



# Winn Dixie - Miami

Miami, FL

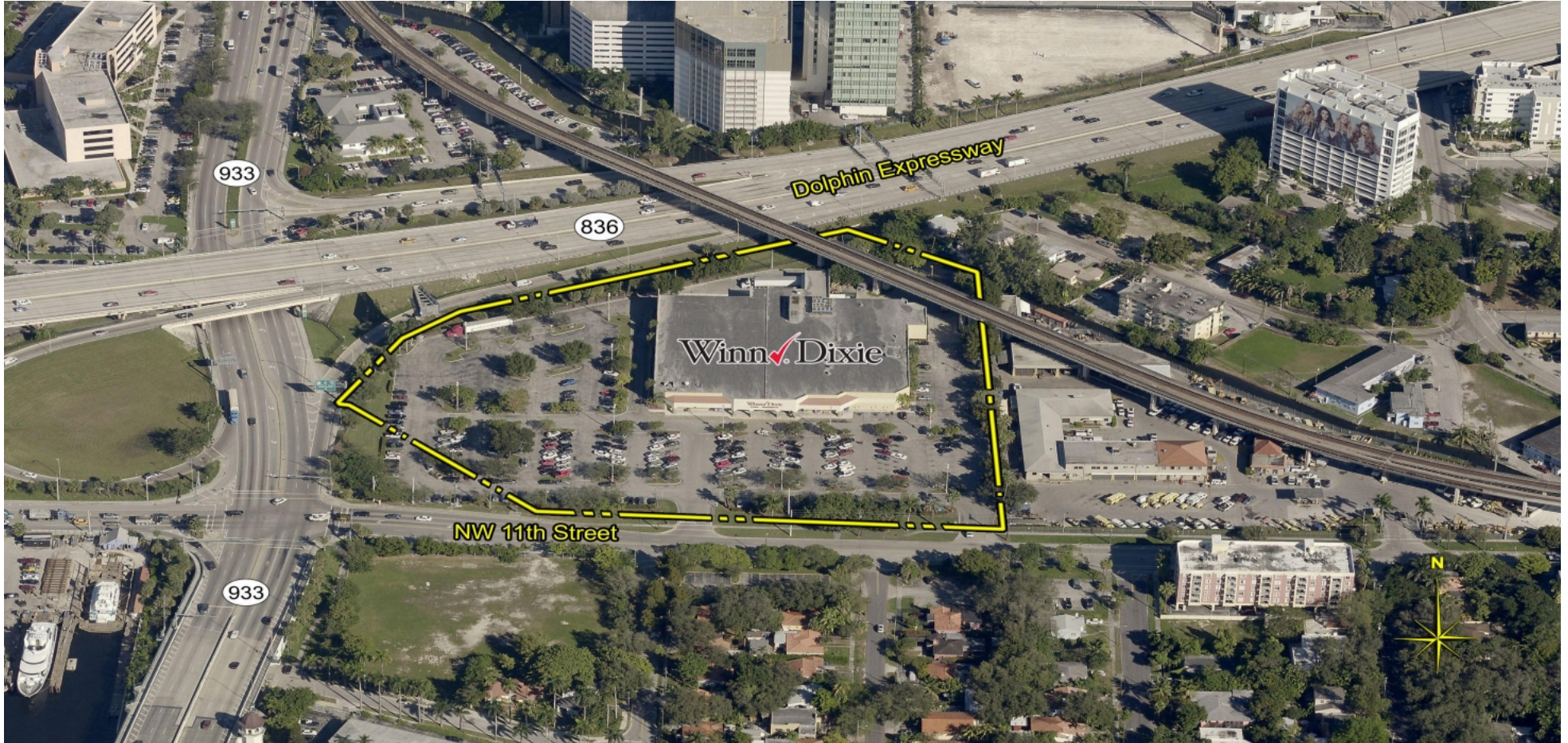
Miami-Fort Lauderdale-Pompano Beach (FL)



**Susana Hernandez-Hazzi**  
Leasing Representative  
(954) 956-2116  
shazzi@kimcorealty.com







AERIAL



GROSS LEASABLE AREA (GLA)	61,837 SF
PARKING SPACES	365
PARKING RATIO	5.90 per 1,000 SF

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DENSITY AERIAL

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	TENANT	SQ FT
1	Winn-Dixie	61,837

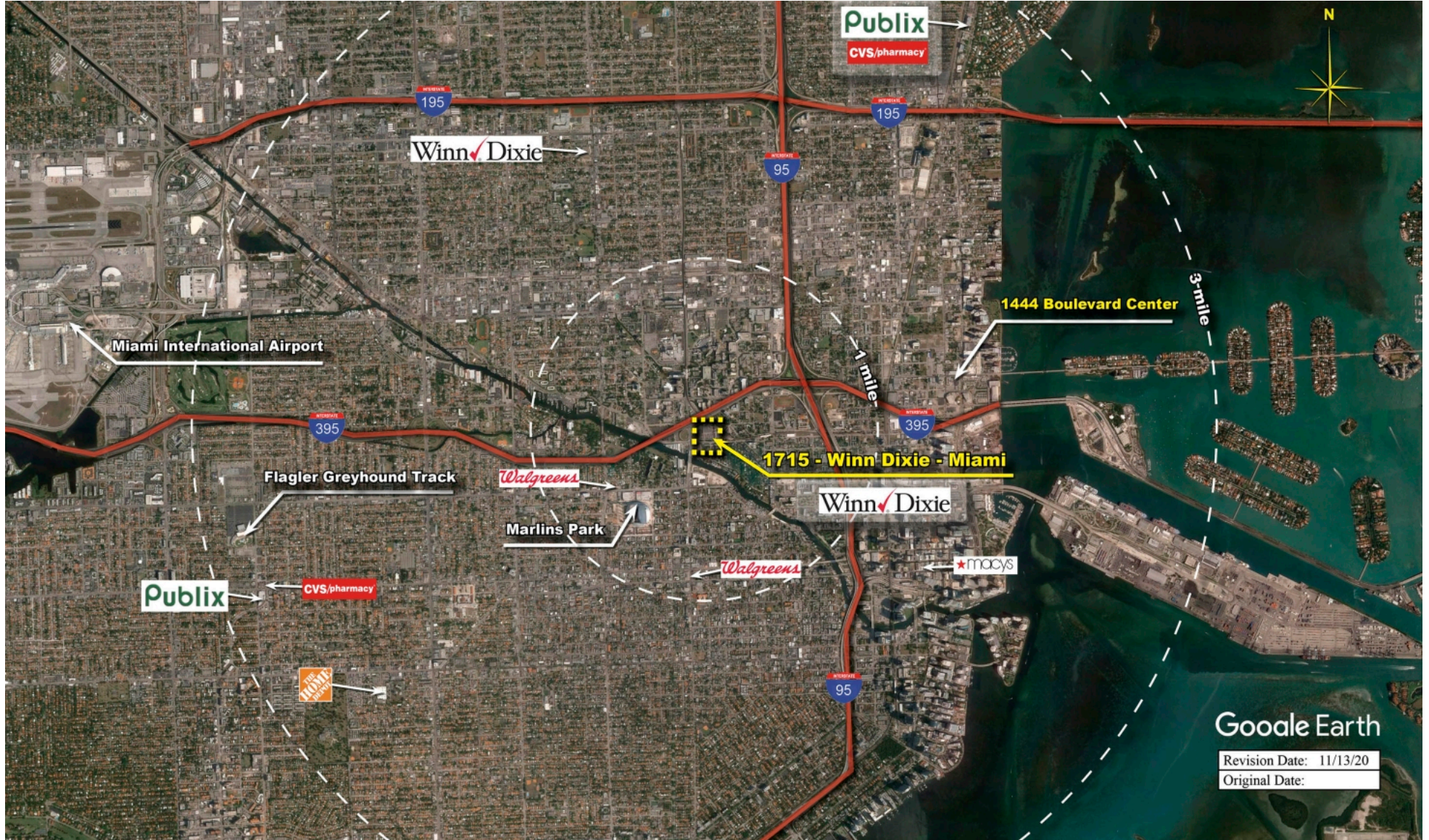


Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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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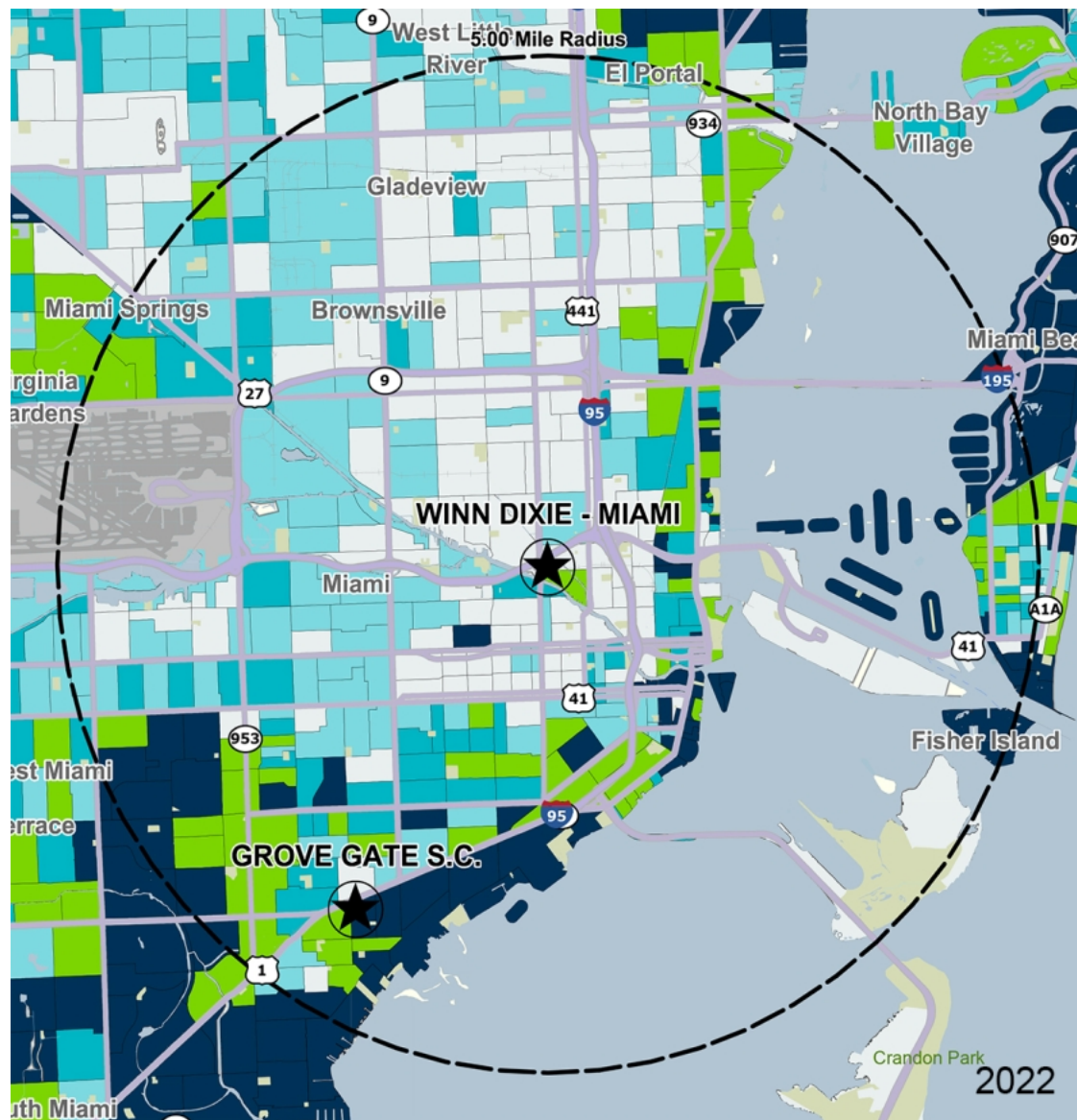




Revision Date: 11/13/20  
Original Date:

COMPETITION MAP





by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	47,451	324,201	558,755
Daytime Pop	62,369	445,253	710,963
Households	18,203	133,993	229,027
Average HH Income	\$50,302	\$87,471	\$90,550
Median HH Income	\$30,989	\$54,463	\$55,105
Per Capita Income	\$20,059	\$36,571	\$37,441

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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NW 11th St. & NW 12th Ave., Miami, FL



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