



# 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





DENSITY AERIAL



## Property Overview

Grove Gate S.C. is situated in the desirable South Miami location. Home Depot master leases the entire site and subleases to Milam's Market. Ownership also includes an outparcel.

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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.



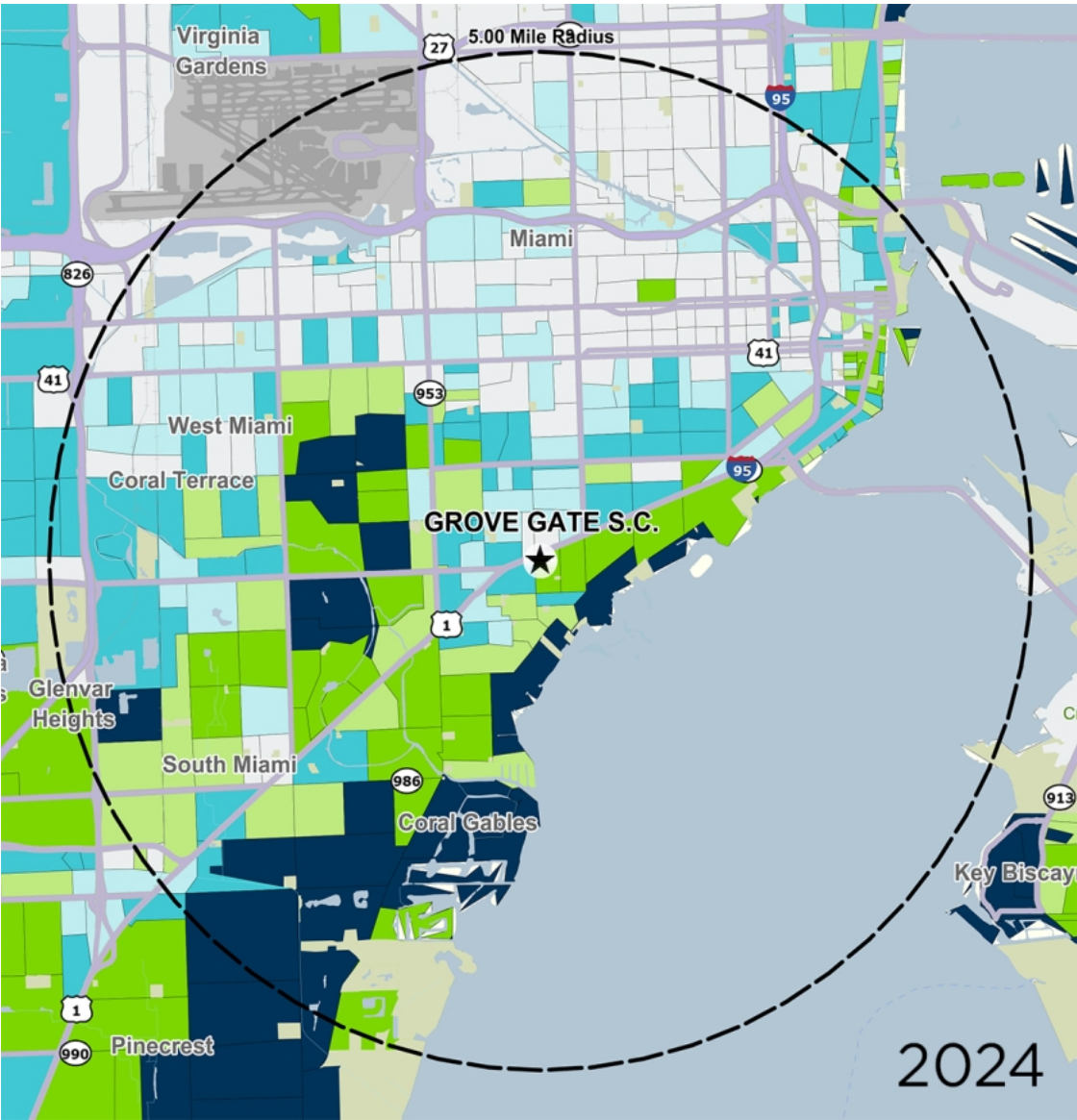


COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	34,746	183,354	468,745
Daytime Pop	38,538	208,173	731,347
Households	15,121	73,588	194,149
Average HH Income	\$142,452	\$133,167	\$121,293
Median HH Income	\$87,252	\$77,568	\$73,673
Per Capita Income	\$62,153	\$53,595	\$50,446

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



# Grove Gate S.C.

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



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