

# Publix #0590 - Colonial Plaza

9510 SW 160th Street  
Miami, FL 33157  
Lat 25.620, Long -80.348

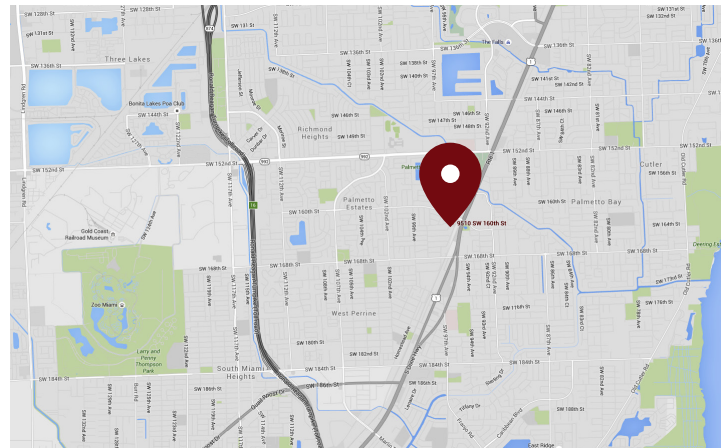
FOR LEASE



1,340 - 1,800 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Miami MSA
- Located Just West of Main South Florida Artery, US1, on Colonial Drive
- Strong Regional and National Tenant Mix
- Serves as the Dominant Neighborhood Shopping Center for the Communities Located off of Colonial Drive
- Publix-Anchored Center
- Combined Traffic Count: 44,904 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	15,519	113,121	283,963
Daytime Population	15,743	104,609	272,055
Total Households	5,205	38,785	97,232
Avg. HH Income	\$132,567	\$145,740	\$141,001

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

## Adriana Collazo

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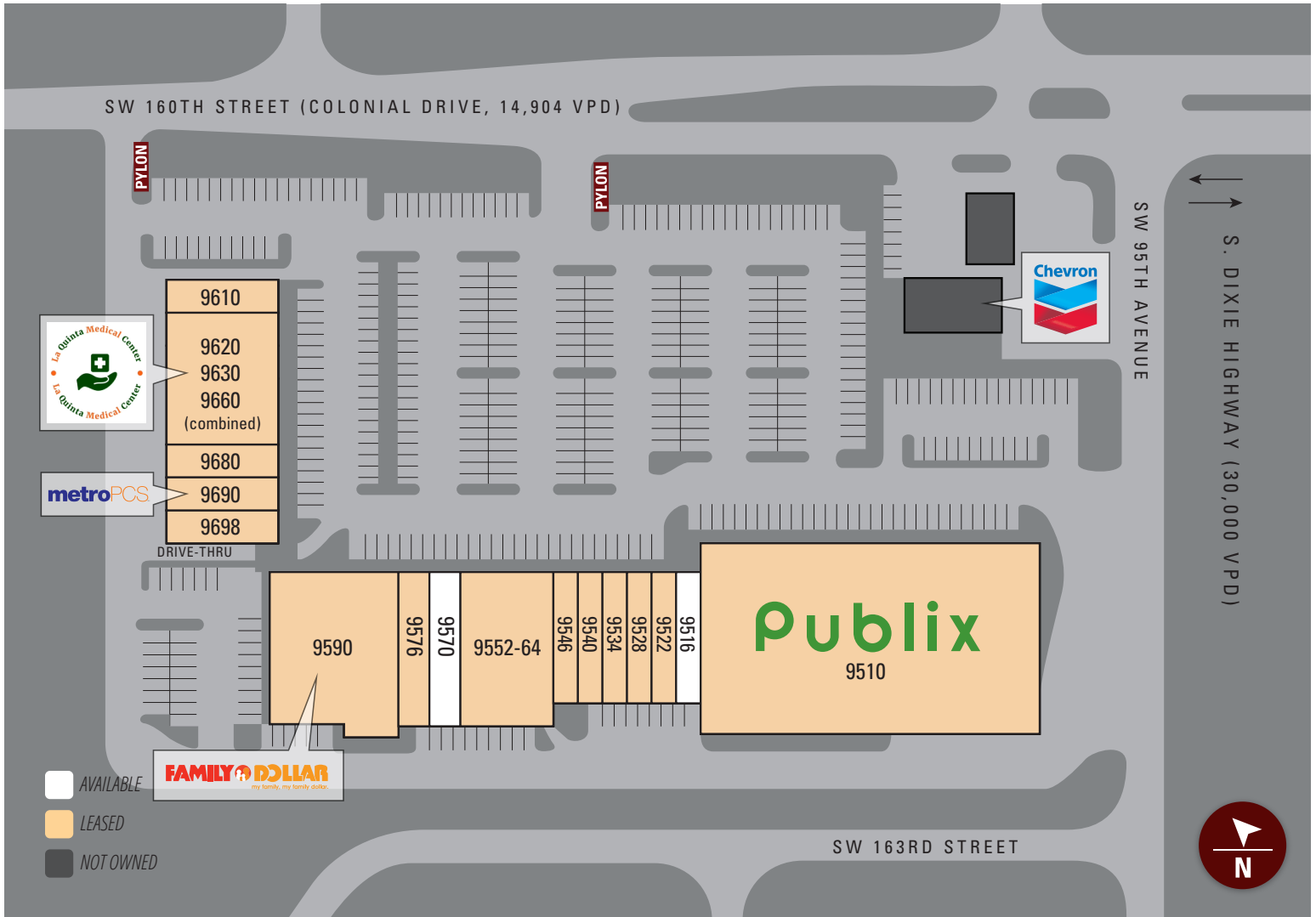
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Suite	Tenant	Size
9510	Publix	27,887
9516	AVAILABLE	1,340
9522	Lena Hair	1,360
9528	JC Chinese Restaurant	1,360
9534	Golden Krust	1,360
9540	New York Fine Jewelry	1,360
9546	La Union Salvadoreana	1,360
9552-64	Wellcare	6,200
9570	AVAILABLE	1,800

Suite	Tenant	Size
9576	Super Wash and Dry	2,000
9590	Family Dollar	8,500
9610	Snappers	1,800
9620/9630/9660	La Quinta Medical Centers	7,510
9680	Asian Nails	1,172
9690	Metro PCS	1,172
9698	Del Toro Insurance	1,170
<b>TOTAL</b>		<b>67,351</b>

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **109,300**

EST. # OF VISITS ANNUALLY

 **1.1 Million**


AVG. VISITS / CUSTOMER

 **9.75**

AVG. LENGTH-OF-STAY / VISIT

 **23 MIN**


TOP 3 DAYS



Saturday	168,395
Friday	154,821
Sunday	152,063

# OF VISITS

TOP 3 HOURS

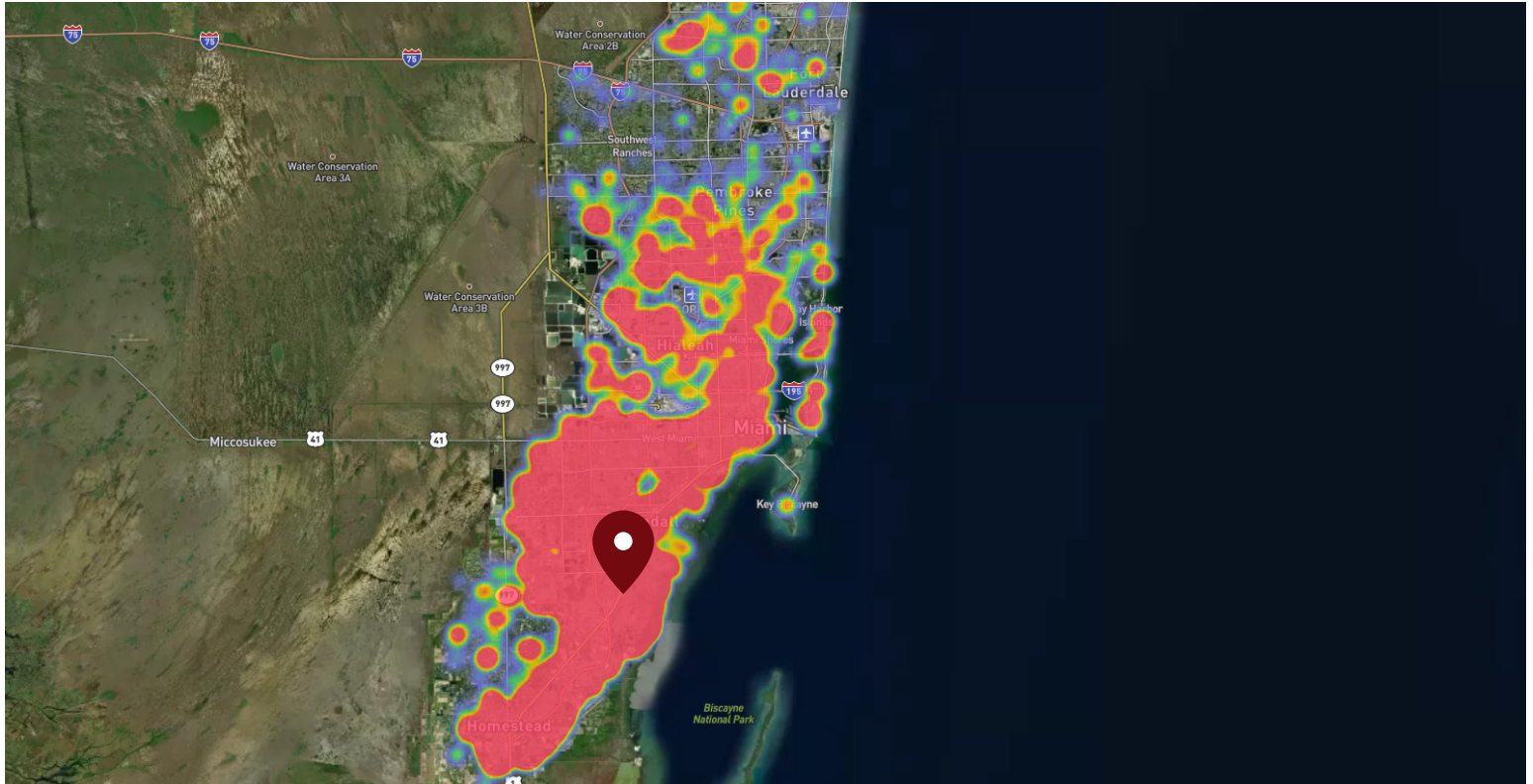


6-7 PM	155,574
5-6 PM	146,905
4-5 PM	135,868

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) September 1, 2024 - August 31, 2025

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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