



Grove Gate S.C.

Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



Susana Hernandez-Hazzi
Leasing Representative
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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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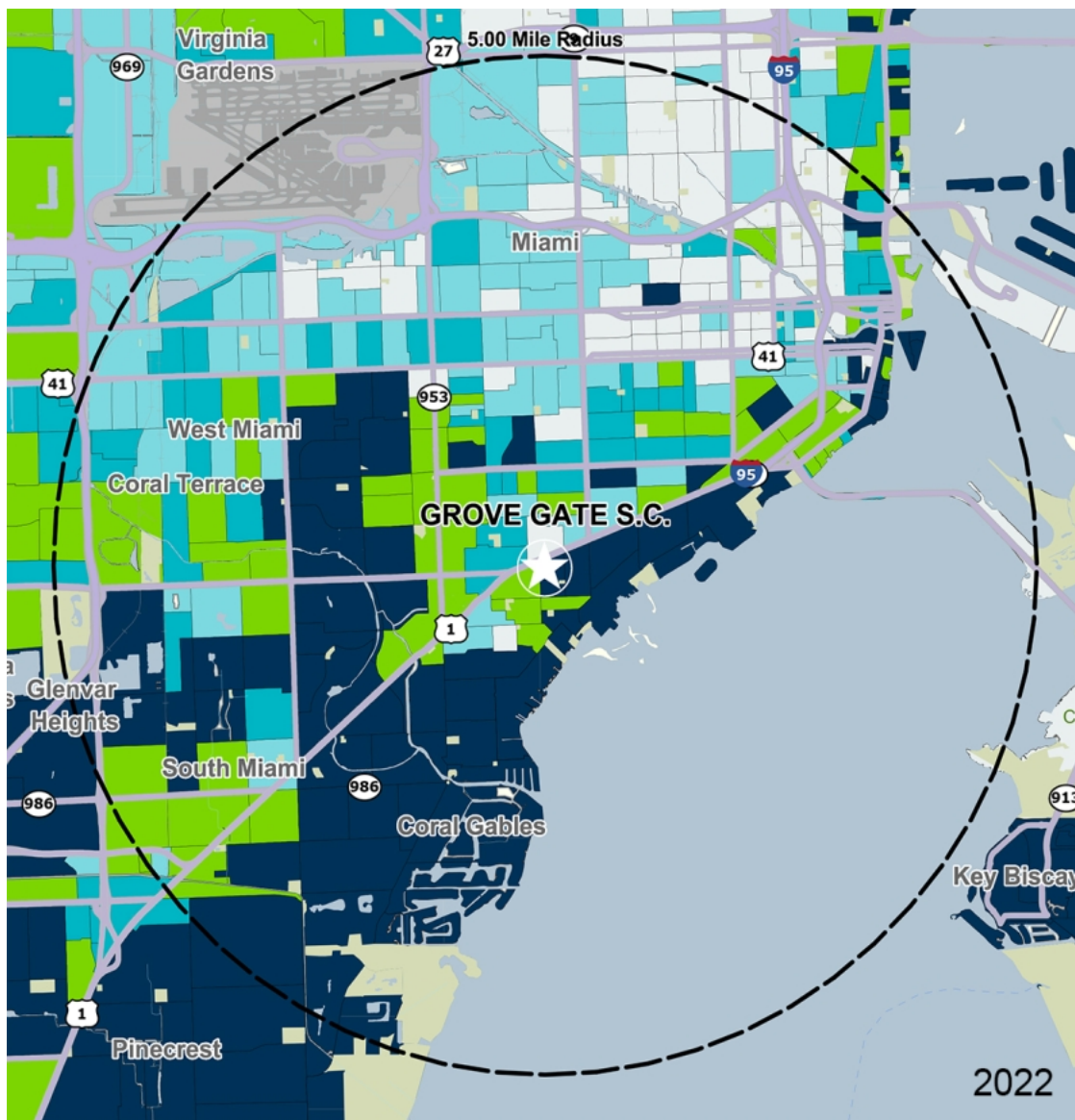
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COMPETITION MAP

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by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	33,125	181,771	456,061
Daytime Pop	37,220	192,393	623,916
Households	13,976	71,176	182,494
Average HH Income	\$123,271	\$116,986	\$102,315
Median HH Income	\$78,465	\$66,363	\$60,890
Per Capita Income	\$52,117	\$45,955	\$41,236

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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



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