



Winn Dixie - Miami

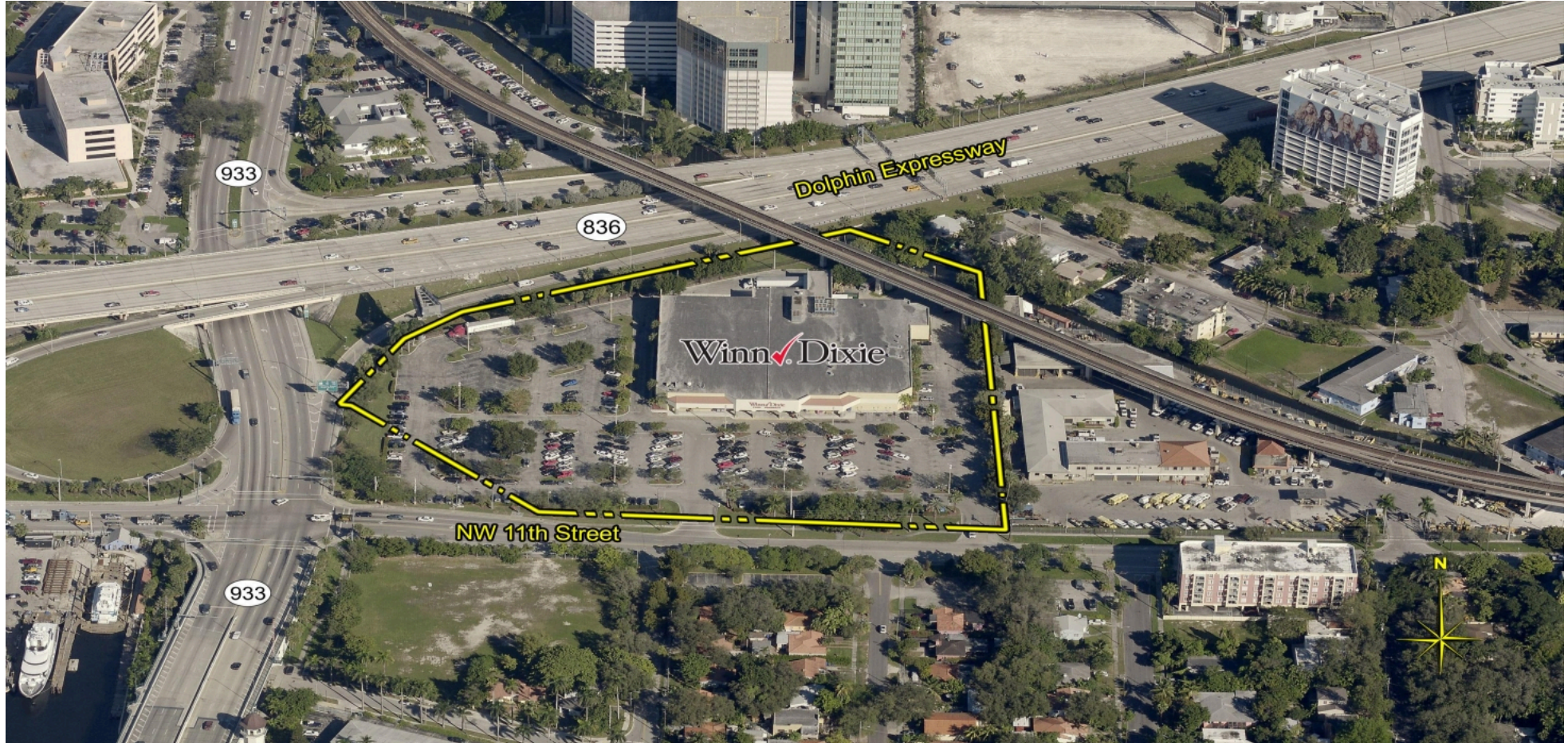
Miami, FL

Miami-Fort Lauderdale-Pompano Beach (FL)



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





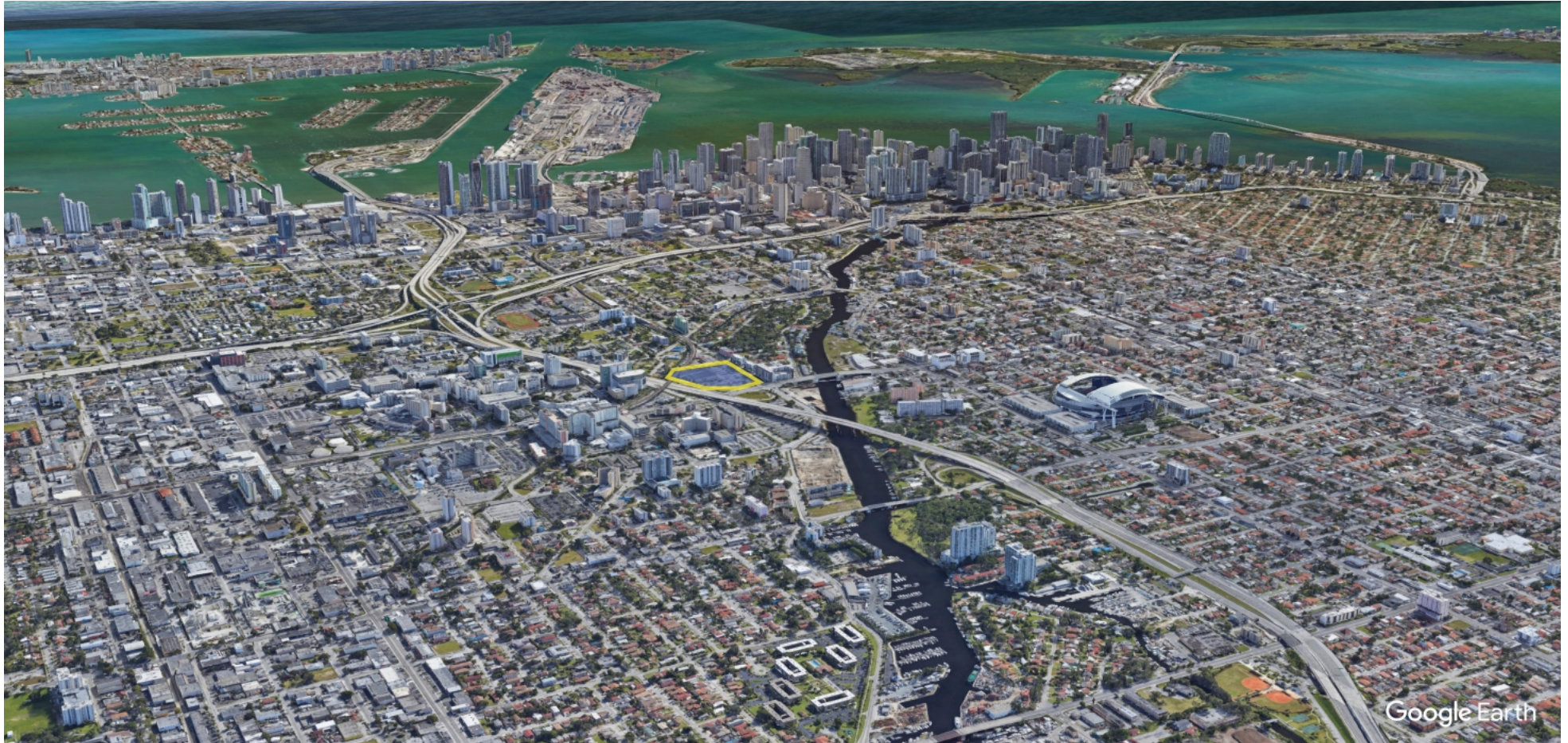
AERIAL



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

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Google Earth

DENSITY AERIAL



Property Overview

Winn Dixie - Miami is a freestanding Winn Dixie located in Miami, Florida.

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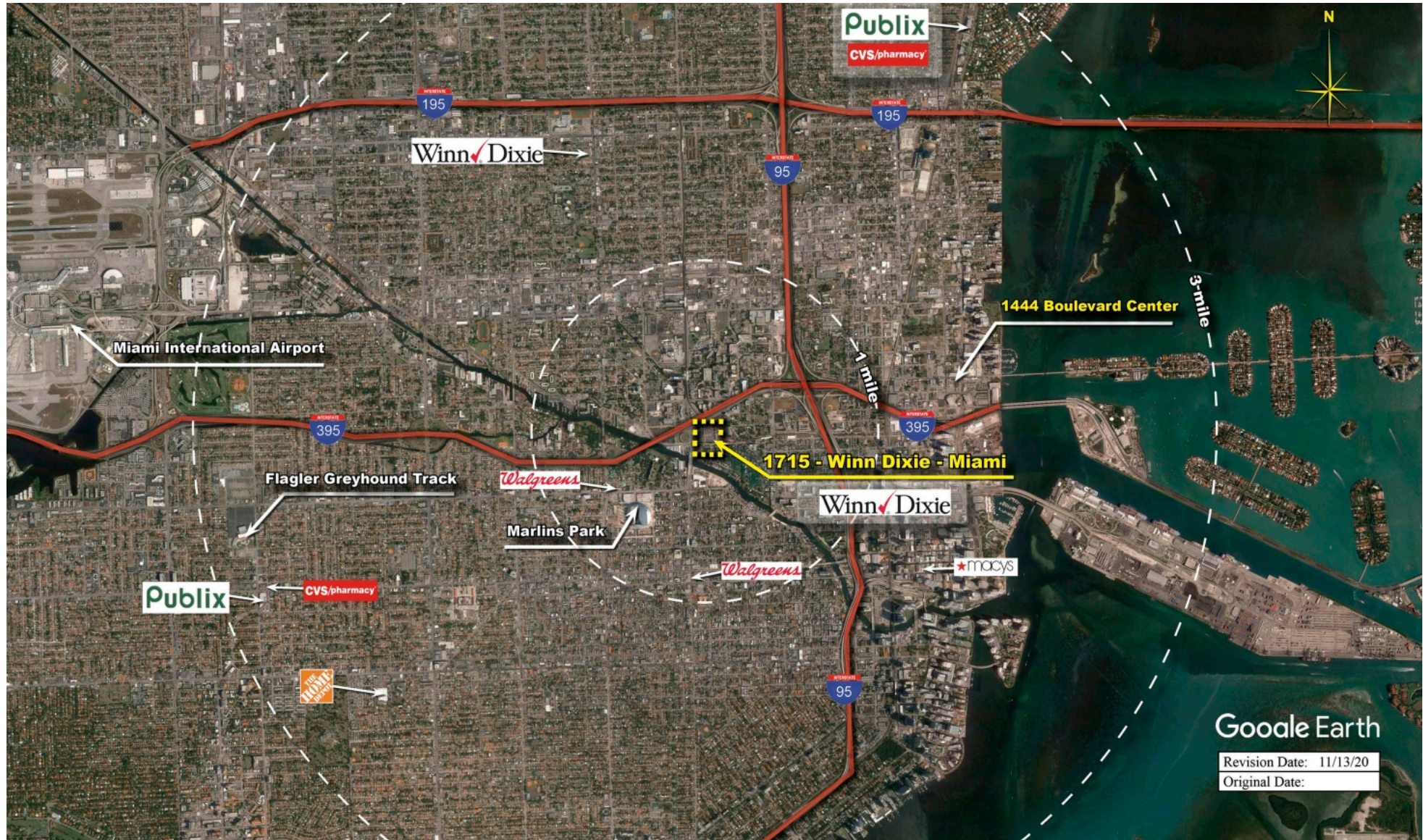
	TENANT	SQ FT
1	Winn-Dixie	61,837



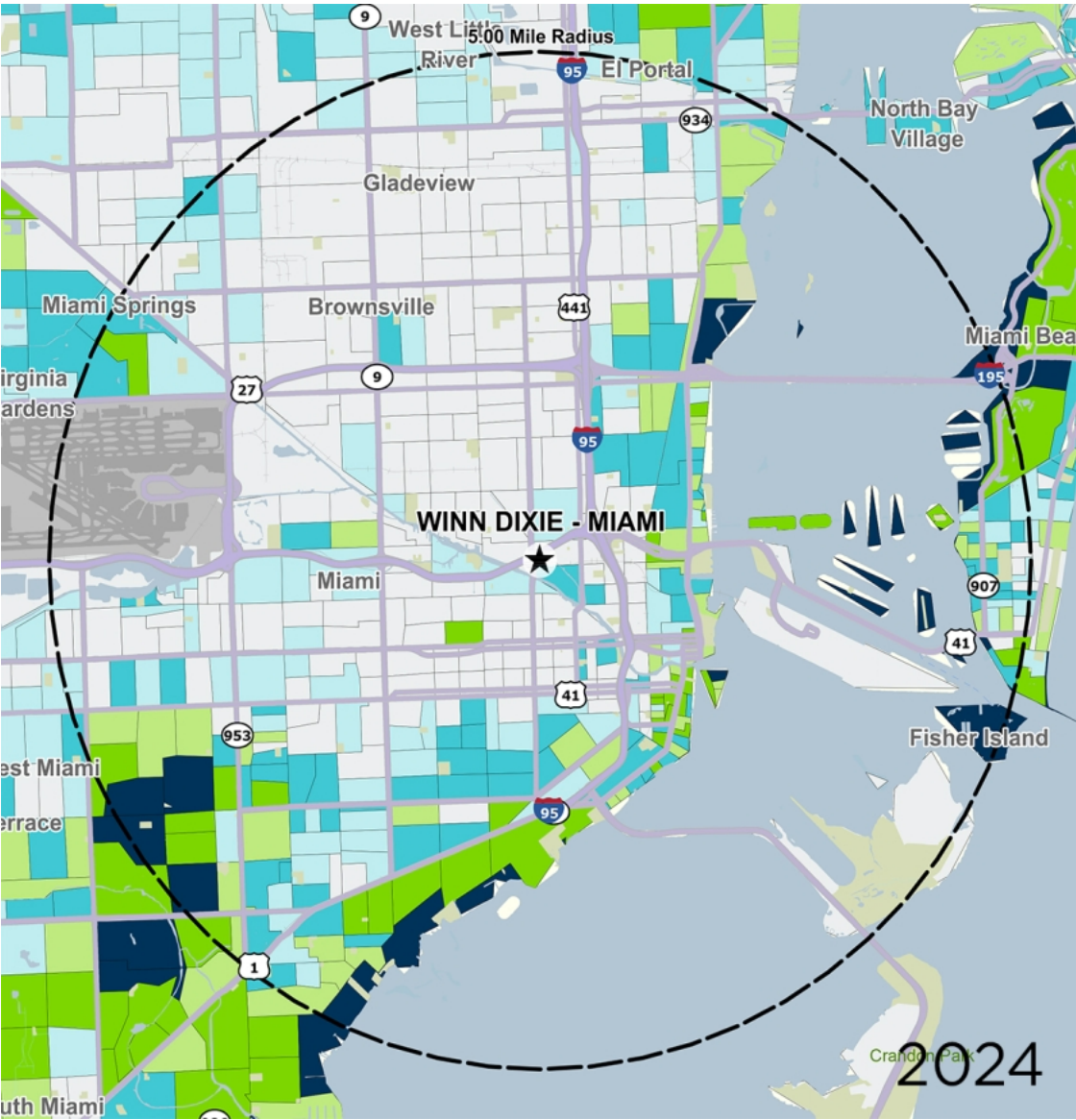
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants,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



by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	47,181	333,361	572,132
Daytime Pop	128,724	536,319	822,111
Households	19,393	143,791	243,298
Average HH Income	\$64,173	\$108,293	\$110,515
Median HH Income	\$40,777	\$67,499	\$66,663
Per Capita Income	\$26,924	\$46,928	\$47,182

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

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

\$75K - \$100K

< \$75K



Winn Dixie - Miami

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



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