



Grove Gate S.C.

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Susana Hernandez-Hazzi
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AERIAL



GROSS LEASABLE AREA (GLA)	107,000 SF
PARKING SPACES	401

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DENSITY AERIAL

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■ Non-Controlled

TENANT	SQ FT
1 Coconut Grove Petro	1,096
2 US1 Tires & Auto	750
3 Home Depot	69,914



Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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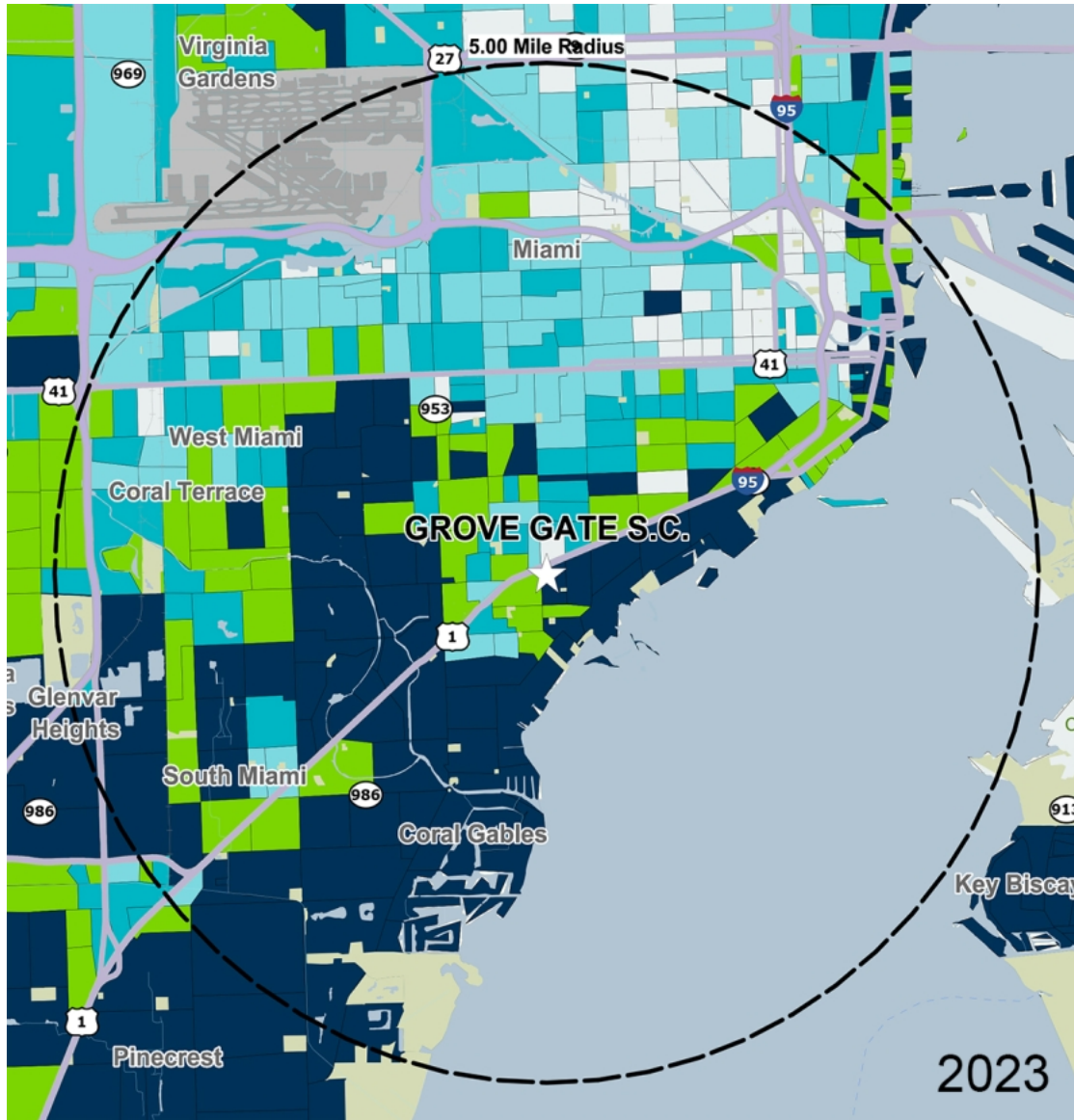


Revision Date: 10/12/20
Original Date:

COMPETITION MAP

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by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	34,469	180,465	462,537
Daytime Pop	38,270	198,998	705,993
Households	14,981	72,402	191,498
Average HH Income	\$131,610	\$126,756	\$114,372
Median HH Income	\$83,108	\$73,973	\$69,310
Per Capita Income	\$57,363	\$51,005	\$47,563

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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S. Dixie (US 1) & SW 32 Ave. & Bird Rd., Miami, FL



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