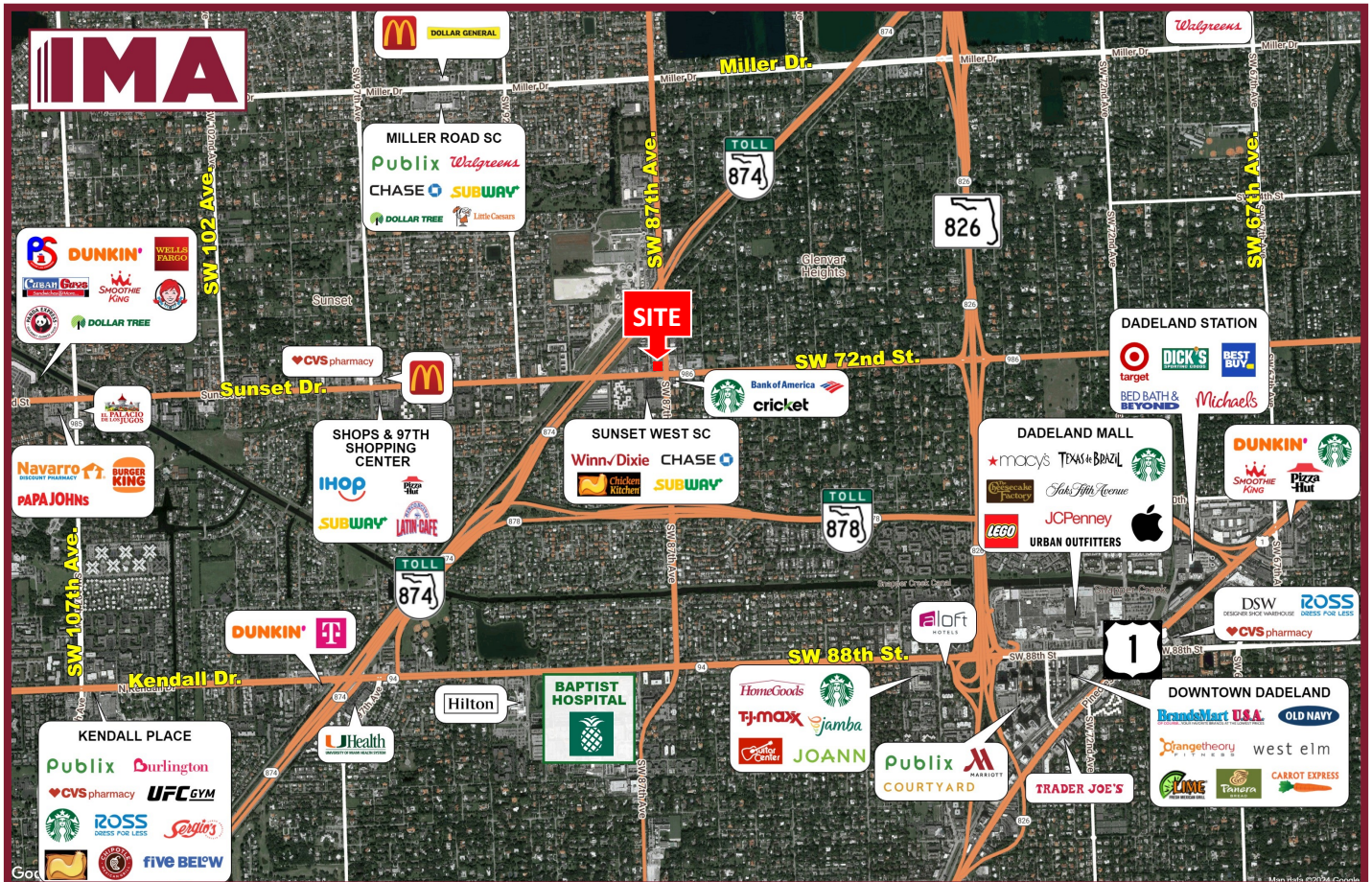


SUNSET CORNERS



8701 SW 72nd Street, Miami, FL 33173



SUNSET CORNERS



SIZE: 5,786 SF Freestanding Building | **LOT SIZE:** 15,350 SF

POPULATION: 1 Mile: 10,393 3 Mile: 138,733 5 Mile: 381,979

AVERAGE HOUSEHOLD INCOME: 1 Mile: \$201,922 3 Mile: \$137,425 5 Mile: \$150,020

TRAFFIC COUNT: 66,500 ± ADT

PROPERTY HIGHLIGHTS:

- Centrally located at the intersection of 2 major arteries: SW 72nd Street (Sunset Drive), a major east-west commercial corridor and commuter route, and SW 87th Avenue (Galloway Road), a major north-south corridor
- Prime location in the Kendall market, surrounded by dense established residential neighborhoods and schools
- Zoned BU-2, Miami-Dade County
- Prominent exposure / signage
- Easy access to Snapper Creek Expressway (SR-878), Don Shula Expressway (SR-874) and the Palmetto Expressway (SR-826)

*** PLEASE DO NOT DISTURB TENANT ***

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

