



THE PROPERTY

San Miguel Shopping Plaza is a modern center of places and offices of contemporary architecture, with excellent characteristics of functionality and comfort.

San Miguel Shopping Plaza has 21 commercial places and 16 offices to rent, with very attractive and competitive conditions.

The commercial spaces have areas that go from 422.26 square feet, which surely satisfacera the requirements of your commercial activity.

Equally they prepare of office spaces, with areas that go from 389.22 square feet, to satisfy your commercial or professional needs (doctors, odontologists, architects, engineers, managers, book-keepers, between others).

San Miguel Shopping Plaza, is located in one of the zones of more rapid and important growth of Miami.

Adjacent to the San Miguel Shopping Plaza meets other commercial developments many services, which represents an attractive commercial point for your business or office.

- The property is zoned BU-2, Special Business District–Miami–Dade County.
- Total area of the property 4.83 acres.
- Gas station located on corner too, between 139 ave. And 8 th street.
- Strong residential growth
- 3.4 miles from Miccosukee Indian Gaming Resort and Convention Center.
- 2.3 miles west of Florida Turnpike.
- 2.5 miles west from Florida International University.
Enrolled at South Campus: 26.200 students.
- 266 parking spaces



SITE PLAN RETAILS

- Beautiful contemporary design with modern architecture.
- Main entrance with galery space for traffic visitors view on stores.
- 22 Retails with medium anchor tenant located on the back corner 16.000 s.f.
- 16 Offices 300 s.f. to 1.200 s.f., for accounts, medical, dentist, engineering an others
- Population 97,331 (within 3 miles)
Existing households 30,151 (within 3 miles)
- Strong residential growth – over 6000 new households to be built within 2 miles of site
- Medium anclor tenant located on the back corner 16,000 s.t





SITE PLAN OFFICES

- Beautiful contemporary design with modern architecture.
- Main entrance with gallery space for traffic visitors view on stores.
- Offices from 300 s.f. to 1,200 s.f. for accounts, dentist, engineering and others
- Population 97,331 (within 3 miles)
Existing households 30,151 (within 3 miles)
- Strong residential growth – over 6000 new households to be built within 2 miles of site



